

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:

Waimānalo Health Center

Amount of State Funds Requested: \$500,000

Brief Description of Request (Please attach word document to back of page if extra space is needed):  
With support from the State of Hawai'i, Waimānalo Health Center will enhance it's Patient-Centered Health Care Home approach through improvements to its information technology infrastructure.

Amount of Other Funds Available:	Total amount of State Grants Received in the Past 5 Fiscal Years:
State: \$500,000	\$16,619,421
Federal: \$1,000,000	
County: \$250,000	Unrestricted Assets:
Private/Other: \$250,000	\$12,234,505

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:

41-1347 Kalaniana'ole Highway  
City: Waimanalo State: HI Zip: 96795

Contact Person for Matters Involving this Application

Name: Pi'ilani Kai	Title: Development Director
Email: pkai@waimanalohealth.org	Phone: 808-954-7120

Signed by:

Mary Frances Oneha, APRN, PhD, FAHA Mary Frances Oneha, APRN, PhD, FAHA

EEEC9BBFA38440B

Authorized Signature

Name and Title

01/17/2025

Date Signed

## Application Submittal Checklist

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

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

Signed by:

MARY FRANCES ONEHA, APRN, PhD, FAAP

JANUARY 17, 2025



Chief Executive Officer

APPROVED SIGNATURE

PRINT NAME AND TITLE

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:**           **WAIMANALO HEALTH CENTER**

**Issue Date:**           **01/16/2025**

**Status:**               **Compliant**

Hawaii Tax#:           20416724-01  
New Hawaii Tax#:     GE-1921701888-01  
FEIN/SSN#:           XX-XXX3205  
UI#:                    XXXXXXX1330  
DCCA FILE#:           74565

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, HAWAI'I REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

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

Waimānalo Health Center  
(Typed Name of Individual or Organization)

Mary Frances Oneha, APRN, PhD, FAAN      01-17-2025  
(Signature)      (Date)

Mary Frances Oneha, APRN, PhD, FAAN      Chief Executive Officer  
(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 Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2024.

#### **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;**

The Waimānalo Health Center (WHC) WHC is a community-based non-profit 501(c)3 incorporated in 1989 and located in Waimānalo on the windward side of the island of Oʻahu. As its mission states, “Waimānalo Health Center is rooted in Native Hawaiian values and devoted to improving the health and wellness of all people, regardless of ability to pay, by providing comprehensive primary and preventive health care services of the highest quality.” WHC became a Federally Qualified Health Center (FQHC) in 1994.

The Waimānalo Health Center offers a wide range of services:

- **Medical Care:** Physicians and Advanced Practice Registered Nurses provide patients with routine and preventive health care.
- **Behavioral Health:** Through individualized therapy and group classes, Licensed Clinical Psychologists assist patients with anxiety and depression, chronic pain,

chronic disease management, smoking cessation, stress and anger management and recovery from trauma and abuse.

- **Dental:** Routine and preventive screening along with emergency dental care are provided at WHC by four Dentists, three Dental Hygienists, and a dental residency program.
- **Vision:** Comprehensive eye exams, preventive vision care, diagnosis and treatment of eye diseases, and optical dispensing are provided by an Optometrist through this clinic.
- **Nutrition:** Medical nutrition therapy is provided by a Registered Dietitian. Preventive health classes include cooking demonstrations, grocery store tours and weight management. WIC services are also available for families which include breastfeeding support and education provided by Certified Lactation Consultants.
- **Native Hawaiian Healing:** Ma'iola department provides lomilomi and lā'au lapa'au services to patients in primary care. Plants for these services and a Hānai A Plant program are grown and harvested from the Māla Ho'ōla, a 6,905 square foot cultural healing garden with over 400 plants. Their Ho'olu'olu clinic provides the above services, including no'ono'ono for patients with chronic pain.
- **Care Management:** High risk, high complex patients referred by primary care or behavioral health are provided individual care management services in order to improve outcomes or reduce healthcare costs.
- **Outreach & Eligibility:** Outreach and eligibility workers help reduce barriers to care and assist patients with access to services including: health insurance eligibility, acquiring prescription medication, transportation, assistance with housing, rent, and applications for food stamps and financial assistance, and voter registration.
- **Pharmacy:** Opened in 2020 to fill prescriptions and provide over-the-counter medications, medication counseling and education, and immunizations. The pharmacy also provides a mail order prescription service.
- **Youth Mentoring:** Kū I Ka Māna, a youth mentoring program, provides an environment for youth to learn about themselves, build character, stay in school, graduate high school, and move on to post-secondary education.
- **School Based Health Clinic:** A school based health clinic at Waimanalo Elementary and Intermediate School was just initiated to provide primary care, behavioral health services, and health education.
- **Mobile Medicine:** Delivers medical and support services to houseless individuals and families in Ko'olaupoko in order to reduce emergency room visits and hospitalizations and establish individuals with medical insurance and a patient centered healthcare home.

- **Dr. Charman J. Akina Memorial Scholarship:** Administered by the Hawai'i Community Foundation and established by WHC with the generosity of foundation donors in memory of Dr. Akina for his countless volunteer hours to help the Waimānalo community and for his impactful service to WHC. The scholarship is open to residents of Waimānalo with demonstrated financial need to attend an accredited two or four year, not for profit institution within the U.S. as an undergraduate, with a 2.7 GPA. Preference is given to KIKM program participants.

Waimānalo Health Center was awarded recognition by the National Committee for Quality Assurance as a Patient Centered Medical Home Level 3 (PCMH-3), the highest achievable recognition for a healthcare provider, with Distinction in Behavioral Health Integration. WHC was the first community health center on O`ahu to be awarded PCMH-3. This recognition acknowledges the quality work that WHC provides as WHC passed all elements of this achievement with 100% satisfaction.

2. The goals and objectives related to the request;

With support from the State of Hawai'i, WHC plans to support the Patient-Centered Health Care Home (PCHCH) approach to providing comprehensive health services to the underserved population of Waimānalo through improvements to its information technology infrastructure. The proposed project would support increased access to comprehensive health services, improved patient experience and cybersecurity enhancements.

The recent construction of WHC's expansion facility allows WHC to continue to meet the growing needs of the community. Further expansion of its information technology infrastructure will support WHC's efforts to continue to serve the underserved community of Waimānalo as well as individuals and families from the entire Ko'olaupoko coast.

3. The public purpose and need to be served;

Access to quality primary and preventive health care results in improved health status of a community and enhances the quality of life for its residents. There are a number of key factors that contribute to the health needs of the Waimānalo community:

- Shortage of Healthcare Providers

The Waimānalo community is a federally designated Health Professions Shortage Area (HPSA). In addition, WHC is the only health provider in the Ko'olaupoko area with the FQHC designation, seeing all patients regardless of ability to pay. As the only dental provider in Waimānalo, WHC's HPSA score for dental is 16. WHC specializes in providing comprehensive care to the uninsured and underinsured in the community.

Historically, WHC's target population is quite complex with a plethora of social service and health needs.



- Increased Demand for Services

Table 1 illustrates a 10-year trend (2010 to 2020) and the growing needs of WHC's patient population.

*Table 1. WHC Patient Demographics 2010 to 2020*

	2010		2015		2020	
Patients	4,195		4,734		4,942	
Patient Visits	20,760		27,789		25,744	
	Total	%	Total	%	Total	%
< 100% Federal Poverty Level	2,693	64%	2,373	50%	2,369	48%
Uninsured	1,321	31%	661	14%	737	15%
Medicaid/MedQUEST	2,033	48%	2,894	61%	2,765	56%
Private Insurance	650	15%	875	18%	947	19%
Native Hawaiian	1,946	46%	2,444	52%	2,194	44%

As highlighted above, WHC experienced a 24% increase in patient visits over 10 years. In 2010, 31% of patients were uninsured and 64% were at or below 100% of the federal poverty level. In 2020, demographics have improved with 15% uninsured and 48% at or below 100% of the federal poverty level.

In 2023, the most recent year data is available, WHC saw 5,690 patients through 28,140 patient visits. This is a 9% increase from 2020.

- Vulnerable Populations Served

Due to its large proportion of Native Hawaiian residents, Waimānalo has a federal designation as a Medically Underserved Population. In addition to the socioeconomic challenges and barriers to health care prevalent with the population served, chronic diseases are overwhelmingly represented in the Native Hawaiian population. Specifically, Native Hawaiians have higher rates of diabetes and obesity than other ethnic groups in Hawai'i. Also, in comparison to other ethnic groups, Native Hawaiians have high rates of depression and substance abuse.

WHC's Board of Directors and key leadership recognize that the most vulnerable populations will remain underserved if actions are not taken to expand WHC's ability to provide quality care that optimizes health outcomes. Since 2010, the WHC strategic plan called for meeting increasing community needs by building expanded infrastructure, and accordingly, overall organizational capacity.

#### 4. Describe the target population to be served; and

Due to its large proportion of Native Hawaiian residents, Waimānalo has a federal designation as a Medically Underserved Population. In addition to the socioeconomic challenges and barriers to health care prevalent with the population served, chronic



diseases are overwhelmingly represented in the Native Hawaiian population. Native Hawaiians have higher rates of diabetes and obesity than other ethnic groups in Hawai'i.

Specifically, Native Hawaiians have high rates of being overweight and obese (72.4% of adults), compared to the State rate of 58.4%. The concerning rates for adults are mirrored in the youth population, with 31.2% of Native Hawaiian public middle school children reported to be overweight or obese, and 38.9% of public high school students, as compared to students across Hawai'i at 26.2% and 30.8% respectively<sup>1</sup>.

The prevalence of diabetes in Native Hawaiian adults is 13.7%, compared to 9.4% for the State. There is an increase from prior years specifically for Native Hawaiians, as in 2014, the prevalence was 12.8% for Native Hawaiians and 9.7% in the State. Native Hawaiians are on an upward trend with a 7% increase in Native Hawaiian adults diagnosed with diabetes, while the State showed a decrease of 3%.

High rates of tobacco use also contributes to the health disparities amongst Native Hawaiians. Native Hawaiians have high rates of tobacco use with 17.2% of current smokers, compared to the State rate of 12.2%. This shows improvement over the past years, down from 2014 rates of 27% for Native Hawaiians and 14.1% for the State. Similarly, there are higher rates of pregnant Native Hawaiian women smoking 3 months before (17.1%), during (8.1%), and 3-6 months after pregnancy (9.2%). Comparatively, the State rates of smoking for pregnant and postpartum women are significantly lower, smoking 3 months before (9.6%), during (3%), and 3-6 months after pregnancy (4.1%).

High blood pressure also contributes to the health disparities amongst Native Hawaiians, with 34.9% of Native Hawaiian adults with high blood pressure, compared to 27.4% in the State. Showing an upward trend similar to diabetes, the prevalence of high blood pressure in Native Hawaiians in 2013 was 29.7%, while the State prevalence was 28.5%. 18% increase for Native Hawaiians over the past decade, while the State prevalence has decreased by 4%.

In addition to the high prevalence of chronic diseases, substance abuse prevention and treatment is a need. In 2019, alcohol or marijuana use in high schools among Native Hawaiians was 40.8%, significantly higher than the State rate of 28.9%. Similarly, 50.5% of Native Hawaiian youth reported using illicit drugs, higher than the State rate of 39%.

The mental health needs for Native Hawaiians are also dire. 15.3% of Native Hawaiian adults have been diagnosed with depressive disorder, higher than the State rate of 12.8%.

While 33.8% of Native Hawaiian youth reported experiencing depression in the past 12 months, 12.2% attempted suicide and 15.9% made a suicide plan.

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<sup>1</sup> Office of Hawaiian Affairs, Native Hawaiian Health Fact Sheet 2022. Available from: <https://ohadatabook.com/Volume%20IV-Health%20Status.pdf>

5. Describe the geographic coverage.

Waimānalo Health Center primarily serves the underserved geographic area of Waimānalo on the Windward side of the island of O‘ahu, nestled between the Ko‘olau Mountains to the south and the Pacific Ocean to the north, and along the only two-lane highway through the community. WHC’s entire service area stretches along the northeastern coast of windward O‘ahu, or Ko‘olaupoko, from Makapu‘u Point to Kualoa State Park. There are three man-made tunnels through the Ko‘olau mountains that windward O‘ahu residents use to access downtown Honolulu; otherwise, individuals would have to traverse around the mountain range via the southeast tip of Windward O‘ahu, or Makapu‘u, or via the North Shore of the northern tip of Windward O‘ahu through Ko‘olaupoko. The Ko‘olaupoko area consists of many white sand beaches and several lush valleys that extend inland to the steep face of the Ko‘olau pali, or cliff. The area includes the towns of Waimānalo (96795), Kailua (96734), and Kāne‘ohe (96744), with an estimated population of 118,732.<sup>2</sup>

Although WHC serves patients representing all areas of the island, community-based efforts focus on the large Native Hawaiian population of Waimānalo. This area includes 7,249 Waimānalo residents<sup>3</sup> who are Native Hawaiian or part-Hawaiian, approximately 66% of the population of Waimānalo. Waimānalo represents one of the most concentrated areas of Hawaiians in the state. Although this number reflects individuals who reside in the area, many more who reside in neighboring communities consider Waimānalo their home and have special cultural and family ties to Waimānalo.

### **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;

With the support of the State of Hawai‘i, Waimānalo Health Center plans to support the Patient-Centered Health Care Home (PCHCH) approach to providing comprehensive health services to the underserved population of Waimānalo.. The Waimānalo Health Center is requesting \$500,000 to significantly enhance its capacity to address the needs of the Waimanalo community through improved access to and quality of care through improvements to its information technology infrastructure.

The proposed project would allow WHC to address issues that impact WHC’s ability to enhance its patient-centered medical home approach as well as increase its ability to

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<sup>2</sup> US Census Bureau. 2020. Available from:

<https://data.census.gov/table/DECENNIALDHC2020.P1?q=population%2096734%2096744%2096795>

<sup>3</sup> [Office of Hawaiian Affairs, Wiki Native](#) Hawaiian Data Book. POP-08. Available from:

[https://www.ohadatabook.com/fr\\_wiki.23.html](https://www.ohadatabook.com/fr_wiki.23.html)

expand its patient capacity. Highlighted below are areas that would result in improved service to the community:

- **Expansion of Services:** The proposed project would expand existing health services in this population through an improved electronic health records system. Improved electronic and online efficiencies will allow easy access to health services for patients and also ensure personal health information is protected.
- **Full Integration and Improved Efficiencies of Services:** The project would enhance WHC's ability to reach its most vulnerable populations including the disabled, kūpuna and those without transportation to services. The proposed workflow would provide full integration impacting WHC's ability to effectively utilize its team-based care approach. With current services across three campuses, improved infrastructure efficiencies will ensure seamless, integrated care. Security, patient privacy, electronic health records and technology advancement issues will be more efficiently addressed with the expansion facility.

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

Timeline for the proposed project will include:

### **Phase 1 – Due Diligence**

WHC has completed the following activities in anticipation of the proposed project:

- Preliminary philanthropic assessment to determine the fundraising feasibility of the project
- Review project with key management staff to determine site preparation, impact on existing services, etc.
- Preliminary research of vendors and features for the proposed project
- Receipt of preliminary proposals and quotes from prospected vendors

### **Phase 2 – Planning**

With approval to proceed from the WHC Board of Directors and Executive Leadership, WHC initiated communication with a proposed vendor. The project team has engaged with the vendor to determine the scope of the project, timeline for completion, assess any anticipated challenges to implementation, conduct an analysis of programmatic needs, executing the vendor contract, etc. This process is ongoing.

### **Phase 3 – Implementation**

During Phase 3, WHC will contract with the vendor to implement the project including transferring patient data to a new electronic health records system, installing needed hardware and equipment to ensure the system runs optimally, training personnel on features of the proposed system including online registration, patient portal, etc.

### **Phase 4 – Evaluation**

During Phase 4, all systems for the proposed project will be installed and implemented and WHC will ensure the systems are functioning optimally.

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

WHC has implemented a number of capital projects and these projects were successfully executed as a result of:

- Project management and responsibility at the executive leadership level
- Board of Directors oversight and engagement of the Facilities Committee of the Board of Directors
- Procurement review process by the Finance Committee of the Board of Directors
- Engagement of qualified consultants and contractors who are licensed and well versed in the necessary planning and programmatic requirements
- Early engagement and discussions with government agencies on future expansion
- Communication to the neighborhood board concerning the Facility Master Plan and need for expanded health care facility to serve the community
- Staff involvement in the grant application process, fulfilling grant reporting requirements and project implementation
- Detailed accounting system for tracking of project costs

For a detailed list of construction projects, please see below.

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

The measures of effectiveness that will be reported to the State agency include the following:

#### **Facilities Measure**

1. Begin implementation of the project by the end of FY2026 (or within granting period upon release of funds).

#### **Operational Measure**

1. Increase in the number of patients served and visits by 5% in CY 2027 compared to CY 2022.

### **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)

Please see enclosed budget forms.

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

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$500,000	\$0	\$0	\$0	\$500,000

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

Requests for funding for this project will continue in the upcoming year. Some institutions WHC will seek additional capital funding for this project include:

- McInerney Foundation
- City and County of Honolulu Grants-In-Aid
- Congressional Direct Spending
- Other Private Foundations and Individual Donors

WHC has not secured any public or private funding, however, as a member of a clinically integrated network, a foundation will award this network funds in March 2025, of which a portion will come to WHC. The final amount to WHC will be known in March 2025. WHC will pledge \$250,000 as its internal contribution.

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

WHC has not been granted any state or federal tax credits within the past three years and does not anticipate applying for any for this capital project.

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2026 for program funding.

The Waimānalo Health Center has received numerous government contracts and grants for operational program funding during the last fiscal year. These funds will not support this specific budget request. Please see enclosed budget forms.

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2024.

Waimānalo Health Center's **unrestricted** current assets as of December 31, 2022, are \$12,234,505. This amount is from all cash accounts and receivables less an allowance for bad debt.

## **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.

WHC possesses the expertise to successfully plan and complete the proposed projects. Below are some related capital projects WHC has successfully executed:

- 2023 – Hale Ola 'Akolu Luluku - \$500,000 – In March 2023, WHC opened an expansion dental clinic in Kāne'ohe with private funding through HDS Foundation and other donors as well as internal funds. WHC renovated an existing dental clinic with upgrades to equipment and information technology infrastructure.
- 2017-2019 – Hale Ola 'Alua Medical Expansion Building - \$13,000,000 – In May 2019, WHC opened its 19,542 square foot expansion facility with \$1,000,000 grant award from HRSA and numerous other contributions from government agencies, foundations and private donors. Although construction for this project started in 2017, planning started in 2013 with the creation of a facilities master plan, philanthropic market assessment and a fundraising infrastructure assessment.
- 2013 – WIC Renovations – \$324,795 - Through funding from the US Department of Agriculture and the State of Hawaii WIC program, WHC renovated an existing Head Start preschool site to WIC services. The renovations included the creation of two private offices and a breastfeeding/education room; installation of new flooring, doors and windows; installation of air conditioning units; renovations to the deck areas; creation of two family restrooms; etc...
- 2013 – Vision Services Expansion - \$143,207 – WHC's vision services expansion included the purchase and installation of major vision equipment totalling over \$89,000. This expansion was funded by WHC and a National Association of Community Health Center Covidien Challenge Grant.
- 2009 – Dental Health Services Expansion - \$442,083 – In March 2009, WHC completed an expansion to oral health services which included renovations along

with major dental equipment purchases and installation. The first dental patients were seen in April 2009.

Service expansion is a major WHC strategic initiative with full support of the WHC Board of Directors and will follow similar structure for leadership engagement and careful monitoring of the budget, timelines and results.

## **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.

Waimānalo Health Center will provide services at two campuses which are located in close proximity to each other. The original campus at 41-1347 Kalanianaʻole Highway is referred to Hale Ola ʻAkahi and Hale Ola ʻAlua located at 41-1295 Kalanianaʻole Highway is the medical facility that opened in 2019. Hale Ola ʻAlua is a 2-story facility houses most patient services including medical services, behavioral health services, community services, integrated cultural healing services, to name a few. Hale Ola ʻAkahi includes oral health services, WIC, health promotions and diseases prevention, etc. Both properties are on the bus line and across from Waimānalo Elementary and Intermediate School (WEIS). WHC initiated a school based health clinic in January 2025 at WEIS. WHC will also provide dental services in Kāneʻohe at 45-600 Kamehameha Highway. This renovated space is located conveniently along the busline with ample parking on-site.

## **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.

Since 2010, the WHC strategic plan called for meeting increasing community needs by building expanded facilities, and accordingly, overall organizational capacity. WHC's Board of Directors and key leadership recognize that the most vulnerable populations will remain underserved if actions are not taken to expand WHC's ability to provide quality care that optimizes health outcomes.

WHC's executive leadership have the management skills and expertise to oversee the construction project while still administering quality health care for the community of Waimānalo and the rest of Koolaupoko. Leading the project will be WHC's Chief Executive Officer:



- Chief Executive Officer: Mary Frances Oneha, APRN, PhD who has been with WHC for 12 years and lead, the construction of the 19,000 square foot medical expansion facility which opened in 2019. She will also lead the construction of a 5,000 sf dental expansion facility 2025-2026.

## **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.

The Waimānalo Health Center is governed by a Board of Directors, 51% of which must be users of the facility and many of which come from the Waimānalo community. The Chief Executive Officer oversees all functions of the organization and is ultimately responsible for all consultants and contractors of the facility. Please see the Waimānalo Health Center's organizational chart.

## **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 annual salary ranges for the highest paid employees are as follows:

- Chief Medical Officer      \$250,000 – 300,000
- Chief Executive Officer    \$200,000 – 235,000
- Dental Director              \$200,000 – 230,000

## **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 pending 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.

The Waimānalo Health Center does not possess any licensure or accreditation relevant to this request. However, WHC is a Federally Qualified Health Center, non-profit 501(c)(3) incorporated in the State of Hawai'i and registered with the State of Hawai'i Department of Commerce and Consumer Affairs.

### 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. The proposed funding will not support or benefit a sectarian or non-sectarian private educational institution.

### 4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2026 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2026, but

Funding from the State of Hawai'i is instrumental in successfully executing the proposed expansion of services. WHC's total annual operating expense budget is expected to increase as a result of the expansion of services. WHC is demonstrating growth currently and will continue to grow in its new facility. Within the existing site, the improved access to care particularly through dental services, will result in additional revenue. WHC assists uninsured patients with acquiring and maintaining public health insurance which results in paid visits in addition to improving health outcomes of these patients. In addition, WHC's PPS reimbursement rate per Medicaid Patient Visit has also increased in recent years.

As a result of additional fund development efforts, fundraising efforts have been enhanced because of increased infrastructure capacity in the development department and relationships sustained as a result of the previous endeavors. The increase in communication and first-time contributions for the campaign will begin lifelong relationships with individuals, corporations and businesses.

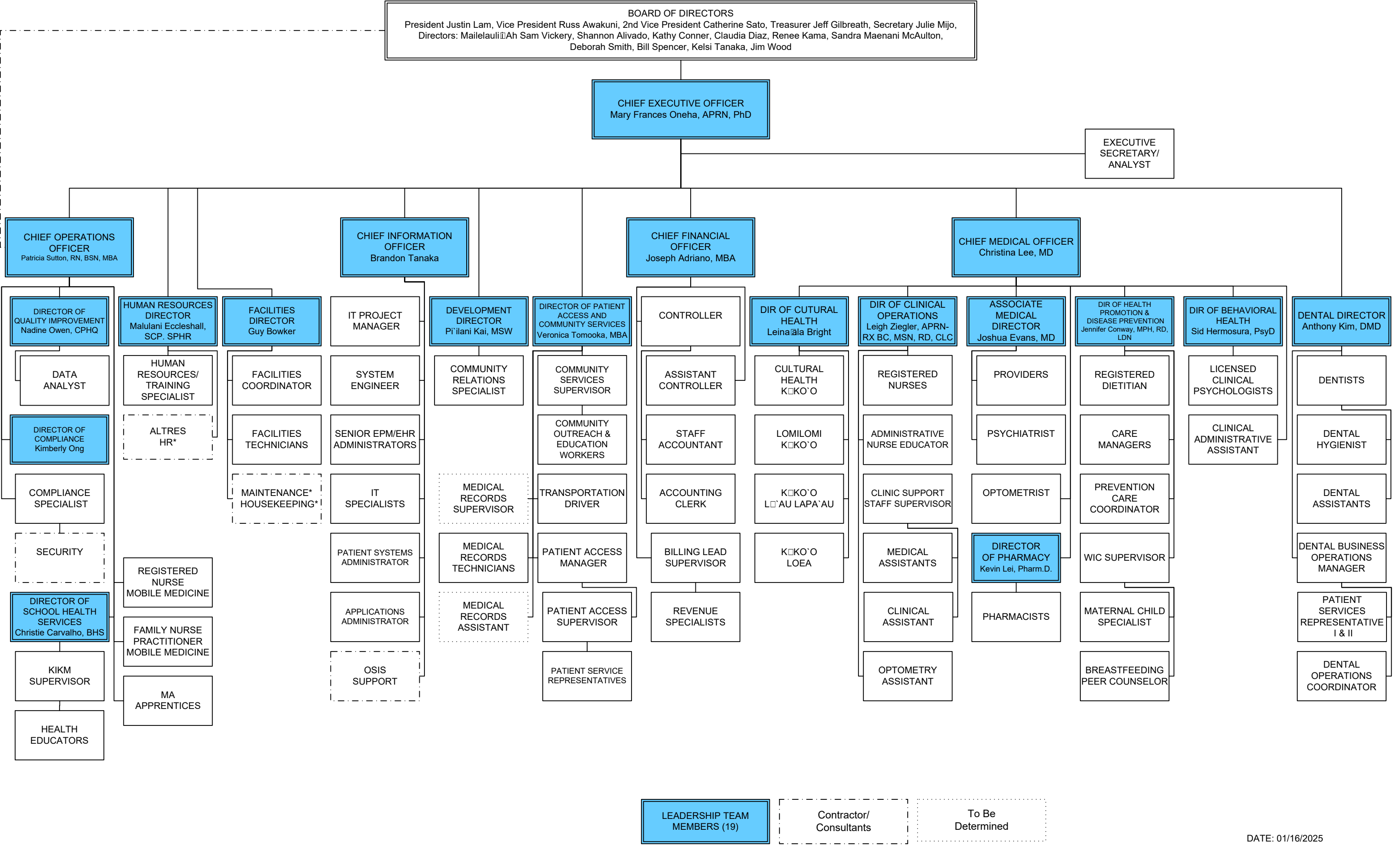
- (b) Not received by the applicant thereafter.

Funding from the State of Hawai'i is instrumental in successfully executing the proposed facility expansion. If the State of Hawai'i does not support the proposed project, WHC will continue with its plan to strategically secure resources for the project both from the public and private sector.

Without support from the State of Hawai'i, the proposed project will be delayed until private sources of funding are secured.

In addition to delaying the project, WHC may also determine if plans may need to be scaled back resulting in loss of expanded services for patients.

Ultimately, without legislative support WHC would not be able to provide its quality services to the underserved community of Waimānalo and the Ko'olaupoko corridor. Particularly, WHC would not be able to meet increased demand for services nor would WHC be able to expand services to the Ko'olaupoko areas including Kāne'ohe and Kahalu'u. The increased capacity and revenue from the expansion facility would contribute to WHC's expansion in these areas.



## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: Waimānalo Health Center

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				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	500,000	1,000,000	250,000	250,000
<b>TOTAL (A+B+C+D+E)</b>				
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	500,000	Pi'ilani Kai <span style="float: right;">808-259-7948</span>		
(b) Total Federal Funds Requested	1,000,000	Name (Please type or print) <span style="float: right;">Phone</span>		
(c) Total County Funds Requested	250,000	<i>Mary Frances Oneha, APRN, PhD, FAAN</i>		
(d) Total Private/Other Funds Requested	250,000	Signature of Authorized Official <span style="float: right;">Date</span>		
<b>TOTAL BUDGET</b>	<b>2,000,000</b>	Mary Frances Oneha, APRN, PhD, FAAN Name and Title (Please type or print)		

## BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Applicant: Waimānalo Health Center

POSITION TITLE		FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
N/A					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
TOTAL:					\$ -
JUSTIFICATION/COMMENTS:					

# BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2025 to June 30, 2026

Applicant: Waimānalo Health Center

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
N/A			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
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: Waimānalo Health Center

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						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			500000	1500000		
EQUIPMENT						
<b>TOTAL:</b>	<b>0</b>	<b>0</b>	500,000	1,500,000	0	0
<b>JUSTIFICATION/COMMENTS:</b>						

# GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Waimanalo Health Center

Contracts Total: \$16,619,421.00

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	330e Consolidated Health Centers - Base and Expansions 33	03/01/2022 - 02/28/2023	Department of Health & Human Services	US	\$2,310,938.00
2	330e Consolidated Health Centers - Base and Expansions 33	03/01/2023- 02/28/2024	Department of Health & Human Services	US	\$1,733,204.00
3	330e Consolidated Health Centers - Base and Expansions 33	03/01/2024- 02/28/2025	Department of Health & Human Services	US	\$2,310,938.00
4	330e Consolidated Health Centers - Health Center Infrastructure - 3R	09/15/2021 - 09/14/2024	Department of Health & Human Services	US	\$553,911.00
5	330e Consolidated Health Centers - American Rescue Plan Act Funding for Health Centers - 3Q	04/01/2021 - 03/31/2023	Department of Health & Human Services	US	\$1,229,875.00
6	330e Consolidated Health Centers - American Rescue Plan Act Funding for Health Centers - 3Q	04/01/2021 - 03/31/2023	Department of Health & Human Services	US	\$65,500.00
7	FY2023 Expanding COVID-19 Vaccination - PPP and Health Care Enhancement Act - 3V	12/01/2022 - 5/31/2023	Department of Health & Human Services	US	\$98,023.00
8	FY2023 Expanding COVID-19 Vaccination - PPP and Health Care Enhancement Act - 3V	12/1/2022 - 12/31/2023	Department of Health & Human Services	US	\$27,500.00
9	FY23 Bridge Access Program - American Rescue Plan Act of 2021 - 3W	09/01/2023 - 12/31/2024	Department of Health & Human Services	US	\$24,303.00
10	HRSA CARES Act Funding - 3M	04/01/2020 - 03/31/2021	Department of Health & Human Services	US	\$584,870.00
11	FY 2020 Coronavirus Supplemental Funding for Health Centers - 3L	03/15/2020 - 03/14/2021	Department of Health & Human Services	US	\$53,844.00

12	Congressionally Directed Spending for Construction Projects	09/30/2023 - 09/29/2023	Department of Health & Human Services	US	\$2,000,000.00
13	State of Hawaii: Contract for Goods, Services, Design and Construction	05/01/2021 - 04/30/2022	Department of Community Sercices	State	\$250,000.00
14	Breast & Cervical Cancer Early Detection Programs	06/30/2022 - 06/29/2023	Department of Health	State	\$38,000.00
15	Breast & Cervical Cancer Early Detection Programs	06/30/2023 - 06/29/2024	Department of Health	State	\$35,000.00
16	Breast & Cervical Cancer Early Detection Programs	06/30/2024 - 06/29/2025	Department of Health	State	\$35,000.00
17	Special Supplemental Nutrition Program for Women, Infants & Children (WIC)	10/01/2020 - 9/30/2021	Department of Health	State	\$146,700.00
18	Special Supplemental Nutrition Program for Women, Infants & Children (WIC)	10/01/2022 - 09/30/2023	Department of Health	State	\$146,700.00
19	Special Supplemental Nutrition Program for Women, Infants & Children (WIC)	10/01/2023 - 9/30/2024	Department of Health	State	\$194,000.00
20	Special Supplemental Nutrition Program for Women, Infants & Children (WIC)	10/01/2024 - 9/30/2025	Department of Health	State	\$309,300.00
21	Breastfeeding Peer Counselor Services (BFPC)	10/01/2021 - 09/30/2022	Department of Health	State	\$50,870.00
22	Breastfeeding Peer Counselor Services (BFPC)	10/01/2018 - 09/30/2019	Department of Health	State	\$41,420.00
23	Breastfeeding Peer Counselor Services (BFPC)	10/01/2019 - 09/30/2020	Department of Health	State	\$59,112.00
24	Breastfeeding Peer Counselor Services (BFPC)	10/01/2020 - 9/30/2021	Department of Health	State	\$57,870.00
25	Breastfeeding Peer Counselor Services (BFPC)	10/01/2022 - 09/30/2023	Department of Health	State	\$50,870.00
26	Breastfeeding Peer Counselor Services (BFPC)	10/01/2023 - 9/30/2024	Department of Health	State	\$50,870.00
27	Breastfeeding Peer Counselor Services (BFPC)	10/01/2024 - 9/30/2025	Department of Health	State	\$50,870.00

28	Comprehensive Primary Care Services	07/01/2019 - 06/30/2025	Department of Health	State	\$200,000.00
29	Office of Youth Services	07/01/2021 - 06/30/2023	Department of Human Services	State	\$50,000.00
30	Office of Youth Services	07/01/2023 - 06/30/2025	Department of Human Services	State	\$50,000.00
31	Med-Quest Eligibility	07/01/2020 - 06/30/2021	Department of Health	State	\$26,310.00
32	Med-Quest Eligibility	07/01/2021 - 06/30/2022	Department of Health	State	\$26,310.00
33	Med-Quest Eligibility	07/01/2022 - 06/30/2023	Department of Health	State	\$31,592.00
34	Med-Quest Eligibility	07/01/2023 - 06/30/2024	Department of Health	State	\$32,768.00
35	Grants-In-Aid Capital Project	02/15/2017 - 06/30/2022	Department of Health	State	\$500,000.00
36	Grants-In-Aid Capital Project	03/09/2018 - 06/30/2022	Department of Health	State	\$1,000,000.00
37	Grants-In-Aid Farmers Market	10/01/2021 - 09/30/2022	Department of Community Services	City & County of Honolulu	\$187,953.00
38	State of Hawaii: Expansion of Comprehensive Health Services	10/01/2022 - 09/30/2023	Department of Community Services	City & County of Honolulu	\$200,000.00
39	State of Hawaii: Contract for Health and Human Services	02/01/2023 - 07/01/2025	Department of Community Services	State	\$500,000.00
40	State of Hawaii: Support Expansion of Health Education	12/01/2023 - 11/30/2024	Department of Community Services	City & County of Honolulu	\$200,000.00
41	3U Behavioral Health Expansion Grant	09/01/2024 - 09/15/2026	Department of Health and Human Services	US	\$600,000.00
42	2P Native Hawaiian Climate Resilience Program	10/1/2024- 9/30/2027	Department of the Interior (Office of Native Hawaiian Relations)	US	\$505,000.00