

House District 46

Senate District 22

THE TWENTY-NINTH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST - OPERATING

GRANT REQUEST - CAPITAL

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Recipient" means any organization or person receiving a grant.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN):

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:

The Wahiawa Center for Community Health

Dba: Wahiawa Health

Street Address: 302 California Ave., Suite 106, Wahiawa, HI 96786

Mailing Address: Same

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name BEV HARBIN

Title Executive Director

Phone # 808-591-0000

Fax # 808-622-4833

E-mail bharbin@wahiawahealth.com

3. TYPE OF BUSINESS ENTITY:

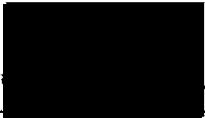
- NON PROFIT CORPORATION INCORPORATED IN HAWAII
- FOR PROFIT CORPORATION INCORPORATED IN HAWAII
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL
- OTHER

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

RENOVATION AND CONSTRUCTION OF COMMUNITY HEALTH CENTER FOR WAHAWA

4. FEDERAL TAX ID #

5. STATE TAX ID #:



7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2018: \$ 1,000,000

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ 700,000  
 FEDERAL \$ 4,400,000  
 COUNTY \$ \_\_\_\_\_  
 PRIVATE/OTHER \$ \_\_\_\_\_

BEVERLY HARBIN EXECUTIVE DIRECTOR

NAME & TITLE

DATE SIGNED

1/19/17



RECEIVED

1/20/17 *ma*

## Application for Grants

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

### I. 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;

Wahiawa Health is an IRS 501(c)(3) corporation, guided by a devoted and compassionate Board of Directors who adhere to the mission of the organization, to "provide access to affordable, quality health care and wellness services that promote a healthy community."

In March 2011, the office of Senator Dan Inouye approached the Hawaii Primary Care Association (HPCA) to facilitate the application for a planning grant to establish a community health center in Wahiawa. The HPCA then needed a non-profit to be the applicant and approached Faith Action for Community Equity (FACE), a non-profit organization with healthcare policy as one of its core social justice issues. The planning grant application was successful and in September 2011 HRSA awarded \$80,000 to FACE for the Wahiawa Community. Upon receipt of the planning grant, FACE brought the community together, planned and coordinated focus groups, events, meetings and single-handedly acquired more than 900 anonymous surveys needed to complete a comprehensive needs assessment of health disparities and socioeconomic barriers affecting the populations of Wahiawa. On January 25, 2012, The Wahiawa Center for Community Health dba Wahiawa Health was incorporated.

On August 1, 2016 Wahiawa Health acquired the medical practice and facility of Dr. Danilo Perlas, MD, Suite 208 of the Wahiawa Medical Building located at 302 California Avenue in Wahiawa. Wahiawa Health commenced providing direct medical care for the approximately 1,900 pediatric patients acquired under Perlas. Suite 208 has two examination rooms and consists of 792 square feet. On November 30, 2016 Wahiawa Health acquired the medical practice and facility of Medical Arts Clinic, Inc. (MAC), Suite 106, from its retiring and principal shareholder, Dr. Manuel Abundo, MD, absorbing approximately 3,400 patients of MAC and its staff. Suite 106 is 4,753 square feet in area and houses 12 exam rooms, two behavioral health rooms, a minor procedures room, and one room for triage. In total, Wahiawa Health now occupies 5,545 square feet of space, housing

15 exam rooms, two counseling rooms, a minor procedures room, functional nurses' stations and sufficient administrative offices.

**2. The goals and objectives related to the request;**

The goal for this project is to develop facilities and clinical capacity to serve Wahiawa's low income, uninsured and underinsured residents. The objective of this project is to purchase, renovate and revitalize up to 16,513 square feet in the Wahiawa Medical Building at 302 California Avenue, Wahiawa. At this time, Wahiawa Health has acquired 5,545 square feet of the Wahiawa Medical Building; comprised of two suites previously owned by two retiring medical practices (STE 106 & 208). The additional 10,968 square feet to be renovated is comprised of 16 of the building's remaining suites.

Built in 1977, the 24,968-square foot medical building is well situated in downtown Wahiawa, along the major bus line that runs through town. The offices are modestly serviceable and in dire need of improvements: infrastructure, equipment and fixtures are past their useful life; and the interior desperately needs renovation. Wahiawa Health intends to demolish the interior and consolidate the spaces into a full-service community health center for comprehensive primary care services as the main clinic and administrative offices. The design will support a Patient Centered Medical Home (PCMH) model of service delivery, leveraging capacities to maximize efficiency and effectiveness, thereby improving the health outcomes and behaviors of patients served. Renovation will maximize the values of time, energy and resources.

Wahiawa Health has acquired 5,300 patients and its two suites, when fully remodeled to efficiency, maintain a capacity to serve a maximum of 10,900 patients, as 15 exam rooms could accommodate 5 providers with patient panels of 2,180 (national average). Need documented in question #4 demonstrates that a minimum of 29,350 service area residents would benefit from Wahiawa Health's services, demanding a substantial increase in providers and space to accommodate this increase. Acquisition and remodel of existing suites in the building will benefit efficiencies of Wahiawa Health and its partners in serving the target population's healthcare needs.

**3. The public purpose and need to be served;**

The purpose of this GIA request is to support the mission of Wahiawa Health, to "provide access to affordable, quality health care and wellness services that promote a healthy community." Wahiawa Health was organized for the sole purpose of creating a community health center, serving the area's uninsured, underinsured, and low-income residents. Area physicians are at retiring age and

the local general hospital faces shut down, under the burden of providing uncompensated care. Wahiawa and Whitmore Village are federally designated to harbor Medically Underserved Populations, demonstrating substantial socioeconomic barriers to health care access for low-income residents. There is a total population to one full-time physician ratio of 5,900:1, substantially higher than the state averages (1,160:1), demonstrating the severity of need for primary care physicians in the area. The state is seeing a continued pattern of trained physicians leaving the islands to continue their work mainland under more financially beneficial scenarios. While the island of Oahu harbors six community health center organizations, they lie round the perimeter of the island and serve their respective populations. There are no health centers located in Oahu's center, serving Wahiawa, Mililani, or Waiialua. Knowing this, all island health centers have pledged their support to Wahiawa Health in building the practice to serve the area's residents.

Area statistics demonstrate a drastic need for primary and preventive services, as 34% of those eligible to work are not working, per capita income averages less (\$28,665) than is required for to sustain the costs of living (\$31,096), and the area harbors a growing number of people experiencing homelessness (>4,940 on Oahu, 2016) and migrants of COFA nations (>1,500 in service area) – both populations of which require patient-centered services specific to their addressing their unique socioeconomic barriers. Rates of prevalence (11.2% of adults are diabetic; 18.2% of adults are asthmatic) and mortality relating to various chronic diseases (405.3 per 100k heart failure hospital admission rate) exceeds national and severe benchmarks established by federal guidelines. Health assessments demonstrate the area's residents are not accessing preventive screenings as regularly as recommended by healthcare professionals (34% of age appropriate women with no mammogram; 26.5% late entry into prenatal care; 54% of age appropriate men with no screening for prostate cancer). Additionally, 19% of the population speaks a language other than English and may prefer services be delivered in a language other than English, a service that Wahiawa Health provides. 61.5% of adults are overweight or obese and nearly 20% do not participate in exercise opportunities.

The need for primary care services in Wahiawa and central Oahu is evident. Wahiawa Health provides direct primary medical services to patients of all ages and facilitates referral to mental health, substance abuse, dental, and numerous enabling services that serve the needs of low income residents, specific to their income and family size. Wahiawa Health turns away no one and offers financial assistance for those who qualify. The organization is a valuable partner to a network of area non-profits and community minded businesses and social services working together to provide a stable foundation of essential services to those in need.

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

Wahiawa Health is located at 302 California Avenue, in the city of Wahiawa. The geographic service area of Wahiawa Health is defined as zip codes 96786, 96789, and 96791 – Wahiawa, Mililani, and Waialua. The service area harbors a total population of 108,323 residents, 22.8% of whom live at or below 200% of Hawaii’s Federal Poverty Guidelines (FPG), establishing a target population of 24,684 low-income residents. In calendar year 2015, the health center program had only 8.5% penetration of low-income residents in this area, leaving 22,586 unserved by their local community health center. As Wahiawa Health’s mission is to serve the uninsured and underinsured, the census demonstrates that 11.1% of the area’s population are beneficiaries of Medicaid, 12% beneficiaries of Medicare, and 4% are uninsured, translating to roughly 29,350 people who may benefit from services offered by Wahiawa Health.

**5. Describe the geographic coverage.**

The geographic service area of Wahiawa Health is defined as zip codes 96786, 96789, and 96791 – Wahiawa, Mililani, and Waialua. Wahiawa sits in the center of Oahu, surrounded on three sides by Lake Wilson. This reservoir feeds irrigation for many agricultural fields in the area, including the Dole Pineapple Plantation fields north of the city. Oahu’s interior is divided by two primary mountain ranges that make access between communities difficult. There is only one roadway in and out of town, making traffic congested, especially during peak times of travel. Schofield Barracks (19,525 service and family members) and Wheeler Army Airfield lie west and south of Wahiawa. The area occupies a large number of active duty military and veterans, many of whom rely on Wahiawa for many services. Wahiawa Health is a Tri-Care member and serves many veterans. The Schofield Barracks East Range, an army training area, extends into the hills east of Wahiawa and separates Wahiawa from Mililani. A narrow two lane highway connects Mililani to Wahiawa, and Wahiawa through farmlands to Waialua, spanning roughly 13 miles in distance. Wahiawa Health will provide direct access to these three areas, offering transportation assistance to those in need.

**II. 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;**

Wahiawa Health currently occupies suites 106 (4,743 sq. ft.) and 208 (792 sq. ft.) of the Wahiawa Medical Building at 302 California Avenue in Wahiawa. This proposal covers potential acquisition and renovation of an excess of 17,500 sq.ft. additional square feet of space, amounting to the remainder of the building’s interior. Wahiawa Health will roll out this project in four phases for the ongoing

acquisitions: 1) property acquisition; 2) planning and design; 3) demolition; 4) renovation and reconstruction. 1) Wahiawa Health's Executive Director and Finance Director/CFO will meet with respective suite owners to discuss the sale and transfer of their property to Wahiawa Health, sale will be negotiated, and property will be acquired; 2) Wahiawa Health will work with healthcare architects and consultants to develop a plan to renovate the space in a manner beneficial to team based care; 3) demolition of existing space will be contracted and conducted, removing and disposing of debris in an environmentally conscious manner; 4) renovation, remodeling, restoration, and reconstruction will take place. Renovation and reconstruction will employ principles and take the facilities preservation and long-term sustainability into account.

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

Per each of the four project phases, some of these related activities will run concurrently; some will run sequentially. Property Acquisition has commenced and will be completed opportunistically; that is, as each seller agrees to the terms offered. This facet of the project will continue until all identified properties are acquired. Planning and Design to date has focused on emergency repairs of the two initial suites; to commence medical services at those sites. Wahiawa Health is now ready to design its expanded and full health center campus. This planning and design phase will be completed in fiscal 2017-2018. To date, Wahiawa Health has focused on demolishing those portions of the two acquired suites to prepare for the requisite, ongoing emergency repairs. Once appropriate agreements with sellers are in place and the needed design work is accomplished, demolition will commence. Demolition activities will span fiscal 2017-2018, but may extend into 2018-2019. Renovation and Reconstruction to date has focused on the two acquired sites. Once the additional properties are acquired and the design work for the full Wahiawa Health campus has been completed, Wahiawa Health will commence a comprehensive reconstruction and renovation of the facility. This work will likely commence in fiscal 2017-18 with continuing emergency building repairs (e.g., elevator for disabled access) and will be completed in 2017- 2019.

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

The project will be completed under direction of the Executive Director and CFO who will manage the project's implementation and fiscal responsibilities, respectively. The Executive Director will assign deadlines and responsible parties to their respective tasks, and will be designed in a manner specific to the goals outlined by architects and consultants, as well as goals outlined to remodel the facilities specific to Patient Centered Medical Home (PCMH) guidelines for service delivery. Per each stage of planning, monthly progress reports will be produced to inform the organization of all happenings to date. In the review of these reports, Wahiawa Health's management team and governing board will

discuss proper revision to established plans and deadlines, if warranted. Wahiawa Health’s Executive Director will function as the leader of this project, facilitating meetings, and will serve as the agency’s primary contact and liaison to the Construction Manager employed to complete the expansion and renovation activities. When Wahiawa Health has awarded the bid, the Construction Manager will report directly to the Executive Director and will be responsible for supervising construction teams, assuring work is completed within agreed upon timelines, according to code and bid specifications. A schedule of renovation activities will be produced prior to any work taking place, to ensure activities don’t interfere with day-to-day operations of Wahiawa Health or any other of the building’s occupants.

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.**

Reports created by Wahiawa Health to measure the financial and material progress of this project will capture all specifics necessary to satisfying the state’s measures of effectiveness. Reports will be documented in a manner that is simple to understand, testable, and complete, evaluating the performance of project activities and all responsible parties. As some delay to established timelines is inevitable, adjustments will be discussed and implemented in the review process and measured in subsequent reporting period for their effectiveness. In addition to reports, Wahiawa Health will make board minutes of the board’s Construction Committee available to the state, to better understand the board’s engagement in the project.

### III. Financial

#### Budget

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

See related forms.

2. **The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2018.**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000

- 3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2018.**

<b>Organization</b>	<b>Amount</b>
Medicaid Quest Health Plans	\$450,000
Regional Hospitals	\$100,000
US Human Resources Services Administration	\$650,000
Office of Hawaiian Affairs & Foundations	\$175,000
Seller Financing	\$500,000
Patient Service Revenues	\$1,725,000

- 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.**

Wahiawa Health has not applied for, nor received any tax credits.

- 5. The applicant shall provide a listing of all federal, state, and county government contracts and grants it has been and will be receiving for program funding.**

See Page 9 Government Contracts or Grants.

- 6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2016.**

As of December 31, 2016, Wahiawa Health had approximately \$155,000 in current unrestricted assets (subject to adjustment during audit).

#### **IV. Experience and Capability**

##### **A. 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.*

Acquisition of Suite 106 was accomplished 11/30//2016 and of Suite 208 on 08/01/2016. Wahiawa Health has been executing a phased approach to the acquisition, renovation, and outfitting of the Wahiawa Medical Building to provide the community with a single center outfitted to deliver comprehensive primary care services. To refrain from the duplication of services or unnecessary competition, Wahiawa Health has been successful in partnering with several organizations inside the building, to provide their services to Wahiawa Health



patients on a referral basis: Long's Pharmacy, Diagnostic Laboratory Services, Inc., Kawamura Eye Care, LLC, North Shore Mental Health, Inc., and Wahiawa Family Dental Care.

Wahiawa Health has been awarded two prior GIA grants for the purposes of improving the building's space. This application consists of the third year (of four total) to this plan: 1) emergency repair (GIA 2015-2016 - \$250,000); 2) Core facility renovation and repair (GIA 2016-2017 - \$700,000); 3) Expanded primary care medical facility renovation and repair (GIA 2017-2018 - this application); and 4) Whole person community health facility construction GIA 2018-2019).

Wahiawa Health's management and governing board is seasoned in its ability to manage GIA funds, the implementation of awarded GIA projects, and is confident in attaining established aims of this funding opportunity.

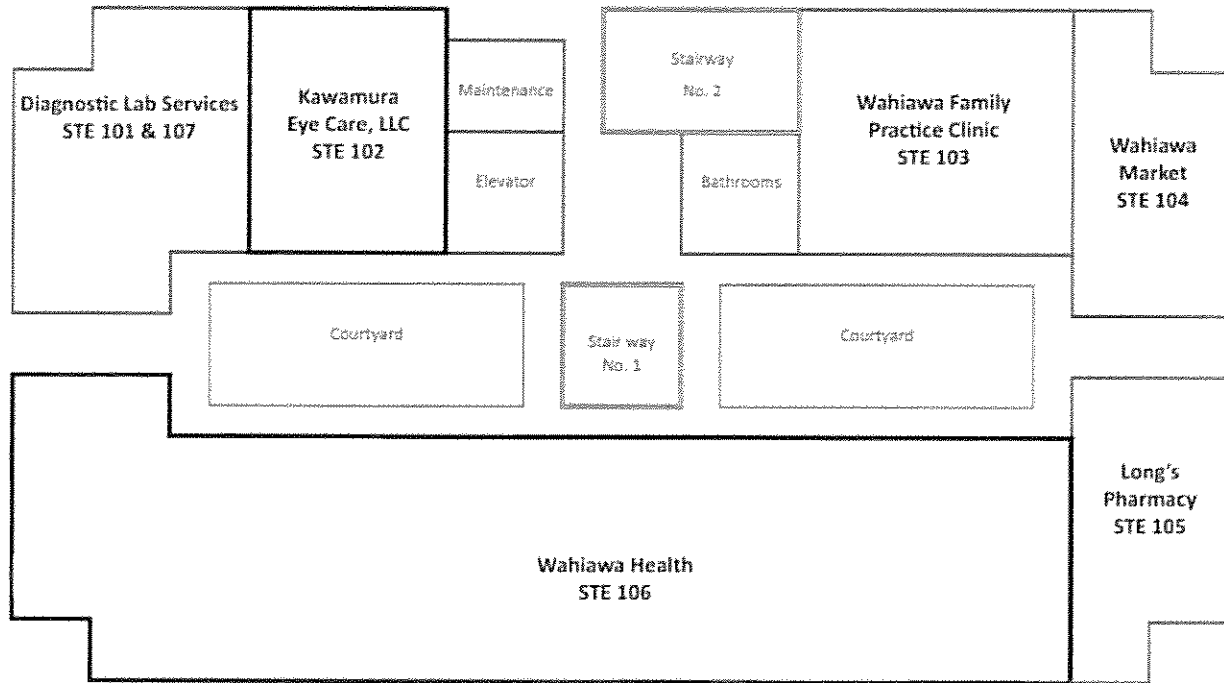
**B. Facilities**

*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.*

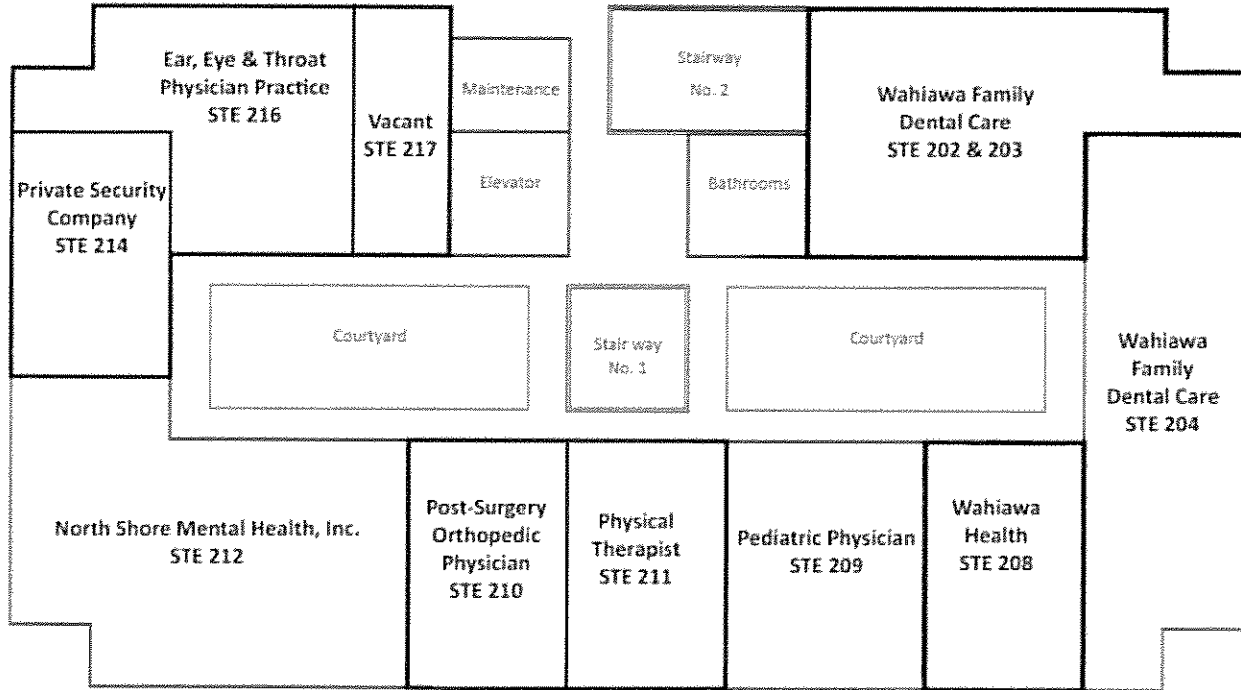


The Wahiawa Medical Building was built in 1975 and furnishes 24,968 square feet of interior space. A parking lot surrounds the building's north, east, and west sides, allowing occupancy of 43 vehicles. The

building offers seven (7) suites on the ground floor and eleven (11) suites on the second floor. The interior is incredibly outdated and dilapidated and unfit to accommodate modern medical practices. Prior years' GIA funds were used for emergency repairs yet still the building requires a minimal of \$1.5 million in repairs.



On the ground floor, Suites 101 and 107 are occupied by Diagnostic Laboratory Services, Inc., of which Wahiawa Health partners with for patient lab services. Suite 105 is occupied by Long's Pharmacy, a partner of Wahiawa Health in the dispensing of medications to patients. Suite 103 is occupied by Wahiawa Family Practice Clinic, a single physician practice that Wahiawa Health will continue to work in collaborative relations with but whom is undecided in their occupancy, long term. Suite 102 is occupied by Kawamura Eye Care, LLC where Wahiawa Health patients are referred for optometry services. Suite 104 is occupied by Wahiawa Market, a convenience store that sells primarily soda, chips, cigarettes, and alcohol. All suites on the ground floor rent their space from the building's owners and remain potential acquisitions of Wahiawa Health and candidates of improved space via alteration and renovation and to improve the buildings uses of medical and healthcare related services.



On the second floor, Wahiawa Health occupies suite 208, where pediatric patients are served. Wahiawa Family Dental Care, a partner of Wahiawa Health in the delivery of preventive dental services, occupies suites 202, 203, and 204. Suite 212 is occupied by North Shore Mental Health, Inc., a partner of Wahiawa Health in the delivery of mental health services to patients. Suite 209 is occupied by a single pediatric physician practice; suite 211, by a physical therapist, and; suite 210 by a post-surgery orthopedic physician. Suite 214 is occupied by a private security company and suite 216, by an ear, eye, and throat physician’s practice. Suite 217 is vacant. As with the ground floor, almost all suites on the top floor rent their space and remain potential acquisitions of Wahiawa Health and candidates of improved space via alteration and renovation.

The construction of these spaces and their accommodations date to 1975 and show considerable wear and tear, band-aid maintenance repairs, and outdated infrastructure necessary to accommodating modern medical and dental practices. Acquisition and remodel of these spaces will allow Wahiawa Health to completely present the building to area communities as a comprehensive health center capable of servicing a patient’s physical, oral, mental, and emotional well-being under one roof. Acquisition of suites looking to retire and/or relocate, which many are, will allow Wahiawa Health to expand its practice and programs and in turn, serve more residents of central Oahu – specifically those who are low-income, uninsured, and underinsured.

## V. Personnel: Project Organization and Staffing

### A. 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.*

*Bev Harbin* is Wahiawa Health's Executive Director and will lead the project as the center's Facilities Project Manager. Bev has been involved with Wahiawa Health since its inception and has been extremely successful in securing grant monies, developing contractual arrangements for leasing and purchasing agreements, and securing collaborative partnerships with Wahiawa Health in the delivery of services. Bev has experience in overseeing construction as a private entrepreneur and has recruited, developed, and retained Wahiawa Health's Board of Directors to reflect the area's populations served and community's expertise in promoting health and wellness. Bev has also initiated and monitored the service area's federal designations as underserved areas to move the community toward a means to establish a comprehensive community health center. Bev holds over 30 years of experience in leadership, education, and a spectrum of development projects from the simple to the highly complex.

*James Ellsworth* is Wahiawa Health's Chief Financial Officer and will provide financial guidance to the project in all phases of its implementation. Jim began his career as a CPA and holds many years' experience in consulting health centers in start-up operations. Jim served as the Executive Director to Capitol Health Network, a consortium of federally qualified health centers, behavioral health and other community health service providers. During his tenure, Jim tripled the safety net primary care capacity, created a clinically integrated behavioral health network, and implemented numerous population health management tools benefiting administrators, providers, and patients. Prior to joining Wahiawa Health, Jim served as Executive Director of El Dorado County Community Health Center from 2004 to 2012. During his time there, Jim developed the organization from a start-up community clinic to a self-sustaining FQHC providing integrated services to over 11,000 low-income residents of the region.

The *Board of Directors* will provide ultimate oversight and governance to the project. In compliance with Federal regulation for Federally Qualified Health Centers, The Wahiawa Center for Community Health's Board of Directors is comprised of greater than fifty one percent (>51%) users of the health center as their primary medical home. This affords the community with a direct relationship with the health center and its services. They will meet monthly and will be responsible for evaluating all matters regarding the health center, its facilities and this project.

**B. 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.*

Wahiawa Health’s key management team consists of the Executive Director, Chief Financial Officer, Medical Director, and Director of Clinical Operations/Quality Improvement. The CFO, Medical and Clinical Operations/QI directors report to the Executive Director. The Executive Director reports to the Wahiawa Health Board of Directors. This structure ensures the organization remains under leadership and direction of a patient-majority board, committed to meeting the needs of the target populations served.

The Executive Director will act as the Project Lead to this proposal and will facilitate members of the key management team to provide direction in renovating the space to accommodate improved efficiencies in the delivery of services and team based care. The CFO will provide financial oversight to the project and will be responsible for tracking expenditures and ensuring the project stay on par with budgeted expectations and established timelines. The Director of Clinical Operations/Quality Improvement will aid the Executive Director and CFO in producing any reports they deem fit to satisfying evaluation and tracking requirements of this proposal. The Medical Director will act as an advisor to the development of a PCMH friendly, team based care, floor plan.

**C. Compensation**

*The applicant shall provide the annual salaries paid by the applicant to the three highest paid officers, directors, or employees of the organization by position.*

<b>Name</b>	<b>Position</b>	<b>Annual Salary</b>
Dr. Leo Pascua, MD	Medical Director	\$144,000
Beverly Harbin	Executive Director	\$150,000
James Ellsworth	Finance Director	\$84,000

**VI. Other**

**A. 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.*

Wahiawa Health has no pending litigation or outstanding judgements.

**B. 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.*

Wahiawa Health is operating as a community health center. It has duly registered with and been awarded a Medicare provider number by the U.S. Center for Medicare and Medicaid Services (CMS) and a Quest/Medicaid provider number by the State of Hawaii. Wahiawa Health has applied for accreditation as a Federally Qualified Health Center – lookalike. This application is pending. In addition, each of its Physicians and Nurse Practitioners (employed and contractors) are duly licensed with the State of Hawaii and possess all requisite licenses and permits to provide full primary medical care services.

**C. 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.*

This project will not be utilized to support or benefit a sectarian or non-sectarian private educational institution.

**D. Future Sustainability Plan**

*The applicant shall provide a plan for sustaining after fiscal year 2017-18 the activity funded by the grant if the grant of this application is:*

- (1) Received by the applicant for fiscal year 2017-18, but*
- (2) Not received by the applicant thereafter.*

Wahiawa Health is seeking \$1,000,000 in support for renovation and re-construction of the Wahiawa Medical Building. The organization also intends to request an additional \$1,000,000 to support the re-construction in fiscal 2018-2019. If Wahiawa Health does not receive State of Hawaii support in years after fiscal 2017-2018, it will need to either scale back some aspects of the re-construction and expansion project (e.g. the Hawaiian Health Annex) or it will need to receive support from another source.

Wahiawa Health has been executing a phased approach to 1) emergency repair (GIA 2015-2016 - \$250,000); 2) Core facility renovation and repair (GIA 2016-2017 - \$700,000); 3) Expanded primary care medical facility renovation and repair (GIA 2017-2018 - this application); and 4) Whole person community health facility construction GIA 2018-2019).

At this time Wahiawa Health has commenced to provide medical care to area residents utilizing the core facilities. The emergency repairs and core facility

renovation have been funded and will be completed in calendar 2017. In the event that construction funding for either of the Expanded primary care facility (to include optional behavioral health and dental services) or the Whole Person Community Health facility (to include whole person and traditional Hawaiian health services) are not supported by State grants or otherwise, Wahiawa Health believes that it can sustainably operate as a primary care community health center and scale back or delay the implementation of optional medical, dental, behavioral health and traditional Hawaiian healthcare services.

A copy of its written, Core Facility operating budget demonstrating sustainability is available upon request.

**E. Certificate of Good Standing (If the Applicant is an Organization)**

*If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2016.*

Provided in attachment.

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

The undersigned authorized representative of the applicant certifies the following:

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

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.

The Webpage Center for Community Health  
[Redacted Signature] (Signature)

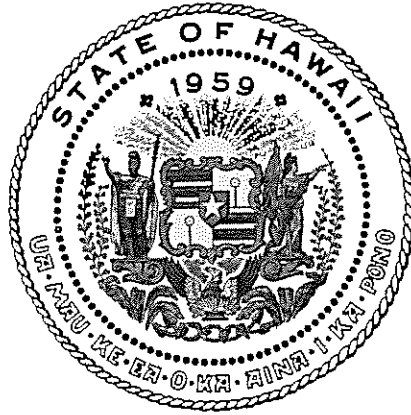
1/19/2017

(Date)

Beverly Harbin  
(Typed Name)

Executive Director  
(Title)





## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

THE WAHIAWA CENTER FOR COMMUNITY HEALTH

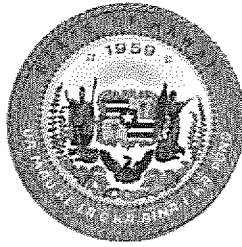
was incorporated under the laws of Hawaii on 01/25/2012 ;  
that it is an existing nonprofit corporation; and that,  
as far as the records of this Department reveal, has complied  
with all of the provisions of the Hawaii Nonprofit Corporations  
Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set  
my hand and affixed the seal of the  
Department of Commerce and Consumer  
Affairs, at Honolulu, Hawaii.

Dated: January 16, 2017

Director of Commerce and Consumer Affairs





**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

**Vendor Name: THE WAHIAWA CENTER FOR COMMUNITY HEALTH**

**DBA/Trade Name: THE WAHIAWA CENTER FOR COMMUNITY HEALTH**

**Issue Date: 01/16/2017**

**Status: Compliant**

Hawaii Tax#: W94660527

New Hawaii Tax#:

FEIN/SSN#:

UI#:

DCCA FILE#: 235150

**Status of Compliance for this Vendor on issue date:**

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

**Status Legend:**

<b>Status</b>	<b>Description</b>
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
Pending	The entity is compliant with DLIR requirement
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

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: 12/25/12

THE WAHIAWA CENTER FOR COMMUNITY  
HEALTH  
PO BOX 30668  
HONOLULU, HI 96820

Employer Identification Number:

DLN:

17053122355002

Contact Person:

L. WAYNE BOTHE

ID# 31462

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(iii)

Form 990 Required:

Yes

Effective Date of Exemption:

January 25, 2012

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

THE WAHIAWA CENTER FOR COMMUNITY

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



Holly O. Paz  
Director, Exempt Organizations  
Rulings and Agreements

Enclosure: Publication 4221-PC