

House District 8

Senate District 5

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:  
WAILUKU UNION CHURCH, MISSION GROUNDS DEVELOPMENT PROJECT

Dbn:

Street Address: BETWEEN MAIN & AUPUNI STREETS, WAILUKU, MAUI

Mailing Address:  
327 So. High Street, Wailuku, HI 96793

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name REVEREND ROBB Y. KOJIMA

Title SR. PASTOR

Phone # 808-244-9177

Fax # 808-244-9178

E-mail wuc@hawaiiantei.net

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:

PLANS, DESIGN AND CONSTRUCTION OF A NEW 20-UNIT 100% AFFORDABLE RENTAL HOUSING PROJECT WITH A NEW COMMUNITY RESOURCE CENTER AND A NEW PRESCHOOL FACILITY TO ACCOMMODATE EARLY CHILDHOOD EDUCATION AND INFANT/TODDLER CARE.

4. FEDERAL TAX ID #: [REDACTED]

5. STATE TAX ID #: [REDACTED]

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2018: \$ 2,000,000

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 \$ \_\_\_\_\_

FEDERAL \$ \_\_\_\_\_

COUNTY \$ \_\_\_\_\_

PRIVATE/OTHER \$ 140,000

TYPE \_\_\_\_\_ REPRESENTATIVE:

AUTHORIZED SIGNATURE

LENA MORITA, MODERATOR

NAME & TITLE

29 Dec. 2016  
DATE SIGNED



RECEIVED  
1/11/17 *mu*

## 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;

As one of the oldest church congregations in Hawaii, **Wailuku Union Church (WUC)**, has served as a place of worship and hub of social activity in the community for over 150 years, incorporated in the State of Hawaii on October 10, 1866. Founded by some of Maui's earliest and most influential Christian missionaries in the 1830s, the Wailuku Mission built its first church in 1867 under the leadership of Reverend Thomas Thurston. Among those who provided leadership for the Wailuku Mission are Reverends Jonathan Green, Richard Armstrong and William Patterson Alexander, whose families went on to play important roles in Maui's history as leaders in business, government and education.

To accommodate a growing congregation, a magnificent stone building with a beautiful complement of inspirational stained glass windows was dedicated as Wailuku Union Church in 1911. Located at 327 High Street, near the original Mission Grounds, Wailuku Union Church continues to play an important spiritual role in the Wailuku community and is strongly positioned to play a positive role in helping to meet critical present day community needs on several different levels.

The leadership and congregation of Wailuku Union Church has long recognized the importance of reaching out to the entire community with social, recreational and educational programs. Over the years the church site has been expanded and facilities developed to provide additional space for community outreach programs, services and activities. The present WUC complex includes the Sanctuary, which serves as a place of worship for over 75 families, an Educational/Preschool Building that accommodates up to 35 children, a Food Pantry, and Dodge Hall, a multi-purpose facility with a large meeting place, kitchen and restrooms, which accommodates a wide range of community service programs and activities coordinated by WUC and other community agencies. These facilities have allowed Wailuku Union Church to play an increasingly active role in the community.

2. The goals and objectives related to the request;

The proposed **WUC Mission Grounds Development Project** has been planned to develop the 2.66 acre Mission Grounds site in a culturally and historically appropriate manner, with the objective of helping to address critical community needs, including: 1) A 20-unit 100% affordable rental housing project; 2) A new Pre-School facility to accommodate early childhood education and infant toddler childcare; and 3) A Community Resource Center.

The parcel is owned by WUC debt free with an estimated market land value of over \$1,000,000. The Congregation of WUC provides this parcel as an in-kind contribution to help launch the Mission Grounds Development Project. The Church derives considerable rental income annually from the four existing structures on the property; however, it is willing to forego the rental income during the construction period to achieve its social justice objectives. The loss of its annual rental income is also part of its contribution to the project.

3. The public purpose and need to be served:

The Project's three components are described as follows:

**Affordable Rental Housing**

The centerpiece of this development project will be a 20-unit 100% affordable rental housing project with rents based on the May 2016 County of Maui Affordable Rental Guidelines. The objective of this project component is to provide affordable rental apartments for low-income families, people who are elderly, veterans, and people with disabilities. Those renting includes households who are newly formed (such as moving out of their parent's homes to be on their own), established households that are downsizing (such as retired persons, those whose children have "left the nest"), and others who do not have the desire or the financial ability to purchase real estate. All of them rely on the supply of available rental units for their housing needs and also increases the opportunity to house homeless as well. This applies even more so, to those who are living on a fixed income - for them, apartment living offers security, convenience, community and hopefully affordability.

All units will be comfortable, spacious, resource and energy efficient, in turn saving money for its owner and occupants as well. To name a few energy efficient resources, it is anticipated that the following will be utilized: Energy Star@ appliances, high efficiency lighting and daylighting with good solar control, natural ventilation, high efficiency air conditioners, high efficiency windows, solar water heating, a PV system to address renewable energy, etc.

Sustainable features will include maximizing open spaces, water-wise landscaping throughout and an edible gardening area for Preschool Facility to start.

The project will consist of:

- 7 = one bedroom/1 bath rental units - 720 sq. ft. per unit
- 13 = two bedroom/2 bath rental units - 850 sq. ft. per unit
- 20 = total units

### **Early Childhood Education Center – Preschool/Infant-Toddler Facility**

The Wailuku Union Church Preschool (WUCP) has been in existence since 1980. It is an outreach program of Wailuku Union Church, which is managed in partnership with the WUC Council. The new preschool will be a state-of-the-art facility designed specifically to provide early childhood educational programs and infant to toddler childcare with a special emphasis on children who are differently-abled (mentally and physically challenged). The current enrollment at WUCP is at its maximum capacity of 32 students with a waitlist of 35 students. 98% of our preschoolers and their families are given tuition assistance annually and 20% are differently-abled (intellectually and physically challenged). Yet, in surveying similarly situated preschools on Maui, WUCP maintains the lowest tuition rate on the island because we understand the financial struggle for families, caught in the web of working parents seeking a safe and quality place for their children. Our staff salaries remain low and often times, the physical facilities suffer. Our community continues to recognize the high quality early education program offered and parents willingly struggle to make tuition payments to be able to offer their child a high quality education and a safe and supportive environment. WUCP was voted “Best Preschool on Maui” in 2016 by the Maui Times. In 2016, the Preschool dedicated a \$101,000 playground set and other equipment with generous support from the church and preschool families as well as substantial grant funding from the Sam N. and Mary Castle Foundation, the G. N. Wilcox Trust, the Harry and Jeanette Weinberg Foundation and First Hawaiian Bank.

The Wailuku Union Church Preschool maintains NAEYC (National Association for the Education of Young Children) Accreditation as well as being the only school on Maui to have been invited and having the entire staff fully-trained to utilize the Center for Research on Education, Diversity, and Excellence (CREDE) curriculum.

NAEYC Accreditation of programs for young children represents the mark of quality in early childhood education. NAEYC accredited programs invest in early childhood education because they believe in the benefits to children and families. Early childhood experiences - from birth to age 8 - have an enormous impact on children's lifelong learning and positively contribute to their health and

development. Early childhood education programs with the mark of quality benefit children with greater readiness for and success in school.

Kanani Kan Hai, Preschool Director, also serves as a lecturer in the Education Department of the University of Hawaii, Maui Campus since 2011 to the present. She develops curriculum and course content to meet NAEYC standards of quality. In addition thereto, she serves as facilitator for Hawaii Early Childhood Accreditation Project (HECAP) and Quality Rating and Improvement System (QRIS) Coach. In this capacity, she assists preschool programs in attaining and maintaining NAEYC Accreditation. She currently provides assistance to Maui Schools: Wailuku Hongwanji, Iao Preschool, Christ the King, St. Anthony, Punana Leo O Maui, Kansha, Noah's Ark, Oahu Schools: University of Hawai'i Children's Center, Keiki O Ka `Aina, Waianae Early Education Center, Ark of Safety, Honolulu Community College Keiki Hau`oli Children's Center, and Honolulu Jewish Community Preschool and Lanai School: E Malama E Na Keiki O Lanai. Kanani earned her Master's in Education with emphasis in Child Development from Chaminade University in 2009 and among her many degrees and certifications, she is also trainer certified in The Program for Infant Toddler Care (PITC) WestEd Modules I-IV 2011 and coach certified 2011 in CSEFEL Training.

#### **Community Resource Center**

The Community Center will be a space with a multitude of uses by the community as follows: (1) Gathering space for the residents of our Affordable Rental Housing; 2) Conversing with the Board of Health's Department of Vocational Rehabilitation we have discussed this space being used as a "Learning Center" for those that are differently-abled taught 'Life Skills' to transition to self-determined independent living, vocational skills, new technology, math and reading; (3) for emerging congregations as a place to meet and worship, (4) for non-profit organizations to hold meetings and fundraisers, (5) for public and private organizations' meeting space, (6) for organizations in need of a commercial kitchen to assist in their fundraising requirements, and (7) other uses as needed by the community.

4. Describe the target population to be served.

The proposed project will be characterized as capable of helping everyone in the community: from the 6- month- old to the 96- year- old, serving families in the low-income to moderate income brackets in the community, the minority, the differently-abled - the variety and diversity are endless.

5. Describe the geographic coverage.

The historic town of Wailuku has long been a center of power, commerce and society for the island of Maui, serving as home to Maui's most famous Hawaiian

rulers, the site of Kamehameha's most decisive victory in his quest to unify the Hawaiian Islands in the 1790s, and birthplace of one of Maui's earliest and most active Christian missions in the 1830s. Today, Wailuku maintains that stature as the seat of the Maui County government, site of several State and Federal government agencies, a central hub for business, commerce and human services providers on Maui and a large, vital resident population.

Wailuku Union Church has maintained ownership of the original mission grounds site located at the mouth of Iao Valley between Main Street and Aupuni Street. The leaders and congregation of Wailuku Union Church have always taken the responsible stewardship of this property very seriously and have been extremely deliberate in considering potential plans for its development over the years.

The project is the site of the royal compound of Kahekili, Maui's last reigning monarch and the site of Alexander House, the parsonage building constructed in 1901 (and fully restored in the 1990s) for the families of the early missionaries. This site is currently one of the only large, undeveloped tracts of land in central Wailuku town and its pre-contact and post-contact history dictates exceptional cultural and historical sensitivity in considering potential development options.

Due to the historical and cultural sensitivity of the proposed project site, prior to proceeding into the final stages of design and engineering, a comprehensive Archaeological Survey and Environmental Assessment must be accomplished. In addition to ensuring the identification and appropriate preservation of all pre-contact and post-contact findings of historical and/or cultural significance on the project site, the Archaeological Survey and Environmental Assessment will satisfy the Federal, State and local requirements applicable to the project and provide comprehensive, detailed information necessary for final design and site engineering. It is anticipated that the entire project will address: (i) sustainability issues, (ii) stewardship of resources and sensitivity to their impacts, and (iii) identifying and implementing practical building design, construction, operations and maintenance solutions so that buildings are resource efficient, using less water and energy, and saving money for its owner and occupants.

The site is accessible on foot, within a 3 block radius, to social services agencies, public transportation, medical facilities, churches, schools, the library, and several retail stores.

## **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.

The Mission Ground Development Project is seeking a grant-in-aid to assist with developing: 1) A 20-unit 100% affordable rental housing project; 2) A new Pre-School facility to accommodate early childhood education and infant toddler childcare; and 3) A Community Resource Center.

According to EAH Housing, a non-profit housing corporation, "An affordable place to call home is the most basic piece in the puzzle that is our lives. Without it, everyday tasks like cooking, keeping children in school, or holding a job to afford transportation and medical care become impossible. It is the first step in moving towards opportunities and greater possibilities in life."

2. **Projected Timeline.**

|                                                                                                                                                                                                                                                                                                              |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1. Land Use Planning: HRS 343 Environmental Assessment, Special Use Determination and Historic District Approval to support development of twenty multi-family units, preschool and community center, together with supporting infrastructure. Work with development team to finalize a set of design plans. | January 2017-<br>January 2018 |
| 2. Apply and secure construction funds for the project.                                                                                                                                                                                                                                                      | June 2017-<br>June 2018       |
| 3. Secure building and other application permits.                                                                                                                                                                                                                                                            | June 2017-<br>June 2018       |
| 4. Contractor selection process, conduct redesign, value engineering.                                                                                                                                                                                                                                        | September 2017-<br>June 2018  |
| 5. Start of Construction                                                                                                                                                                                                                                                                                     | July 2018                     |
| 6. Complete Construction                                                                                                                                                                                                                                                                                     | December 2019                 |
|                                                                                                                                                                                                                                                                                                              |                               |

The Mission Grounds Development Project will be constructed in two phases:  
●Phase I: 20-Unit Affordable Rental Housing and Community Resource Center  
●Phase II: Early Childhood Education Center - Preschool/Infant-Toddler Facility

3. **Quality Assurance and Evaluation.**

The issuance of a Certificate of Occupancy from the County of Maui will be an indicator that the facilities constructed have been completed according to the standards established by the County of Maui and that the structures can be occupied allowing the project to open.

In addition, the Wailuku Union Church Preschool must maintain compliance with the NAEYC required standards and criteria and be subjected to site visit(s).

4. **Measure of Effectiveness.**

Once the County of Maui issues a Certificate of Occupancy, the occupancy rates will be a constant indicator of its effectiveness. The Preschool facility already operates at its maximum capacity of 32 students and experiences a waitlist of 35 students. The 20-unit affordable housing facilities will serve the low income to moderate income groups. According to HUD's (U. S. Department of Housing & Urban Development) website, HUD User Home, "a 2011 State Housing Planning Study estimated that 28,000 housing units (including 19,000 affordable units) would need to be built between 2012 and 2016 to keep up with demand throughout the state. The study also estimated that Maui would need to add more than 3,400 housing units, including 2,400 units for households earning 80 percent or less of the area median income (AMI). In January 2014, Imi Ikena Apartments' 28-unit development located in Wailuku, Maui, were occupied within 10 days of the building's opening and more than 500 households are on the waiting list, demonstrating the community's acute need for affordable housing."

### III. Financial

#### Budget

1. **Budget Forms:** See attached.
2. **Anticipated quarterly funding requests for the fiscal year 2018:**

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

3. **Sources of funding seeking for fiscal year 2018:**
  - Hawaii Legislature
  - Atherton Foundation
  - Castle Foundation
  - CDBG
  - County of Maui Affordable Housing Fund
  - Federal Home Loan Bank of Seattle
  - First Hawaiian Bank
  - Hawaii Conference Foundation
  - HOME (HUD) - FY 2018
  - The Harry & Jeanette Weinberg Foundation
4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

**NOT APPLICABLE**



5. The applicant shall provide a listing of all federal, state, and county government contracts and grants it has been and will be receiving for program funding.  
**NOT APPLICABLE**
6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2016.  
**NOT APPLICABLE. As a non-profit organization, its assets are restricted.**

#### **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.

Wailuku Union Church has enlisted the services of Howard Kihune, Jr., President of Aina Lani Pacific, LLC, a developer, to assist and provide the necessary skills, abilities, knowledge and experience relating to WUC's Mission Grounds Development Project. His expertise as a Realtor in Sales for the past 14 years with various well-known companies such as Shore to Shore Realty and Coldwell Banker Island Properties Wailea, specializing in sales of luxury properties generating over \$55,000,000. He also served as Project Development & Sales at Windmere Valley Isle Properties in which 2 new projects in the South Maui District, Kai Ani Village - 99 units with sales exceeding \$60,000,000 and Naniloa - 52 units with projected sales at \$37,000,000. In 2014 he created Aina Lani Pacific LLC, a development company with specific emphasis on Workforce & Affordable Housing within the County of Maui. Construction underway for Aina Lani Pacific LLC is a 33 unit affordable housing project in Kaanapali known as Kaiaulu, of which over 100 families applied. All 33 units have been sold and are in various stages of construction. Also in process, is a 42-unit affordable rental housing project known as Pailolo Place in Kapalua. Mr. Kihune currently serves on the Maui County Board of Variances & Appeals, a position he has held since 2013.

In addition, an experienced development team of project consultants has been created to assist with the varied stages of the project. They are:

David Lundquist - Architect and Project Management  
Michael Summers, Planning Consultants Hawaii, Inc.  
A&M Consultants - Development Coordination  
Otomo Engineering - Civil Engineer  
Hawaii Land - Landscape Architect  
Cultural Surveys Hawaii - AIS - Archeological  
Rowell & Associates - Traffic Analysis TIAR  
Rider Levett Bucknall - Cost Estimating

## **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 Mission Ground Development Project is seeking a grant-in-aid to assist with developing facilities that do not yet exist: 1) A 20-unit 100% affordable rental housing project; 2) A new Pre-School facility to accommodate early childhood education and infant toddler childcare; and 3) A Community Resource Center. A site plan is attached to show the conceptual design of the project.

The parcel is owned by Wailuku Union Church debt free with an estimated market land value in excess of over \$1,000,000. The Congregation of Wailuku Union Church provides this parcel as an in-kind contribution to help launch the Mission Grounds Development Project.

## **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.**

Wailuku Union Church is a volunteer organization governed by its Council which will oversee the development and management of the Mission Grounds project. With the assistance of experienced developer Howard Kihune, Jr. of Aina Lani Pacific LLC and David Lundquist, Architect and Project Manager, both of whom possess the qualifications and experience to identify and accomplish the goals and objectives; to meet the timeline; expected outcomes and evaluation, to provide support, direction, and guidance to consultants and WUC Council. These roles are vital to insure the project is on schedule with all timelines as indicated on all phases of the construction process and permitting.

The Architect will provide assistance and guidance in the development of the Project. The architect will draft and design the plans, handle ordinance administration, and many other responsibilities geared towards the beginning and completion of this project. The Architect will provide the necessary protocols and procedures to meet the goals and objectives.

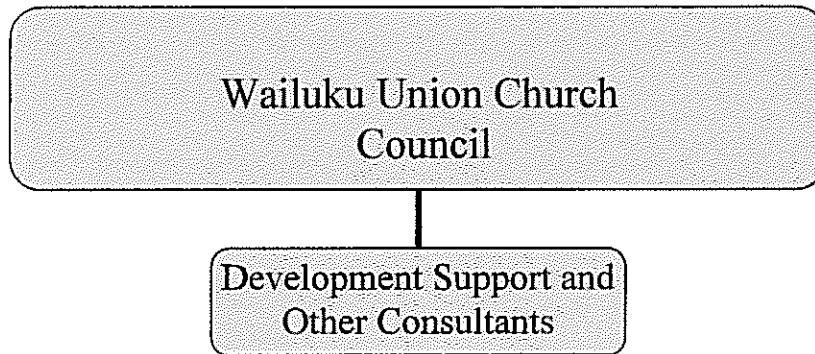
Other consultants and partners include but not limited to:

Michael Summers, Planning Consultants Hawaii, Inc.

A&M Consultants - Development Coordination & Support  
Otomo Engineering - Civil Engineer  
Hawaii Land - Landscape Architect  
Cultural Surveys Hawaii - AIS - Archeological  
Rowell & Associates - Traffic Analysis TIAR  
Rider Levett Bucknall - Cost Estimating

**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.



**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.

**All officers and directors of Wailuku Union Church serve on a volunteer basis.**

**There are only two paid staff positions of Wailuku Union Church:**

- 1. Reverend Robb Kojima, Sr. Pastor: \$70,000**
- 2. Jaime Ribao, Office Administrator: \$30,000**

**Compensation for these positions will not be paid by GIA, CDBG, HOME or other grant funding sources.**

It is anticipated that enroute to completion of the Affordable Housing Project and Community Resource Center, appropriate staffing will be hired to manage and maintain the project. The Preschool Facility and its program will be managed and

staffed by existing employees of the Preschool and an appropriate complement of additional staff will be hired.

## **VI. Other**

### **A. Litigation**

NOT APPLICABLE

### **B. Licensure or Accreditation**

NOT APPLICABLE

### **C. Private Educational Institutions**

NOT APPLICABLE

### **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.**

Wailuku Union Church is a non-profit corporation organized in the State of Hawaii on October 10, 1866. WUC will continue to seek private and foundation grants that will support its affordable housing development, community resource center and preschool facility to benefit the community it serves. WUC will continue to implement fundraising events to raise capital to complete the project and operate sustainably.

Once operational, the Mission Grounds Development Project, will be able to sustain itself through rental and tuition revenues which will be used to pay for operating costs, insurance, site employees, deposit to repair and replacement fund and other needs of the project.

### **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.

**SEE ATTACHED.**

**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.

WAILUKU UNION CHURCH, MISSION GROUNDS DEVELOPMENT

(Typed Name of Individual or Organization)

\_\_\_\_\_  
(Signature)

29 Dec. 2016  
(Date)

LENA MORITA

(Typed Name)

Moderator

(Title)

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2017 to June 30, 2018

Applicant: **WAILUKU UNION CHURCH, MISSION GROUNDS DEVELOPMENT**

| BUDGET CATEGORIES                       | Total State Funds Requested (a) | Total Federal Funds Requested (b)                                                                        | Total County Funds Requested (c) | Total Private/Other Funds Requested (d) |
|-----------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| <b>A. PERSONNEL COST</b>                |                                 |                                                                                                          |                                  |                                         |
| 1. Salaries                             |                                 |                                                                                                          |                                  |                                         |
| 2. Payroll Taxes & Assessments          |                                 |                                                                                                          |                                  |                                         |
| 3. Fringe Benefits                      |                                 |                                                                                                          |                                  |                                         |
| <b>TOTAL PERSONNEL COST</b>             |                                 |                                                                                                          |                                  |                                         |
| <b>B. OTHER CURRENT EXPENSES</b>        |                                 |                                                                                                          |                                  |                                         |
| 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. Consultants                          | 300,000                         |                                                                                                          |                                  |                                         |
| 10.                                     |                                 |                                                                                                          |                                  |                                         |
| 11.                                     |                                 |                                                                                                          |                                  |                                         |
| 12.                                     |                                 |                                                                                                          |                                  |                                         |
| 13.                                     |                                 |                                                                                                          |                                  |                                         |
| 14.                                     |                                 |                                                                                                          |                                  |                                         |
| 15.                                     |                                 |                                                                                                          |                                  |                                         |
| 16.                                     |                                 |                                                                                                          |                                  |                                         |
| 17.                                     |                                 |                                                                                                          |                                  |                                         |
| 18.                                     |                                 |                                                                                                          |                                  |                                         |
| 19.                                     |                                 |                                                                                                          |                                  |                                         |
| 20.                                     |                                 |                                                                                                          |                                  |                                         |
| <b>TOTAL OTHER CURRENT EXPENSES</b>     | <b>300,000</b>                  |                                                                                                          |                                  |                                         |
| <b>C. EQUIPMENT PURCHASES</b>           |                                 |                                                                                                          |                                  |                                         |
| <b>D. MOTOR VEHICLE PURCHASES</b>       |                                 |                                                                                                          |                                  |                                         |
| <b>E. CAPITAL</b>                       | <b>1,700,000</b>                |                                                                                                          |                                  |                                         |
| <b>TOTAL (A+B+C+D+E)</b>                | <b>2,000,000</b>                |                                                                                                          |                                  |                                         |
| <b>SOURCES OF FUNDING</b>               |                                 | Budget Prepared By:                                                                                      |                                  |                                         |
| (a) Total State Funds Requested         | <b>2,000,000</b>                |                                                                                                          | 808-244-9177                     |                                         |
| (b) Total Federal Funds Requested       |                                 | Name (Please type or print)                                                                              |                                  |                                         |
| (c) Total County Funds Requested        |                                 | Phone                                                                                                    |                                  |                                         |
| (d) Total Private/Other Funds Requested |                                 | Date                                                                                                     |                                  |                                         |
| <b>TOTAL BUDGET</b>                     | <b>2,000,000</b>                | Signature of Authorized Official: <u>LENA MORITA, MODERATOR</u><br>Name and Title (Please type or print) |                                  |                                         |

## BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2017 to June 30, 2018

Applicant: WAILUKU UNION CHURCH, MISSION GROUNDS DEVELOPMENT

| POSITION TITLE                 | FULL TIME EQUIVALENT | ANNUAL SALARY<br>A | % OF TIME ALLOCATED TO GRANT REQUEST<br>B | TOTAL STATE FUNDS REQUESTED<br>(A x B) |
|--------------------------------|----------------------|--------------------|-------------------------------------------|----------------------------------------|
| NOT APPLICABLE                 |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
|                                |                      |                    |                                           | \$ -                                   |
| <b>TOTAL:</b>                  |                      |                    |                                           |                                        |
| <b>JUSTIFICATION/COMMENTS:</b> |                      |                    |                                           |                                        |

## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2017 to June 30, 2018

Applicant: WAILUKU UNION CHURCH, MISSION GROUNDS DEVELOPMENT

| DESCRIPTION<br>EQUIPMENT       | NO. OF<br>ITEMS | COST PER<br>ITEM | TOTAL<br>COST | TOTAL<br>BUDGETED |
|--------------------------------|-----------------|------------------|---------------|-------------------|
| <b>NOT APPLICABLE</b>          |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
| <b>TOTAL:</b>                  |                 |                  |               |                   |
| <b>JUSTIFICATION/COMMENTS:</b> |                 |                  |               |                   |

| DESCRIPTION<br>OF MOTOR VEHICLE | NO. OF<br>VEHICLES | COST PER<br>VEHICLE | TOTAL<br>COST | TOTAL<br>BUDGETED |
|---------------------------------|--------------------|---------------------|---------------|-------------------|
| <b>NOT APPLICABLE</b>           |                    |                     | \$ -          |                   |
|                                 |                    |                     | \$ -          |                   |
|                                 |                    |                     | \$ -          |                   |
|                                 |                    |                     | \$ -          |                   |
|                                 |                    |                     | \$ -          |                   |
| <b>TOTAL:</b>                   |                    |                     |               |                   |
| <b>JUSTIFICATION/COMMENTS:</b>  |                    |                     |               |                   |



## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2017 to June 30, 2018

Applicant: WAILUKU UNION CHURCH, MISSIOI GROUNDS DEVELOPMENT

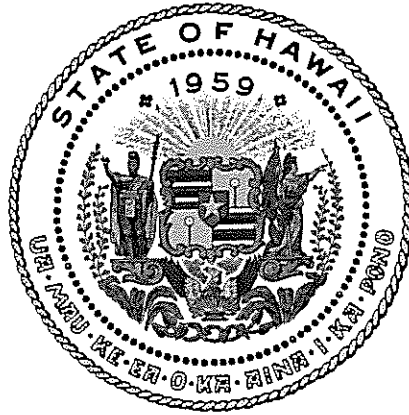
| FUNDING AMOUNT REQUESTED        |                                              |               |                       |                    |                                      |              |
|---------------------------------|----------------------------------------------|---------------|-----------------------|--------------------|--------------------------------------|--------------|
| TOTAL PROJECT COST              | ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS |               | STATE FUNDS REQUESTED | OF FUNDS REQUESTED | FUNDING REQUIRED IN SUCCEEDING YEARS |              |
|                                 | FY: 2015-2016                                | FY: 2016-2017 | FY:2017-2018          | FY:2017-2018       | FY:2018-2019                         | FY:2019-2020 |
| PLANS (OTHER DEVELOPMENT COSTS) |                                              |               | 500,000               |                    |                                      |              |
| LAND ACQUISITION                |                                              |               |                       |                    |                                      |              |
| DESIGN                          |                                              |               | 500,000               |                    |                                      |              |
| CONSTRUCTION                    |                                              |               | 1,000,000             |                    |                                      |              |
| EQUIPMENT                       |                                              |               |                       |                    |                                      |              |
| TOTAL:                          |                                              |               | 2,000,000             |                    |                                      |              |
| JUSTIFICATION/COMMENTS:         |                                              |               |                       |                    |                                      |              |

**GOVERNMENT CONTRACTS AND / OR GRANTS**

Applicant: WAILUKU UNION CHURCH, MISSION GROUNDS DEVELOPMENT

Contracts Total: -

|    | <b>CONTRACT DESCRIPTION</b> | <b>EFFECTIVE DATES</b> | <b>AGENCY</b> | <b>GOVERNMENT ENTITY</b><br>(U.S. / State / Haw / Hon / Kau / Mau) | <b>CONTRACT VALUE</b> |
|----|-----------------------------|------------------------|---------------|--------------------------------------------------------------------|-----------------------|
| 1  | NOT APPLICABLE              |                        |               |                                                                    |                       |
| 2  |                             |                        |               |                                                                    |                       |
| 3  |                             |                        |               |                                                                    |                       |
| 4  |                             |                        |               |                                                                    |                       |
| 5  |                             |                        |               |                                                                    |                       |
| 6  |                             |                        |               |                                                                    |                       |
| 7  |                             |                        |               |                                                                    |                       |
| 8  |                             |                        |               |                                                                    |                       |
| 9  |                             |                        |               |                                                                    |                       |
| 10 |                             |                        |               |                                                                    |                       |
| 11 |                             |                        |               |                                                                    |                       |
| 12 |                             |                        |               |                                                                    |                       |
| 13 |                             |                        |               |                                                                    |                       |
| 14 |                             |                        |               |                                                                    |                       |
| 15 |                             |                        |               |                                                                    |                       |
| 16 |                             |                        |               |                                                                    |                       |
| 17 |                             |                        |               |                                                                    |                       |
| 18 |                             |                        |               |                                                                    |                       |
| 19 |                             |                        |               |                                                                    |                       |
| 20 |                             |                        |               |                                                                    |                       |
| 21 |                             |                        |               |                                                                    |                       |
| 22 |                             |                        |               |                                                                    |                       |
| 23 |                             |                        |               |                                                                    |                       |
| 24 |                             |                        |               |                                                                    |                       |
| 25 |                             |                        |               |                                                                    |                       |
| 26 |                             |                        |               |                                                                    |                       |
| 27 |                             |                        |               |                                                                    |                       |
| 28 |                             |                        |               |                                                                    |                       |
| 29 |                             |                        |               |                                                                    |                       |
| 30 |                             |                        |               |                                                                    |                       |



## 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

WAILUKU UNION CHURCH

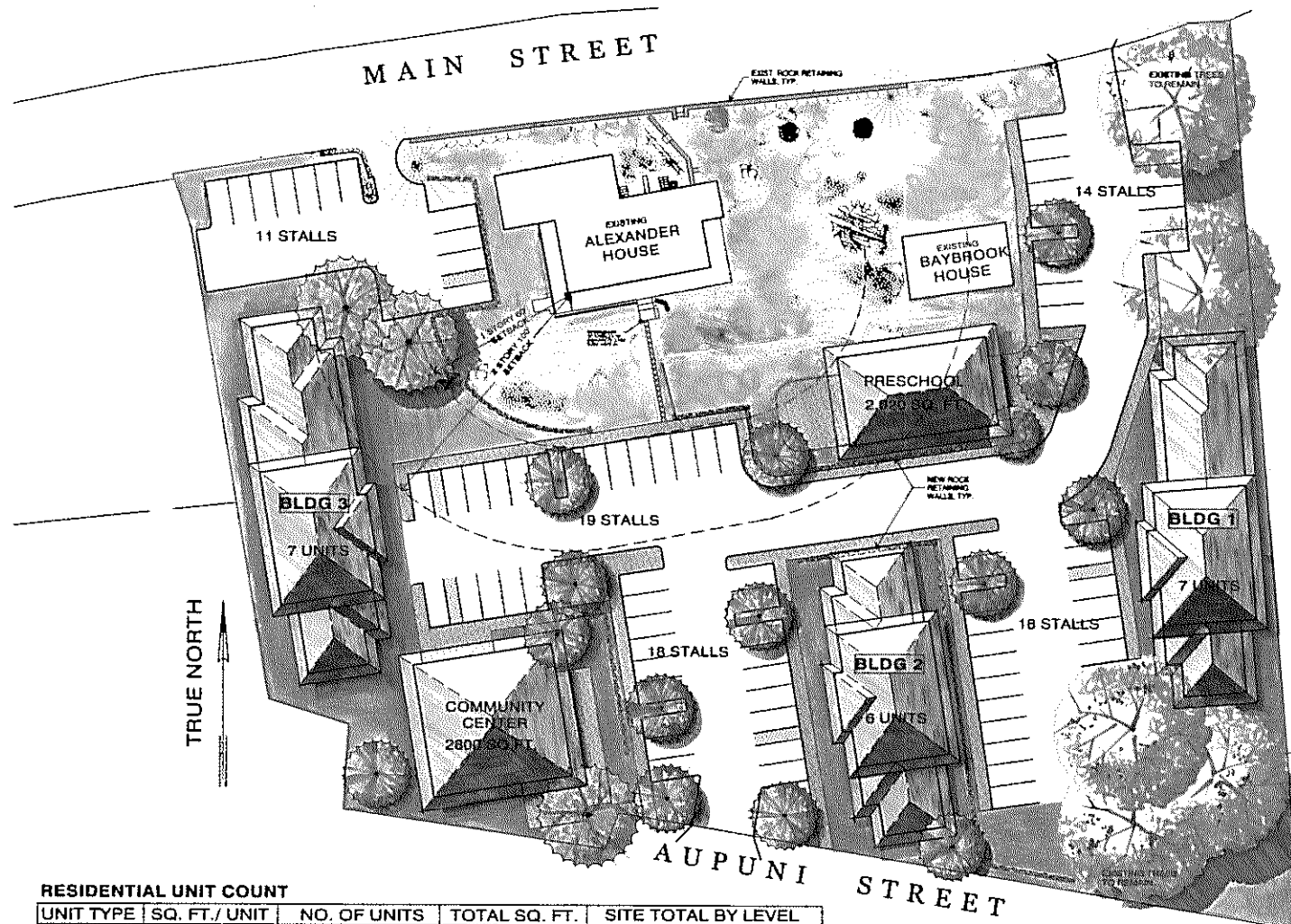
was incorporated under the laws of Hawaii on 10/10/1866 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.



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: December 30, 2016

Director of Commerce and Consumer Affairs



TRUE NORTH

SCALE: 1" = 40'  
 0 10' 20' 40'  
 SCALE 1" = 40'-0"

**RESIDENTIAL UNIT COUNT**

| UNIT TYPE   | SQ. FT. / UNIT | NO. OF UNITS   | TOTAL SQ. FT. | SITE TOTAL BY LEVEL                                     |
|-------------|----------------|----------------|---------------|---------------------------------------------------------|
| 1 BR / 1 BA | 720 SQ. FT.    | 7 GROUND LEVEL | 5,040 SQ. FT. | GRND. LEVEL 10,990 SQ. FT.<br>UPPER LEVEL 5,100 SQ. FT. |
| 2 BR / 2 BA | 850 SQ. FT.    | 7 GROUND LEVEL | 5,950 SQ. FT. |                                                         |
|             |                | 6 UPPER LEVEL  | 5,100 SQ. FT. |                                                         |

PARCEL SIZE: 115,845 SQ. FT. (2.659 ACRES)  
 TOTAL RESIDENTIAL FLOOR AREA: 16,090 SQ. FT.  
 TOTAL NO. RESIDENTIAL UNITS: 20

7/28/2016  
**DAVID WARREN LUNDQUIST**  
 ARCHITECT  
 AR 6901  
 (808) 283-8015

**PROPOSED CONCEPTUAL MISSION GROUNDS DEVELOPMENT**  
 WAILUKU UNION CHURCH MISSION GROUNDS  
 AUPUNI STREET & MAIN STREET WAILUKU, HI  
 TMK: 3-4-14: 05