

Molokai Affordable Housing Alliance Summary

Mission: To provide safe and dignified housing to Molokai residents.

Category: Housing and Support Services

Contact: Liliana Napoleon, Board President

Address: 55 Naiwa Road, Hoolehua, Hawaii 96729

Grant History: N/A

2024 Request: \$25,000 for general operating support

Notes:

- Elderly Tiny Home Project seeks to provide lots, gardens, and tiny homes for disabled seniors living on Molokai.
- Also supports housing stability and food supplies for low income and disabled.
- Reports many seniors living in tents, buses, and sheds due to lack of affordable housing.
- Seeking funds to provide training for basic carpentry and tiny house construction, clearing lots, and providing internship fees and operating expenses to maintain project.
- **Plan is to build 4 tiny homes in 2024 along with 10 farm shed builds for Naiwa Homesteaders. Cost is \$72,000 per tiny home. Total for 2024 is \$288,000.**





MOLOKAI

- AFFORDABLE HOUSING ALLIANCE -

\$25,000 request

Cost per tiny home
is \$72,000.

Wednesday October 18, 2023

Dorcy Hawaiian Foundation
81 East Seventh Street, Suite 125
St. Paul, MN 55101

Dear Dorcy Hawaiian Foundation Representatives:

It is with humbleness for Molokai Affordable Housing Alliance (MAHA) to introduce ourselves and the on-going work and projects we have been articulating and implementing for the indigenous Native Hawaiian people of Molokai!!

Our grass-roots organization, Molokai Affordable Housing Alliance (MAHA)--Hawaiian Meaning (Relief from Pain [Hawaiian word of the day: Maha - YouTube](#)) has been working really hard to pull together the necessary resources and volunteers to bring to fruition the Elderly Tiny Home Haven Bundle (lot clearing+Garden+tiny home) for our elderly/Kupuna on the island of Molokai who are currently struggling and living displaced/homeless.

In addition to the Elderly Tiny Home Project; MAHA is committed to helping low and moderate income individuals and families on Moloka'i who are struggling with severe housing instability and food insecurity to maintain a life of dignity through custom high-quality affordable housing solutions, access to nutritious foods, and empowerment training programs to propel them toward economic stability and equanimity.

With gratitude toward the project support we have received thus far from Naiwa Agricultural Subdivision Alliance, Hawaii Peoples Fund, Hawaii Women's Fund, Re-Use Hawaii, Hawaii Community Lending, Nareit Hawaii, Operation Tiny Home, Makaha Learning Center and KUPU Hawaii; we have been able to plan, coordinate, and motion into the implementation stages of helping the Native Hawaiian Elderly one Kupuna at a time as well as uplift and empower the community through the planned future training programs to create mobilization and stability.

Here are some web links regarding the Naiwa Homestead project:

- [Department of Hawaiian Home Lands | Nā'iwa Agricultural Subdivision Project](#)
- [Workshop scheduled for DHHL agricultural lessees of Naiwa Homestead on Molokai – Hawai'i Community Lending \(hawaiicomunitylending.com\)](#)

#55 Naiwa Road, Hoolehua, Hawaii 96729
molokai.ah.alliance@gmail.com
1-808-213-5180 (phone/text/voicemail)



- AFFORDABLE HOUSING ALLIANCE -

- [Long-awaited farmland on horizon for lessees | News, Sports, Jobs - Maui News](#)
- [\\$1.5M in grants will help Molokai residents build and own homes \[Maui News\] – Hawai'i Community Lending \(hawaiicommunitylending.com\)](#)

Operation Tiny Home posting on the build:

- [OperationTinyHome \(@operationtinyhome\) • Instagram photos and videos](#)

The support we have received thus far from the agencies listed above has definitely guided the initial onset of MAHA presence in the community and has created a catalyst to segway into the ongoing planning and implementation of the project initiatives, yet the shortcoming of operational funds to keep efforts moving forward remains as a considerable urgency for MAHA.

Need be Addressed

- 60% of the low and moderate income individuals and families on Moloka'i who are struggling with severe housing instability and food insecurity are Native Hawaiian indigenous people in which 50% are Hawaiian Homelands beneficiaries who are either awaiting for a lot award or are with a lease and lack the adequate capital to develop their lots with a livable home and operable farm.
- Of the 60% of the low and moderate income individuals and families on Moloka'i who are struggling with severe housing instability and food insecurity; 20% are elderly/Kupuna (60 years and older) who are completely disabled with multiple health ailments and aging in tents, buses, and makeshift sheds that are simply nonfunctional for an elderly person who multiple ailments and comorbidities.
- The identified low and moderate individuals and families on Moloka'i who are struggling with severe housing instability and food insecurity are either unemployed or underemployed with minimal access to skilled-trade and empowerment training programs that segway into workforce related opportunities.

Participants

- There is approximately 2,600 low and moderate income individuals and families on Moloka'i who are struggling with severe housing instability and food insecurity that are Native Hawaiian indigenous in which 1,300 are Hawaiian Homelands beneficiaries who are either awaiting for a lot award or are with a lease and lack the adequate capital to develop their lots with a livable home and operable subsistence farm.
- There are approximately 520 elderly/Kupuna (60 years and older) who are completely disabled with multiple health ailments and aging in tents, buses, and makeshift sheds that are simply nonfunctional for an elderly person who has multiple ailments and comorbidities.
- The 2,600 Molokai individuals and families classified as low and moderate income are either unemployed or underemployed and have an enormous need for streamline on-island access into basic skilled-trade training and empowerment programs that channels their accomplishments toward workforce related opportunities in efforts to breaking the chains of poverty for their families and generations to come.



MOLOKAI

- AFFORDABLE HOUSING ALLIANCE -

Activities

- Tiny home on wheels being built by local contractor for Uncle Blue Poepoe (Naiwa, Homesteader) who is living in a shed and has a debilitating illness and is stricken by poverty.
- Tiny home on wheels being built by Operation Tiny Home and scheduled to be sent to Hawaii in early December 2023 for yet another one of our Native Hawaiian Kupuna/Elder who is living in a tent and has a debilitating illness and is stricken by poverty.
 - *Questing for Funds to neutralize the maintenance budget in upkeeping the tiny home and internship fee correlated with the Tiny Home Project Technician positions.*
- Makaha Learning Center - Aloha Construction Training (includes basic carpentry, plumbing, electrical and labor) scheduled to launch in December 2023 to provide empowerment and skill set building for project usage as well as employment opportunities to Naiwa Homesteaders and their families members as the subdivision strives toward home owner builder and farm building development. Goal is to train 30 Native Hawaiian Naiwa Lessees and family members in preparation for the upcoming development project. First training round funds made possible by Nareit Hawaii.
 - *Questing for Funds to neutralize the Aloha Construction training cost and provide transitional workforce related services to the training completers with an internship opportunity segment with MAHA.*
- Lot Clearing and garden preparation being provided by Molokai Affordable Housing Alliance (KUPU intern) who is serving a one year term and goal is to expand KUPU internship opportunities to others in the community to serve with MAHA; when funds become to cover the cost of the interns.
 - *Questing for Funds to neutralize the lot clearing and gardening budget for materials/equipment/supplies as it relates to the tiny home+lot clearing+garden project.*
 - *Questing for funds to neutralize the internship fee correlated with the Tiny Home Project Technician positions.*
- Providing support and guidance toward the Naiwa Agricultural Youth Council; the future lessees of the Naiwa Homestead.
 - *Questing for funds to neutralize the minimal operating expenses that correlates with the Naiwa Agricultural Youth Council (NAYC) pursuits and activities.*
- Native Hawaiian Womens and Teens uplifting movement initiative of prioritizing a portion of the Aloha Construction training seats to secure for the women and teens as a means to provide them with empowerment, uplifting, confidence, and skills to embark into the construction sector.

Mahalo nui loa for giving MAHA the opportunity to submit an application for the Dorcy Hawaiian Foundation Grant. It truly means alot to us!

Respectfully,

Liliansa Napoleon, MBA

(Volunteer - Board President)

#55 Naiwa Road, Hoolehua, Hawaii 96729

molokai.ah.alliance@gmail.com

1-808-213-5180 (phone/text/voicemail)

tammy@dorcyfdn.org

From: Moloka'i AH Alliance <molokai.ah.alliance@gmail.com>
Sent: Thursday, January 18, 2024 1:53 PM
To: tammy@dorcyfdn.org
Subject: Re: Dorcy Hawaiian Foundation - one more thing

"\$288,000.00" apologies for too many zeros in the original thread. For the tiny homes, priority will be for the elderly and MAHA will take into consideration other Naiwa Homesteaders who are currently homeless and without a living structure on their lot and without capital and sufficient AMI to be considered for one of tiny homes after all the Kupuna/Elderly have taken cared of.

Mahalo.

On Thu, Jan 18, 2024 at 9:50 AM Moloka'i AH Alliance <molokai.ah.alliance@gmail.com> wrote:
Aloha Tammy:

Yes, for the Tiny Homes; for the final cost all said and done and placed onto the Kupuna homestead and ready to move in turn key ready the price individually is \$72,000.00. So therefore in 2024, for the 4 tiny homes that we plan to build and have completed and move in ready for our needy families/elderly in Naiwa Homestead the price being at \$288,0000.00.

With the understanding that the retail price is around \$87,000.00 per tiny home. We are able to include the value savings through the inclusion of interns (Naiwa homesteaders trained through the (Aloha Construction Foundation and Clean Energy Technician Training) to assist with the building and in-kind donations from the local delivery companies (Matson, YB, Makoa Trucking).

Mahalo nui loa,

Lily.

On Thu, Jan 18, 2024 at 9:30 AM <tammy@dorcyfdn.org> wrote:

What does it cost to build each house? I think this information will be helpful for the board to understand your goals, i.e., Build 20 houses in 2024 at an approximate cost of \$XXX per house.

THANKS!

From: Moloka'i AH Alliance <molokai.ah.alliance@gmail.com>
Sent: Thursday, January 18, 2024 1:41 PM
To: tammy@dorcyfdn.org
Subject: Re: Dorcy Hawaiian Foundation

Aloha Tammy:

We plan to build 2 tiny homes (are in the process of being secured) with the aspiration to build an additional 2 more tiny homes. So yes, a total of 4 tiny homes in 2024 along with the 10 farm shed builds for our Naiwa Homesteaders. We are also super grateful to share that there is a high possibility of nanogrid system build and installation (by the homesteaders and other community members) for the tiny home and farm energy needs.

In 2025 and 2026, we seek to build an additional 4-6 tiny homes and 10-20 additional farm sheds. With the understanding that the need is for all 58 Naiwa Agricultural Homestead lots. By 2026 and into 2027 the goal is to guide and help Naiwa Homestead families who seek to do so to build their single family homestead homes via the Home-Owner builder approach.

From 2024-2026; MAHA plans to run two cohorts per year for both Construction/Carpentry Training and Clean Energy Technician Training to prepare the Naiwa Homesteaders for the tiny home, farm shed, and single family home builds along with gaining the adequate "know hows" on off-grid nanogrid system installation and maintenance for the tiny homes, farm sheds, and overall farm energy needs.

For the notion, the Naiwa Agricultural Subdivision is without electricity from the grid; hence the need for off-grid living till the infrastructure is installed by the Department of Hawaiian Home Lands which is viewed to be initiated in 2027. Many families are below the AMI poverty guidelines; which may mean their inability to afford ongrid electricity; therefore the off-grid energy source may be their long term route for energy needs for both their tiny home/single family homes and for their farming efforts.

Mahalo,

Lily.

On Thu, Jan 18, 2024 at 9:28 AM <tammy@dorcyfdn.org> wrote:

Aloha Lily!

I am processing your application. Can you please give me an indication how many tiny houses you plan to build this year and the next few years? Any other clarifying information will be appreciated!

THANKS!

GENERAL OPERATING SUPPORT [BUDGET] MOLOKAI AFFORDABLE HOUSING ALLIANCE

Project Name: Naiwa Kupuna (Lot Clearing + Tiny Home) Builder Program					
Expenses	Amount in Need and Requesting	Other Contributions	Expense Total	Tentative Start Date	Details
Basic Construction Course & Certification	0.00	\$18,000.00	\$18,000.00	February-March 2024	Hybrid Basic Construction known as Aloha Construction course to teach the project volunteers about carpentry, electrical, plumbing, and safety. \$900.00 per project volunteer at a total of 20 project volunteers.
OSHA-10 Course & Certification	\$2,000.00	\$2,000.00	\$4,000.00	February-March 2024	In-person OSHA-10 course and certification provided by Makaha Learning Center. \$200.00 per project volunteer at a total of 20 project volunteers
Heart Saver First aid, CPR, AED Course & Certification	\$1,000.00	\$1,000.00	\$2,000.00	February-March 2024	Hybrid HeartSaver training with Kurt Go on Molokai for the first aid, CPR, AED course and certification. \$100.00 per project volunteer at a total of 20 project volunteers
Honorarium for Training and Project Completers	\$0.00	\$20,000.00	\$20,000.00	May 2024	\$1,000.00 per participant—20 total (youth and adults—males and females) completers of the Naiwa Builder Program
Building & Lot Clearing/Cleaning Materials	\$10,000.00	\$2,000.00	\$12,000.00	February-March 2024	Building materials (lumber, nails, paint, etc.)
Building & Lot Clearing/Cleaning Supplies	\$5,000.00	\$1,000.00	\$6,000.00	February-March 2024	Building supplies (hammers, drills,, carpenter belt, measuring tapes, etc.) Lot clearing supplies (rakes, wheelbarrows, picks, gloves, etc.)
Building & Lot Clearing/Cleaning Equipment	\$5,000.00	\$2,000.00	\$7,000.00	February-March 2024	Building equipment (ladders, scaffolds, etc.) Lot clearing equipment (chain saw, ax, sickle, root rake, etc.)
Personal Protective Equipment	\$2,000.00	\$0.00	\$2,000.00	February-March 2024	\$100.00 per project volunteer for the PPE OSHA compliant Kit.
Marketing/Outreach	\$0.00	\$1000.00	\$1,000.00	February-March 2024	Social Media Boost, Fliers, door to door promoting
TOTAL	\$25,000.00	\$47,000.00	\$72,000.00		
TOTAL AMOUNT BEING REQUESTED: \$25,000.00					

PROFIT AND LOSS STATEMENT

COMPANY NAME

Molokai Affordable Housing Alliance

STATEMENT REPORTING PERIOD

STARTING DATE

ENDING DATE

01/01/2023

to

12/31/2023

REVENUE

Including deductions for returns and discounts

Sales Revenue	\$	18,000.00
Other Revenue	\$	65,000.00
GROSS REVENUE	\$	83,000.00

COST OF GOODS SOLD

COGS	\$	-
TOTAL COGS	\$	-

GROSS PROFIT

Gross Revenue minus COGS

--	--	--

EXPENSES

Wages and Benefits	\$	-
Rent / Mortgage	\$	-
Utilities	\$	-
Office Supplies	\$	3,000.00
Internet & Phone	\$	4,200.00
Travel	\$	3,000.00
Insurance	\$	2,000.00
Interest	\$	-
Depreciation	\$	-
Taxes	\$	1,000.00
Other Expenses	\$	62,000.00
TOTAL EXPENSES	\$	75,200.00

NET INCOME

Gross Profit minus Total Expenses

\$	7,800.00
-----------	-----------------