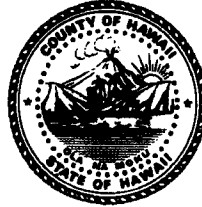


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

Robert H. Command
Deputy Managing Director



Susan K. Kunz
Housing Administrator

County of Hawai'i
Office of Housing and Community Development

1990 Kino'ole Street, Suite 102 • Hilo, Hawai'i 96720 • (808) 961-8379 • Fax (808) 961-8685
Existing Housing: (808) 959-4642 • Fax (808) 959-9308
Kona: (808) 323-4300 • Fax (808) 323-4301

March 1, 2023

MEMORANDUM

TO: Heather Kimball, Council Chair
and Members of the Hawai'i County Council
Hawai'i County Council

FROM: Susan K. Kunz
Housing Administrator

**RE: QUARTERLY REPORT PER ORDINANCE NO. 23-20 DATED
FEBRUARY 23, 2023**

.....
The Office of Housing and Community Development (OHCD) submits its quarterly report for the period of October 1, 2022 - December 31, 2022, as required by Ordinance No. 23-20 to provide the following information:

1. A list of developers in possession of excess affordable housing credits and the number of affordable housing credits each developer has earned, transferred, redeemed, and remains in possession of as of the end of the quarterly reporting period. See Exhibit 1.
2. Summary of the Current Affordable Housing Inventory.

This list represents an inventory of the County of Hawai'i's affordable housing projects and includes housing projects owned by private, non-profit or governmental entities, developed with funding or support from federal, state or county resources. See Exhibit 2.

3. An accounting of significant actions taken under authority of this chapter including, but not limited to the following:

For sale affordable housing units developed and sold:	0	Infrastructure conveyed:	0
Finished affordable housing lots constructed and sold:	0	Affordable housing units resold:	0
Affordable housing rental units constructed and being rented:	60	Density bonuses granted:	0
Developable land conveyed:	0		



Exhibit 1. Status report of developers in possession of affordable housing excess credits for the reporting period: October 1 - December 31, 2022.

INITIAL DEVELOPER	EARNED	SOLD OR TRANSFERRED	PURCHASED	REDEEMED	OUTSTANDING EXCESS CREDIT BALANCE
AAA Development, LLC	0	0	0	0	522
Armstrong Companies LLC	0	0	0	0	24
Big Island Housing Foundation	0	0	0	0	22
Bridge Aina Lea, LLC	0	0	0	0	47
Chalon International / Surety Kohala*	0	0	0	0	90
D.R. Horton Schuler Homes, LLC	0	0	0	0	24
DHHL	0	0	0	0	107
Gretchen Osgood	0	0	0	0	41
HICDC (Hawai'i Island Community Dev Corp)	0	0	0	0	74
Hualalai Health, LLC	0	0	0	0	23
Kona Country Club Inc.	0	0	0	0	6
Lanihau Properties, LLC*	0	0	0	0	160
Moaniala Holdings, LLC	0	0	0	0	1
Parker Ranch, Inc.*	0	0	0	0	84.2
Pinn Bros Construction, Inc.	0	0	0	0	12
Plant-Mason Family Trust	0	0	0	0	2
Redwood Capital Finance Co (RCFC)	0	0	0	0	4
SCD Kona 108 LLC	0	0	0	0	10
Suffolk Investment, LLC	0	0	0	0	40
WB KD Acquisitions, LLC	0	0	0	0	8
TOTALS:	0	0	0	0	1,301.2

* "Bonus credits" were awarded prior to the establishment of Chapter 11 through Hawai'i County Housing Authority (HCHA) Resolution 65 dated May 2, 1990. Bonus Credits are not transferrable and may only be redeemed by the initial developer who earned them.

HAWAII COUNTY AFFORDABLE HOUSING INVENTORY BY HOUSING TYPE
 QUARTERLY REPORT: OCTOBER - DECEMBER 2022

EXHIBIT 2.

RENTAL HOUSING

Facility Name	Address	City	Units	Management Agent	Contact Details
E Komo Mai	816 Kinoole Street	Hilo	45	Big Island Housing Foundation	(808) 969-3327
Hale Haumana	1452 Kino'ole Street	Hilo	18	Sal Honiuchi	(808) 217-6164
Hale Hoaloa	119 W. Lanikaula Street	Hilo	81	Cambridge Management Inc.	(808) 935-9101
Hale Kikaha*	74-5593 Pawai Place	Kailua Kona	23	HOPE Services Hawai'i	(808) 935-3050
Hale Kulike*	34 Rainbow Drive	Hilo	18	HOPE Services Hawai'i	(808) 935-3050
Hale Makana Ohana "Lei Ohana"	74-607E Manawalea Street	Kailua Kona	85	The Michaels Organization	(808) 342-1468
Hale Ulu Hoi I*	1303 Ululani Street	Hilo	18	Big Island Housing Foundation	(808) 969-3327
Hale Ulu Hoi II*	1305 Ululani Street	Hilo	18	Big Island Housing Foundation	(808) 969-3327
Hale Ulu Hoi III	485 Laukapu Street	Hilo	18	Big Island Housing Foundation	(808) 969-3327
Hilo Hale*	208 Wainaku Street	Hilo	9	Mental Health Kokua	(808) 933-1212
Hilo Maile Terrace	40 Maile Street	Hilo	24	Melissa Kalauli Realty	(808) 961-5662
Jack Hall Kona	74-895 Kealakhehe Street	Kailua Kona	48	Bob Tanaka Inc.	(808) 949-4111
Ka Hale Kahaolu	78-6725 Makolea Street	Kailua Kona	50	Hawai'i Public Housing Authority	(808) 322-1915
Kaiulu O Waikoloa	68-1850 Pua Meia Street	Waikoloa	60	Ikaika Ohana/ Thirtyone 50 / Hyder	(808) 333-3860
Kaimalino	74-5060 Kealakaa Street	Kailua Kona	40	Hawai'i Public Housing Authority	(808) 322-1915
Kama'aina Hale	75-5837 Kuakini Highway	Kailua Kona	126	Hawai'i Affordable Properties Inc.	(808) 327-4997
Kaunaha O'Hanakahi	11 Puamela Street	Hilo	6	Steadfast Housing Development Corporation	(808)599-6230
Kauhale Olu I, II, & III	19 Pamala Street	Hilo	20	Hawai'i Public Housing Authority	(808) 832-5960
Kauhou*	28-2926 Kumula Street	Pepeekeo	124	AMI Management Corp.	(808) 961-5015
Ke Kumu Ekahi	68-3340 Ke Kumu Place	Waikoloa	48	Hawai'i Affordable Properties Inc.	(808) 322-3422
Ke Kumu Ekolu	68-3385 Ke Kumu Place	Waikoloa	20	Hawai'i Affordable Properties Inc.	(808) 322-3422
Ke Kumu Eua	68-3367 Ke Kumu Place	Waikoloa	26	Hawai'i Affordable Properties Inc.	(808) 322-3422
Keolohou*	74-991 Manawalea Street	Kailua Kona	48	Hawai'i Public Housing Authority	(808) 322-1915
Kona Chocho Estates*	75-5750 Alanoce Place	Kailua-Kona	5	Mental Health Kokua	(808) 331-1864
Kona Kokua*	74-5035 Kealapua Street	Kailua-Kona	6	Steadfast Housing Development Corporation	(808)599-6230
Kona Krafft Group Home*	75-187 Alakai Street	Kailua-Kona	4	Mental Health Kokua	(808) 331-1864
Kona Palisades*	82-1055 Kiloa Road	Captain Cook	6	ARC of Kona	(808) 323-2626
Lailani Apartments	73-4338 Haiku Place	Kailua-Kona	4	Steadfast Housing Development Corporation	(808)599-6230
Lanakila Homes I, II, III, & IV	74-973 Kealakhehe Street	Kailua Kona	200	Hawai'i Affordable Properties Inc.	(808) 327-4997
Lincoln Courtside	60 Holomalia Street	Hilo	210	Hawai'i Public Housing Authority	(808)933-0474
Lokahi	400 Kinoole Street	Hilo	36	Seawind Realty	(808) 935-5031
Lokahi Ke'u	30 Lokahi Street	Hilo	30	Hawai'i Public Housing Authority	(808) 832-5960
Na Kahua Hale O Ulu Wini*	73-4411 Kakahiaka Street	Kailua Kona	306	Indigo Real Estate Services	(808) 769-4929
Nani o Puna	73-1180 Ulu Wini Place	Kailua Kona	96	Hawai'i Affordable Properties Inc.	(808) 319-2366
Noelani I	15-3047 Kauhale Street	Pahoa	32	Hawai'i Affordable Properties Inc.	(808) 322-3422
Noelani II	65-1189 Opelo Road	Kamuela	19	Hawai'i Public Housing Authority	(808) 887-8130
Punahale Homes	62-2600 Ouli Ekahi Place	Kamuela	24	Hawai'i Public Housing Authority	(808) 887-8130
Riverside Apartments	5A Lokahi Place	Hilo	33	Hawai'i Affordable Properties Inc.	(808) 322-3422
Steadfast Housing Development Corporation No. 2*	333 Ohai Street	Hilo	30	Hawai'i Public Housing Authority	(808) 933-0474
Steadfast Housing Development Corporation No. 5*	192 Mohouli Street	Hilo	74	Big Island Housing Foundation	(808) 969-3327
Steadfast Housing Development Corporation No. 8*	81-6618 Kaeo Place	South Kona	6	Steadfast Housing Development Corporation	(808)599-6230
Waikoloa Gardens	45-3315 Mamane Street	Honokaa	6	Steadfast Housing Development Corporation	(808)599-6230
Weinberg Hale Kai Malino*	68-1820 Pua Meia Street	Waikoloa	24	Bob Tanaka Inc.	(808) 967-4111
Weinberg Hale Kupa*	74-5079 Hanahanai Loop	Kailua-Kona	6	Steadfast Housing Development Corporation	(808)599-6230
Totals:	94-6733 Kamaoa Road	Naahehu	5	Steadfast Housing Development Corporation	(808)929-7171
46 Rental Housing Facilities			2141		

*This facility has 1 or more unit(s) that have eligibility requirements. Conditions may include preference for homeless individuals or families, disability, or mental health impairment.



**HAWAII COUNTY AFFORDABLE HOUSING INVENTORY BY HOUSING TYPE
QUARTERLY REPORT: OCTOBER - DECEMBER 2022**

EXHIBIT 2.

SENIOR RENTAL HOUSING

Facility Name	Address	Location	Units	Property Manager	Contact Details
Ainakea Elderly Apartments	53-3996 Ainakea Drive	Kapaau	30	Bob Tanaka Inc.	(808) 949-4111
Ainakea Senior Residences	53-3988 Ainakea Drive	Kapaau	30	Hawaii Affordable Properties Inc.	(808) 332-3422
Captain Cook Elderly	82-1040 Kila Road	Captain Cook	21	Day Lum Rentals	(808) 935-4152
Hali Elderly	227 Hali Street	Hilo	36	Cambridge Management Inc	(808) 961-3276
Hale Alaha O Puna	16-189 Pili Mua Street	Keaau	30	Hawaii Public Housing Authority	(808) 933-0474
Hale Hauoli	45-540 Koniaka Place	Honokaa	40	Hawaii Public Housing Authority	(808) 933-0474
Hale Hookipa	81-1038 Nani Kupuna Place	Kealahou	32	Hawaii Public Housing Authority	(808) 933-0474
Hale Makana O Kupuna "Lei Kupuna"	74-5285 Kaeka Street	Kailua Kona	85	The Michaels Organization	(808) 342-1468
Hale Olaloa	144 Kamana Street	Hilo	50	Hawaii Public Housing Authority	(808) 933-0474
Harry & Jeanette Weinberg Keaau Elderly	16-184 Pili Mua Street	Keaau	20	Big Island Housing Foundation	(808) 969-3327
Hualalae Elderly I	75-258 Hualalae Road	Kailua Kona	30	Hawaii Affordable Properties Inc.	(808) 322-3422
Hualalae Elderly II	75-258 Hualalae Road	Kailua Kona	36	Hawaii Affordable Properties Inc.	(808) 322-3422
Hualalae Elderly III	75-260 Hualalae Road	Kailua Kona	30	Hawaii Affordable Properties Inc.	(808) 322-3422
Kamana Elderly	145 Kamana Street	Hilo	62	Big Island Housing Foundation	(808) 969-3327
Kamuela Senior Housing	64-720 Keaka Kea Place	Kamuela	31	Hawaii Affordable Properties Inc.	(808) 322-3422
Kinoole Senior Residences	2020 Kinoole Street	Hilo	30	Hawaii Affordable Properties Inc.	(808) 322-3422
Kulaimano Elderly	28-2947 Kumula Street	Pepeekeo	50	Hawaii Affordable Properties Inc.	(808) 735-9099
Mohouli Heights Senior Residences I	555 Kupuna Place	Hilo	60	Hawaii Affordable Properties Inc.	(808) 322-3422
Mohouli Heights Senior Residences II	565 Kupuna Place	Hilo	30	Hawaii Affordable Properties Inc.	(808) 322-3422
Mohouli Heights Senior Residences III	571 Kupuna Place	Hilo	92	Hawaii Affordable Properties Inc.	(808) 322-3422
Nani Olu	81-1011 Nani Kupuna Place	Kealahou	32	Hawaii Public Housing Authority	(808) 933-0474
Pahala	96-1169 Hoihi Street	Pahala	24	Hawaii Public Housing Authority	(808) 933-0474
Pahala Elderly	96-1183 Hoihi Street	Pahala	8	Bob Tanaka Inc.	(808) 949-4111
Papaaloa Elderly	35-1981 Mamatohoa Highway	Papaaloa	20	Big Island Housing Foundation	(808) 969-3327
Pomaikai Homes	929 Ululani Street	Hilo	20	Hawaii Public Housing Authority	(808) 933-0474
Waimea Elderly	67-5165 Kamamalu Street	Kamuela	40	Big Island Housing Foundation	(808) 969-3327
Totals:			969	26 Senior Housing Facilities	

Summary of Affordable Housing	
Total Projects/Facilities	72
GRAND TOTAL UNITS	3110

Abbreviation Key:
 ARC (of Hilo or Kona) : Association for Retarded Citizens
 BIHF : Big Island Housing Foundation
 CIP : Capital Improvements Program
 COH : County of Hawaii
 DBEDT : Department of Business, Economic Development & Tourism
 EO : Executive Order
 HAPI : Hawaii Affordable Properties Inc.
 HHFDC : Hawaii Housing Finance & Development Corporation
 HICDC : Hawaii Island Community Development Corporation
 HMMF : Hulia Mae Multi-Family Program (facilitated by DBEDT)
 HOME : "HOME investment Partnership Program" facilitated by HHFDC

HPHA : Hawaii Public Housing Authority
 HUD : U.S. Department of Housing & Urban Development
 LIHTC : Low-Income Housing Tax Credit (program facilitated by HHFDC)
 OHCD : Office of Housing & Community Development
 PBV : Project Based Voucher
 PRAC202 : Project Rental Assistance Contract for HUD 202 (supportive housing for elderly program)
 RARF Loan : Rental Assistance Revolving Fund facilitated by HHFDC
 RAP : Relocation Acquisition Policies facilitated by HUD
 RHTE : Hawaii Rental Housing Trust Fund
 SHDC : Steadfast Housing Development Corporation
 USDA-RD : U.S. Department of Agriculture Rural Development

