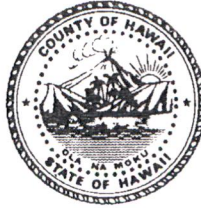


C. Kimo Alameda, Ph.D.
Mayor

William V. Brillhante, Jr.
Managing Director

Merrick Nishimoto
Deputy Managing Director



Kehaulani M. Costa
Housing Administrator

Keiko M. Mercado
Assistant 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

February 27, 2026

Via Hand Delivery

Dr. Holeka Goro Inaba, Council Chair and
Members of the Hawai'i County Council
Hawai'i County Council
25 Aupuni Street
Hilo, Hawai'i 96720

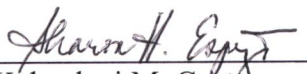
**SUBJECT: QUARTERLY REPORT PER ORDINANCE NO. 23-20, DATED
FEBRUARY 23, 2023**

Dear Council Chair Inaba and Members of the Hawai'i County Council,

Please find attached the Office of Housing and Community Development's quarterly report for the period of October 1, 2025 – December 31, 2025, as required by Ordinance No. 23-20.

Should you have any questions, feel free to contact our office at (808) 961-8379.

Thank you.

for 
Kehaulani M. Costa
Housing Administrator

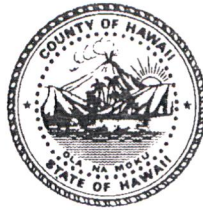
Enclosures



C. Kimo Alameda, Ph.D.
Mayor

William V. Brillhante, Jr.
Managing Director

Merrick Nishimoto
Deputy Managing Director



Kehaulani M. Costa
Housing Administrator

Keiko M. Mercado
Assistant Housing Administrator

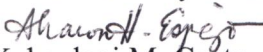
County of Hawai'i
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February 27, 2026

MEMORANDUM

TO: Holeka Inaba, Council Chair
and Members of the Hawai'i County Council
Hawai'i County County Council

FROM: 
Kehaulani M. Costa
Housing Administrator

**RE: QUARTERLY REPORT BY HOUSING ADMINISTRATOR PER
ORDINANCE 23-20 DATED FEBRUARY 23, 2023**

.....
The Office of Housing and Community Development (OHCD) submits the October 1, 2025 – December 31, 2025, quarterly report.

1. A list of developers in possession of excess affordable housing credits and the number of affordable housing credits each developer has earned, sold, or 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.

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

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

For sale units developed and sold:	0	Density bonuses granted:	0
Finished lots constructed and sold:	0	Infrastructure conveyed:	0
Rental units constructed and being rented:	158	Units resold:	0
Developable land conveyed:	0		



4. As requested by Council, income limits and additional housing categories have been added to the facility list within Exhibit 2. **Please be advised that OHCD may not provide direct oversight over all facilities on the list, as such, the information may be incomplete.** This list may not include all housing with support and does not include any information related to substance treatment facilities, medical respite care facilities, or skilled nursing and rehabilitation facilities. Additionally, it should be noted that many properties are privately owned and/or managed and are not directly affiliated with the OHCD. Any questions related to the facilities, vacancies, application requirements, or the services provided should be directed to the property manager at the details provided within the list.
5. Emergency & Transitional Shelter list has been included as Exhibit 3, as requested by Council.

**EXHIBIT 1. Status report of developers in possession of affordable housing excess credits for the reporting period:
October 1 - December 31, 2025.**

INITIAL DEVELOPER	EARNED	SOLD OR TRANSFERRED	PURCHASED	REDEEMED	OUTSTANDING EXCESS CREDIT BALANCE
AAA Development, LLC	0	0	0	0	522
A0674 Waikoloa, L.P.	0	0	0	0	28.5
Armstrong Companies LLC ²	0	0	0	0	12
Big Island Housing Foundation	0	0	0	0	22
Bridge Aina Lea, LLC ¹	0	0	0	0	47
Chalon International / Surety Kohala ¹	0	0	0	0	90
D.R. Horton Schuler Homes, LLC	0	0	0	0	24
Department of Hawaiian Home Lands (DHHL) ²	0	0	0	0	107
Kona Country Club Inc.	0	0	0	0	0
HICDC (Hawai'i Island Community Dev Corp)	0	0	0	0	74
Hualalai Health, LLC	0	0	0	0	23
Gretchen Osgood	0	0	0	0	0
Lanikai Properties, LLC ¹	0	0	0	0	160
Moaniala Holdings, LLC	0	0	0	0	1
Parker Ranch, Inc. ¹	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
WB KD Acquisitions, LLC	0	0	0	0	8
TOTALS:	0	0	0	0	1230.7

The list of developers above represents all developers that had possession of excess credits during the reporting period. The delta "Δ" symbol is used to indicate a change from the previous report related to excess credits that have been earned, sold or transferred, purchased, or redeemed during the reporting period.

The status of some projects may be pending administrative review by the Office of the Corporation Counsel and is subject to change.

¹ "Bonus Credits" were awarded prior to the establishment of Chapter 11 HCC 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.

² "DHHL Credits" may be earned for the production of housing developed for the State of Hawai'i Department of Hawaiian Homelands ("DHHL") beneficiaries or for DHHL purposes. In accordance with the DHHL Affordable Housing Credit Policy (as amended), DHHL Credits are transferrable for the use of satisfying an affordable housing requirement of an eligible development project within the same DHHL region (or County) in which they were earned. The DHHL credits listed in this exhibit were earned within the Hawaii Island DHHL region.

EXHIBIT 2.

HAWAII COUNTY AFFORDABLE HOUSING INVENTORY BY HOUSING TYPE
 QUARTERLY REPORT: October - December 2025

RENTAL HOUSING

Facility Name	Address	City	Units	AMI Level	Property Manager	Contact Details
Dolphin Bay Apartments	333 Iliahi Street	Hilo	18	50%	Mark Development	(808) 229-2283 Δ
E Komo Mai	816 Kino'ole Street	Hilo	45	30-60%	Big Island Housing Foundation	(808) 969-3327
Hale Haumana - Student Housing	1452 Kino'ole Street	Hilo	18	120%	Sai Horiuchi	(808) 217-6164
Hale Hoaloha	119 W. Lanikaula Street	Hilo	81	30 - 50%	Cambridge Management Inc.	(808) 935-9101
Hale Makana Ohana "Lei Ohana"	74-607E Manawalea Street	Kailua Kona	85	60%	The Michaels Organization	(808) 342-1468
Hale Ulu Hoi III	485 Laukapu Street	Hilo	18	50%	Big Island Housing Foundation	(808) 969-3327
Jack Hall Kona	74-895 Kealakehe Street	Kailua Kona	48	80%	Big Island Housing Foundation	(808) 969-3327
Ka Hale Kahaluu	78-6725 Makolea Street	Kailua Kona	50	80%	Hawai'i Public Housing Authority	(808) 322-1915
Kaiāulu O Waikoloa	68-1850 Pua Melia Street	Waikoloa	60	30 - 60%	Ikaika Ohana/ Thirtyone 50 / Hyder	(808) 333-3860
Kaimalino	74-5060 Kealaka'a Street	Kailua Kona	40	80%	Hawai'i Public Housing Authority	(808) 322-1915
Kama'aina Hale	75-5837 Kuakini Highway	Kailua Kona	126	50 - 80%	Kama'aina Hale Inc.	(808) 238-0578
Kani Le'a Apartments	75-5706 Kalawa St.	Kailua-Kona	12	0 - 80%	HOPE Services Hawai'i	(808) 935-3050
Kauhale Ike Kula Uka "Kaloko Heights"	73-4515 Hina-Lani Street	Kailua Kona	100	30 - 60%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Kauhale O 'Hanakahi	19 Pamala Street	Hilo	20	80%	Hawai'i Public Housing Authority	(808) 832-5960
Kauhale Olu I, II, & III	28-2926 Kumula Street	Pepeekeo	124	50%	AWI Management Corp.	(808) 961-5015
Ke Kumu Ekahi	68-3340 Ke Kumu Place	Waikoloa	48	60%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Ke Kumu Ekolu	68-3385 Ke Kumu Place	Waikoloa	20	80%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Ke Kumu Elua	68-3367 Ke Kumu Place	Waikoloa	26	50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Kealakehe	74-991 Manawalea Street	Kailua Kona	48	80%	Hawai'i Public Housing Authority	(808) 322-1915
La'ilani Apartments	74-973 Kealakehe Street	Kailua Kona	200	80 - 100%	Hawai'i Affordable Properties Inc.	(808) 327-4997
Lanakila Homes I, II, III, & IV	60 Holomalia Street	Hilo	210	80%	Hawai'i Public Housing Authority	(808)933-0474
Lincoln Courtside	400 Kino'ole Street	Hilo	36	60%	68-3491 Iwikuamoo Drive+A26:F27	(808) 935-5031
Lokahi	30 Lokahi Street	Hilo	30	50%	Hawai'i Public Housing Authority	(808) 832-5960
Lokahi Ka'u	73-4411 Kakahiaka Street	Kailua Kona	306	30 - 60%	Indigo Real Estate Services	(808) 769-4929
Na Hale Makoa	68-3491 Iwikuamoo Drive	Waikoloa	140	30 - 140%	Indigo Real Estate Services	(808) 980-1757 Δ
Na Kahua Hale O Ulu Wini	73-4180 Ulu Wini Place	Kailua Kona	96	30 - 80%	Mark Development	(808) 229-3631
Nani o Puna	15-3047 Kauhale Street	Pahoa	32	30%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Noelani I	65-1189 Opelo Road	Kamuela	19	80%	Hawai'i Public Housing Authority	(808) 887-8130
Noelani II	65-1191 Opelo Road	Kamuela	24	80%	Hawai'i Public Housing Authority	(808) 887-8130
Ouli Ekahi	62-2600 Ouli Ekahi Place	Kamuela	33	60%	Big Island Housing Foundation	(808) 969-3327
Punahele Homes	5A Lokahi Place	Hilo	30	80%	Hawai'i Public Housing Authority	(808) 933-0474
Riverside Apartments	333 Ohai Street	Hilo	74	50%	Big Island Housing Foundation	(808) 969-3327
Waikoloa Family Affordable	68-3911 Makanakai Street	Waikoloa	110	30 & 60%	Locations Hawaii Property Management	(808) 738-7100
Waikoloa Gardens	68-1820 Pua Melia Street	Waikoloa	24	80%	Big Island Housing Foundation	(808) 969-3327
Rental Housing Facilities: 34			Total Units:	2333	Δ	

PERMANENT SUPPORTIVE HOUSING*

Facility Name	Address	Location	Units	AMI Level	Property Manager	Contact Details
Hale Kikaha	74-5953 Pawai Place	Kailua Kona	23	0 - 80%	HOPE Services Hawai'i	(808) 935-3050
Hale Kulike	34 Rainbow Drive	Hilo	17	0 - 80%	HOPE Services Hawai'i	(808) 935-3050
Hawai'i Island Home For Recovery (HIHR)	440 Kapiolani Street	Hilo	Varies	Varies	Hawai'i Island Home for Recovery	(808) 934-7852
Hilo Hotel	138 Kinoole Street	Hilo	10	0 - 80%	HOPE Services Hawai'i	(808) 935-3050
Permanent Supportive Housing Facilities: 4			Total Units:	50	+	

* These facilities have 1 or more unit(s) with eligibility standards. Conditions may include a qualifying requirement and/or preference for homeless individuals or families, disability, or mental health impairment.



EXHIBIT 2.

HAWAII COUNTY AFFORDABLE HOUSING INVENTORY BY HOUSING TYPE
 QUARTERLY REPORT: October - December 2025

SENIOR RENTAL HOUSING**

Facility Name	Address	Location	Units	AMI Level	Property Manager	Contact Details
Ainakea Elderly Apartments	53-3996 Ainakea Drive	Kapaau	30	80%	Big Island Housing Foundation	(808) 969-3327
Ainakea Senior Residences	53-3988 Ainakea Drive	Kapaau	30	30 - 60%	Hawai'i Affordable Properties Inc.	(808) 932-3422
Captain Cook Elderly	82-1040 Kiloa Road	Captain Cook	21	50%	Day Lum Rentals	(808) 935-4152
Haili Elderly	227 Haili Street	Hilo	36	30 - 50%	Cambridge Management Inc	(808) 961-3276
Hale Aloha O Puna	16-189 Pili Mua Street	Keaau	30	80%	Hawai'i Public Housing Authority	(808) 933-0474
Hale Hauoli	45-540 Koniaka Place	Honokaa	40	80%	Hawai'i Public Housing Authority	(808) 933-0474
Hale Hookipa	81-1038 Nani Kupuna Place	Kealakekua	32	80%	Hawai'i Public Housing Authority	(808) 933-0474
Hale Makana O Kupuna "Lei Kupuna"	74-5285 Kaeka Street	Kailua Kona	85	60%	The Michaels Organization	(808) 342-1468
Hale Nākoa O Hanakahi	118 West Kawaii Street	Hilo	91	80%	EAH Housing	(808) 466-8615
Hale Olaloa	144 Kamana Street	Hilo	50	80%	Hawai'i Public Housing Authority	(808) 933-0474
Hale Ulu Lehua	45-5028 Plumeria Street	Honoka'a	10	Based on Need	HOPE Services Hawai'i	(808) 935-3050
Hualalai Elderly I	75-256 Hualalai Road	Kailua Kona	30	50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Hualalai Elderly II	75-258 Hualalai Road	Kailua Kona	36	50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Hualalai Elderly III	75-260 Hualalai Road	Kailua Kona	30	50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Kamana Elderly	145 Kamana Street	Hilo	62	60%	Big Island Housing Foundation	(808) 969-3327
Kamuela Senior Housing	64-720 Keaka Kea Place	Kamuela	31	40%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Keaau Elderly	16-184 Pili Mua Street	Keaau	20	60%	Big Island Housing Foundation	(808) 969-3327
Kino'ole Senior Residences	2020 Kino'ole Street	Hilo	30	60%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Kulaimano Elderly	28-2947 Kumula Street	Pepeekeo	50	50%	Mark Development, Inc.	(808) 735-9099
Mohouli Heights Senior Residences I	555 Kupuna Place	Hilo	60	30 - 50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Mohouli Heights Senior Residences II	565 Kupuna Place	Hilo	30	30 - 50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Mohouli Heights Senior Residences III	571 Kupuna Place	Hilo	92	30 - 50%	Hawai'i Affordable Properties Inc.	(808) 322-3422
Nani Olu	81-1011 Nani Kupuna Place	Kealakekua	32	80%	Hawai'i Public Housing Authority	(808) 933-0474
Pahala	96-1169 Holei Street	Pahala	24	80%	Hawai'i Public Housing Authority	(808) 933-0474
Pahala Elderly	96-1183 Holei Street	Pahala	8	80%	Indigo Real Estate Services	(808) 769-4929
Pāpa'aloa Elderly	35-1981 Mamalahoa Highway	Pāpa'aloa	20	80%	Big Island Housing Foundation	(808) 969-3327
Pomaikai Homes	929 Ululani Street	Hilo	20	80%	Hawai'i Public Housing Authority	(808) 933-0474
Sacred Hearts Affordable Housing Project	15-2979 Pahoa Village Road	Pahoa	12	>30%	HOPE Services Hawai'i	(808) 935-3050
Waimea Elderly	67-5165 Kamamalu Street	Kamuela	40	60%	Big Island Housing Foundation	(808) 969-3327
Senior Housing Facilities:	29	Total Units:	1082			

** These facilities have 1 or more unit(s) with eligibility standards. Conditions include an age qualifying requirement and/or preference for elderly residents.

The delta "Δ" symbol is used to indicate a change from the previous report as a result of activity that occurred during the reporting period.



EXHIBIT 2.

HAWAII COUNTY AFFORDABLE HOUSING INVENTORY BY HOUSING TYPE
 QUARTERLY REPORT: October - December 2025

SPECIAL NEEDS HOUSING*

Facility Name	Address	Location	Units or Beds	AMI Level	Property Manager	Contact Details
Hale Kai Malino	74-5079 Hanahanai Loop	Kailua-Kona	6	50%	Steadfast Housing Development Corporation	(808) 599-6230
Hale Kupaa	94-6733 Kamaoa Road	Naalehu	5	50%	Steadfast Housing Development Corporation	(808) 929-7171
Hale Ulu Hoi I	1303 Ululani Street	Hilo	18	50%	Big Island Housing Foundation	(808) 969-3327
Hale Ulu Hoi II	1305 Ululani Street	Hilo	18	50%	Big Island Housing Foundation	(808) 969-3327
Hilo Hale	208 Wainaku Street	Hilo	9	30 - 50%	Mental Health Kokua	(808) 933-1212
Kaumana Terrace	11 Puamelia Street	Hilo	6	0 - 140%	Steadfast Housing Development Corporation	(808) 599-6230
Keolahou	75-5750 Alanoe Place	Kailua-Kona	6	30 - 50%	Mental Health Kokua	(808) 331-1864
Kona Chocho Estates	74-5035 Kealapua Street	Kailua-Kona	5	0 - 140%	Steadfast Housing Development Corporation	(808) 599-6230
Kona Kokua	75-187 Alakai Street	Kailua-Kona	4	30 - 50%	Mental Health Kokua	(808) 331-1864
Kona Krafts Group Home	82-1055 Kiloa Road	Captain Cook	6	30%	ARC of Kona	(808) 323-2626
Kona Palisades	73-4338 Haiku Place	Kailua-Kona	4	0 - 140%	Steadfast Housing Development Corporation	(808) 599-6230
Steadfast Housing Development Corporation No. 1	192 Mohouli Street	Hilo	6	50%	Steadfast Housing Development Corporation	(808) 599-6230
Steadfast Housing Development Corporation No. 8	81-6618 Kaeo Place	South Kona	6	50%	Steadfast Housing Development Corporation	(808) 599-6230
Steadfast Housing Development Corporation No. 4	45-3315 Mamane Street	Honokaa	6	50%	Steadfast Housing Development Corporation	(808) 599-6230
Youth Supportive Housing	479 Kino'ole Street	Hilo	22	30 - 50%	Hope Services Hawai'i	(808) 935-3050
Special Needs Housing Facilities:	15	Total Units/Beds:	127			

* These facilities have 1 or more unit(s) with eligibility standards. Conditions may include a qualifying requirement and/or preference for homeless individuals or families, disability, or mental health impairment.

Summary of Affordable Housing

Total Projects/Facilities	82	Δ
TOTAL RENTAL UNITS:	3592	Δ

Abbreviation Key:

- AMI : Area Median Income, based on HUD figures, specific for Hawai'i County
- ARC (of Hilo or Kona) : Association for Retarded Citizens
- BIHF : Big Island Housing Foundation
- COH : County of Hawai'i
- HAPI : Hawai'i Affordable Properties Inc.
- HICDC : Hawai'i Island Community Development Corporation
- HIHR: Hawai'i Island Home for Recovery
- HPHA : Hawai'i Public Housing Authority
- OHCD : Office of Housing & Community Development
- PSH: Permanent Supportive Housing
- SHDC : Steadfast Housing Development Corporation

This list of affordable housing inventory has been prepared by the County of Hawai'i Office of Housing & Community Development (OHCD) and represents known affordable housing facilities and temporary or emergency shelters within the County. This list may not include all housing with supports and does not include any information related to substance treatment facilities, medical respite care facilities, integrated care hubs, skilled nursing and rehabilitation facilities, or justice-related housing programs. Additionally, it should be noted that many properties are privately owned and/or managed, and are not directly affiliated with the OHCD. Any questions related to the facilities, vacancies, application requirements, or the services provided should be directed to the property manager at the details provided within the list.
 If you are an affordable housing provider that would like to be added to this list, please contact the OHCD office at (808)323-4300.

The delta "Δ" symbol is used to indicate a change from the previous report as a result of activity that occurred during the reporting period.



EXHIBIT 3.

HAWAII COUNTY EMERGENCY SHELTER TRANSITIONAL HOUSING INVENTORY BY TYPE
 QUARTERLY REPORT: OCTOBER - DECEMBER 2025

EMERGENCY SHELTER & TRANSITIONAL HOUSING*

Facility Name	Type	Office / Resource Center Address <small>(Actual shelter location is not disclosed for confidentiality)</small>	Beds/ Units	Property Manager	Contact Details
East Hawai'i Domestic Violence Shelter	Domestic Violence Shelter	Confidential Location	Undisclosed	Child & Family Services	(808) 959-8864
Hale 'iki Family Shelter	Family Emergency Shelter	16-105 Opukahaia Street, Keaau, HI 96749	9	Neighborhood Place of Puna	(808) 345-0202
Hale Maluhia	Women's Emergency Shelter	357 Waianuenue Avenue, Hilo, HI 96720	23	Hope Services Hawai'i	(808) 935-3050
Hawai'i Island Home for Recover (HIHR)	Transitional Housing & PSH	440 Kapiolani Street, Hilo, HI 96720	Varies	Hawai'i Island Home for Recovery	(808) 934-7852
Hilo Interim Home (For Boys & Girls)	Youth ages 12 - 18 years old	1786 Kinooole Street, Hilo, HI 96720	11	The Salvation Army	(808) 959-5855
Ke Kama Pono (Safe House for Boys)	Male Yourth ages 12 -18 years old	1786 Kino'ole Street, Hilo, HI 96720	8	The Salvation Army	(808) 959-5855
Keolahou Shelter	Men's Shelter	357 Waianuenue Avenue, Hilo, HI 96720	44	Hope Services Hawai'i	(808) 935-3050
Kihei Pua	Family Shelter	357 Waianuenue Avenue, Hilo, HI 96720	8	Hope Services Hawai'i	(808) 935-3050
Noho Olu (Safe House for Girls)	Female Youth ages 12 - 18 years old	1786 Kino'ole Street, Hilo, HI 96720	4	The Salvation Army	(808) 959-5855
Sacred Heart Shelter	Senior Emergency Shelter & Senior Rental	357 Waianuenue Avenue, Hilo, HI 96720	20	Hope Services Hawai'i	(808) 935-3050
West Hawai'i Emergency Shelter	Emergency Shelter for Adults	74-5955 Pawai Place, Kailua Kona, HI 96740	31	Hope Services Hawai'i	(808) 935-3050
West Hawai'i Domestic Violence Shelter	Domestic Violence Shelter	Confidential Location	Undisclosed	Child & Family Services	(808) 322-7223
Shelters & Transitional Housing Facilities: 12			Total Units/Beds: 158+		

For information about the confidential location of emergency housing facilities, occupancy limits, or services available, please reach out to the service providers listed above.

* These facilities have 1 or more unit(s) with eligibility standards. Conditions may include a qualifying requirement and/or preference for homeless individuals or families, disability, or mental health impairment.

Summary of Emergency Shelters

Total Emergency/Transitional Shelters:	12
TOTAL EMERGENCY SHELTER BEDS / UNITS:	158+

Abbreviation Key:

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