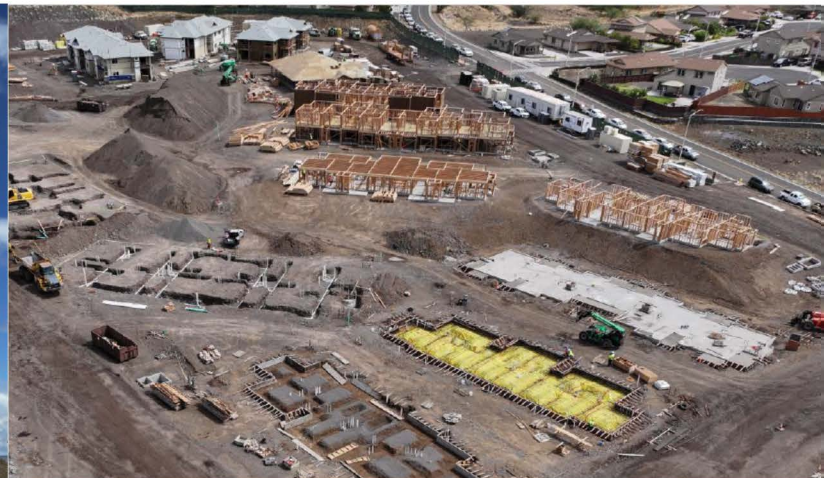


AFFORDABLE HOUSING PRODUCTION PROGRAM

FY2024-25 ANNUAL REPORT
(JULY 1, 2024 - JUNE 30, 2025)



Na Hale Makoa - Waikoloa



Hale O Hawaii University Heights - Hilo

Hale O Hawaii Pa Alii Street - Volcano

Office of Housing and Community Development
1990 Kino'ole Street, Suite 102
Hilo, HI 96720
Phone: (808) 961-8379
Email: ohcd.ahp@hawaiicounty.gov



This Annual Report is submitted in accordance with the Affordable Housing Production Program Administrative Rules **Section §2-2 Annual Report** to promote transparency and accountability regarding the use of public funds and the status of funded projects.

EXECUTIVE SUMMARY

Funding for the Affordable Housing Production (AHP) Program is authorized through **Ordinance 22-77**, which appropriates a minimum **\$5,000,000** annually to the **Office of Housing and Community Development (OHCD)** to support initiatives that promote affordable housing in the **County of Hawai'i**.

OHCD is responsible for the **planning, administration, and implementation** of all County housing programs. Its mission is to foster viable communities by promoting **decent housing, suitable living environments, and expanded economic opportunities**.

In **Fiscal Year (FY) 2024-25**, OHCD received a **\$9,000,000 appropriation** for the AHP Program and **reallocated** an additional **\$5,500,000** from a previously funded project that could not proceed. Through a **competitive Request for Proposals (RFP)** process, OHCD received thirteen proposals requesting approximately \$48 million. Following evaluation using weighted scoring criteria, OHCD awarded a total of **\$13,275,000** to **four projects**. The remaining balance of **\$705,000** was not awarded due to proposal limitations and has been **carried forward for future funding opportunities**, in accordance with AHP Program policies.

Funding for the awarded projects was approved by both the **County Finance Committee** and the **County Council** via **Ordinance 47-25**. The selected projects are currently in various stages of **pre-development and development**.

OVERVIEW OF THE FUNDED PROJECTS

Project Name	Total Funded	Units	Project Type	District
Hale Ola O Mohouli	\$3,200,000	91	New Construction	2
Kuakini Family Affordable I	\$5,000,000	48	Acquisition, Plan and Design	7
Kaiminani Subdivision	\$4,200,000	25	Infrastructure	8
Home Improvement Loan Program*	\$875,000	17	Financial Assistance	Island-wide
Total of 4 Projects	\$13,275,000	181		

*Formerly the Residential Repair Program

OVERVIEW OF THE ADMINISTRATIVE EXPENDITURES

FY2024-25 Admin. Allocation	Actual Expenditure	Total Remaining
\$ 520,000.00**	\$ 285,280.29	\$ 234,719.71

**In accordance with the AHP Program Administrative Rules §1-3 (5): On an annual basis, up to 10% of the fund's appropriation shall be used for administrative expenses by the OHCD. For FY2024-25, the OHCD has allocated approximately 5.78% for this purpose.

OVERVIEW OF OTHER EXPENDITURES

[Ordinance 25-29](#): In FY2024-25, the County allocated \$451,221 from the AHP Program to repay federal HOME funds tied to a prior affordable housing project administered by Habitat for Humanity Hawai'i Island. Due to unforeseen delays beyond the project's control, including pandemic-related challenges, the two homes were completed after the federal deadline, rendering the project ineligible under HOME program requirements. The AHP funds were used to fulfill the repayment obligation, ensuring compliance with federal regulations. Habitat for Humanity Hawai'i Island has executed a repayment agreement with the County and will reimburse the full amount over time from sale proceeds. This approach reduces the financial burden on the nonprofit while preserving the homes as long-term affordable housing.

HALE OLA O MOHOULI

Organization:	Hawaii Island Community Development Corporation (HICDC) dba Hale Ola O Mohouli LLLP
Total Funded:	\$3,200,000
Location:	Hilo, TMK: (3) 2-4-001:168 Located on Mohouli Street toward Kaumana Drive, right before the intersection with Kukuau Street
Project Type:	New Construction
Housing Type:	Multi-family Rental
Units:	91 (including one manager's unit)
Affordability Period:	60 years

Current Status: The AHP Program funds were withdrawn as the project was unable to secure the required funding from the Hawai'i Housing Finance and Development Corporation by the contingency deadline. The awarded amounts will be carried forward for future funding opportunities, in accordance with AHP Program policies.

WITHDRAWN

KUAKINI FAMILY AFFORDABLE I

Organization:	GSF LLC dba Kuakini Family I LP
Total Funded:	\$5,000,000
Location:	Kona, TMK: (3) 7-5-017:005 Located on Kuakini Hwy in the direction of Kailua-Kona, right before the intersection with Walua Rd and Oni Oni St
Project Type:	Acquisition, Planning, and Design
Housing Type:	Multi-family Rental
Units:	48 (including one manager's unit)
Affordability Period:	61 years

Current Status:

- Planning and design

Milestones and Achievements:

- AHP Program Grant Agreement executed, and funds obligated
- Property acquisition finalized

Upcoming Activities:

- Secure additional funds from the Hawai'i Housing Finance and Development Corporation

Expenditure Report:

Total Funded	Total Expenditure	Total Remaining
\$ 5,000,000	\$ 2,526,787	\$ 2,473,213

KAIMINANI SUBDIVISION

Organization:	County OHCD Community Development Division
Total Funded:	\$4,200,000
Location:	Kona, TMK (3) 7-3-010:056 and (3) 7-3-010:061 (portion of) Located on Kaiminani Drive toward Queen Ka'ahumanu Hwy, right before the intersection with Ane Keohokalole Hwy
Project Type:	Infrastructure
Housing Type:	Single-family Leasehold
Units:	25
Affordability Period:	65 years

Current Status:

- Planning and design

Milestones and Achievements:

- AHP Program Grant Agreement executed

Upcoming Activities:

- Obligate AHP funds with the relevant provider

Expenditure Report:

Total Funded	Total Expenditure	Total Remaining
\$ 4,200,000	\$ 0	\$ 4,200,000

HOME IMPROVEMENT LOAN PROGRAM

(Formerly the Residential Repair Program)

Organization:	County OHCD Community Engagement Division
Total Funded:	\$875,000
Location:	Island-wide
Project Type:	Financial Assistance Program
Housing Type:	Owner-occupied Properties
Units:	17
Affordability Period:	10 years minimum

Current Status:

- Marketing efforts and the homeowner selection process are ongoing

Milestones and Achievements:

- Program policies and procedures finalized

Upcoming Activities:

- Execute the AHP Program Grant Agreement

Expenditure Report:

Total Funded	Total Expenditure	Total Remaining
\$ 875,000	\$ 0	\$ 875,000

PROJECTS FUNDED IN PREVIOUS FISCAL YEARS

Project Name	Fiscal Year	Award Amount	Disbursed	Status
Kamakoa Nui Workforce Housing	FY2023-24	\$ 5,400,000	\$ 0	Planning and Design
Na Hale Makoa	FY2023-24	\$ 2,000,000	\$ 2,000,000	Construction
Land Trust Pa Ali'i Street	FY2023-24	\$ 300,000	\$ 25,988.83	Completed
Land Trust University Heights	FY2023-24	\$ 300,000	\$ 257,584.99	Completed

Project Details: For more information on prior projects, please refer to the Affordable Housing Production Program Annual Plan available on our website at www.hawaiicounty.gov/ahp.

Ongoing Monitoring: OHCD continues to monitor the progress of all funded projects through regular reporting and site visits to ensure compliance with program requirements and timelines.

Future Reporting: Projects that remain active will continue to be tracked and reported on in subsequent Annual Reports until project completion.

PREVIOUSLY AWARDED PROJECTS NOT PROCEEDING

Project Name	Fiscal Year	Award Amount	Status	Notes
Hale Ola O Mohouli	FY2023-24 FY2024-25	\$ 824,559.46 \$ 3,200,000	Withdrawn	Did not secure required funds by contingency deadline
Ho'omalua at Waikoloa	FY2023-24	\$ 3,000,000	Withdrawn	Did not secure required funds by contingency deadline
Manago Mauo	FY2023-24	\$ 5,500,000	Withdrawn	The property purchase was not finalized

Note: Affordable housing development involves multiple phases and dependencies. The projects listed above were unable to move forward due to unmet contingencies or other unforeseen challenges, such as securing additional funds or completing property transactions within required timelines. As no funds were disbursed, the full award amounts will be carried forward for future funding opportunities, in accordance with AHP Program policies.

APPENDIX A: PRELIMINARY DESIGN SKETCHES

The following sketch represents a preliminary design concept for the **Kuakini Family Affordable I Project**. This visual is for reference only and is subject to change as the project advances through planning and development phases.

REVISIONS

No.	Date / Description

AS SHOWN AND PHASED BY SET OF ARCHITECT'S DRAWINGS
 ARCHITECTURE
 CONSULTANTS ASSOCIATES
 1111 AVENUE D
 SUITE 1000
 PHOENIX, ARIZONA 85001
 TEL: (602) 944-2222
 FAX: (602) 944-2222

PHASE 1
 5-0000 KUAKINI HOUSING
 KUALA KUCHA HAWAII 95 40
 TIKI (3) 7 5 017 005

R. A. S. YOUNG
 ARCHITECT
 1111 AVENUE D
 SUITE 1000
 PHOENIX, ARIZONA 85001
 TEL: (602) 944-2222
 FAX: (602) 944-2222

DATE: JULY 31, 2025
 SCALE: AS NOTED
 DRAWN BY: CS
 CHECKED BY: SDW

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EXTERIOR
 ELEVATIONS

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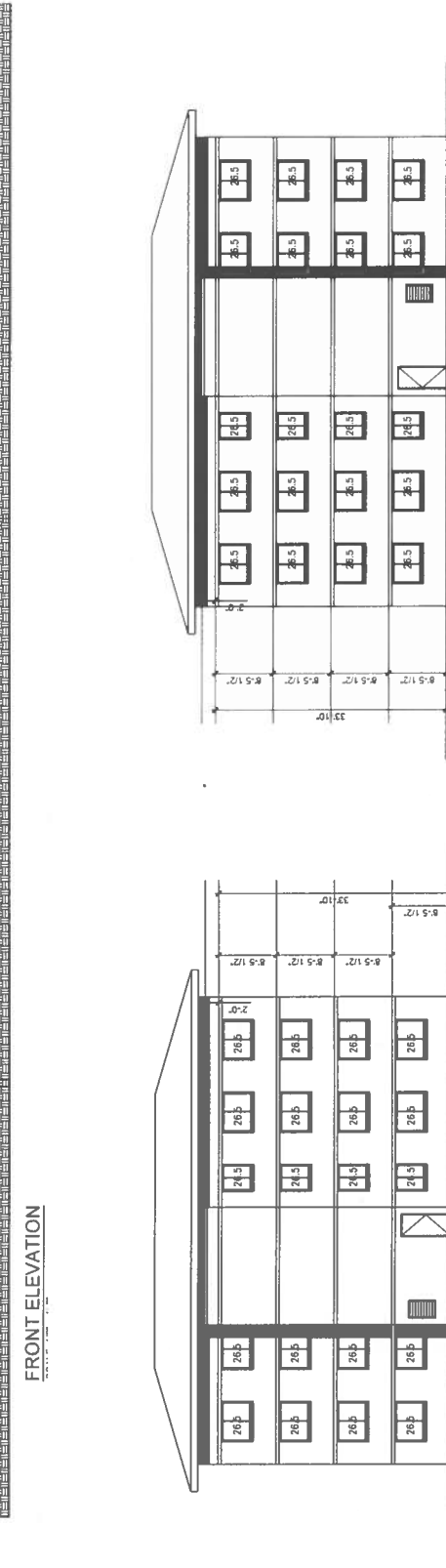
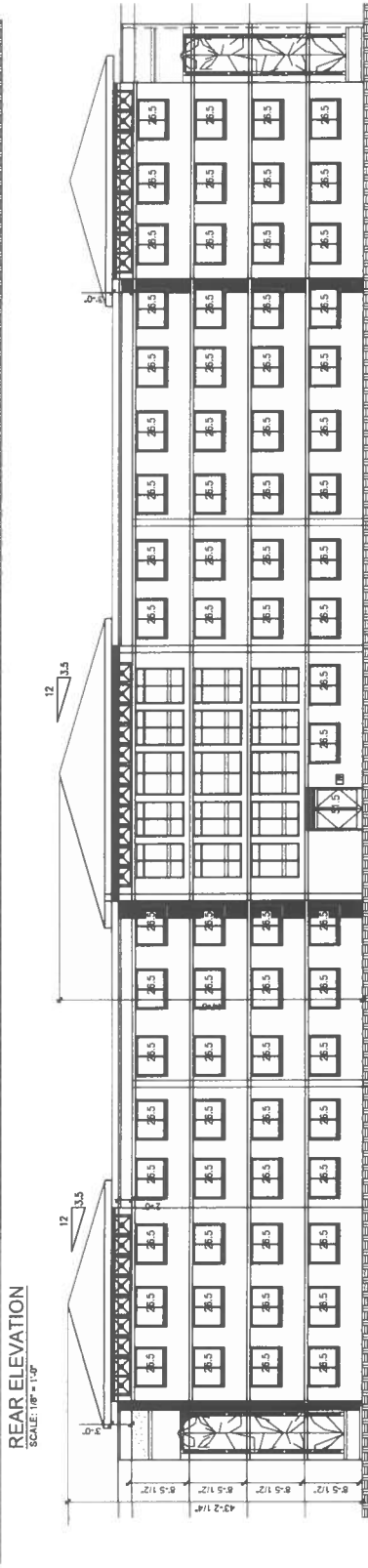
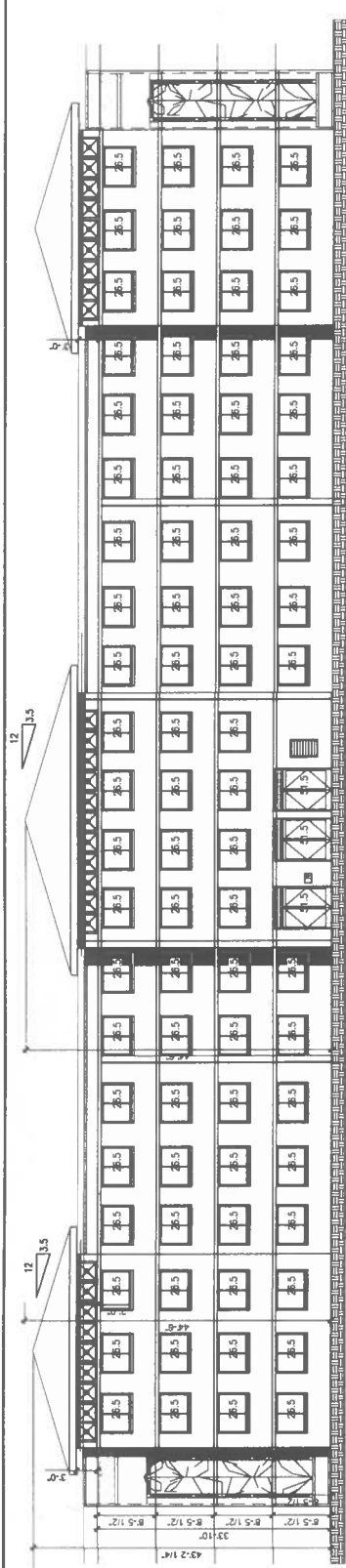
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PRELIMINARY - SUBJECT TO CHANGE

APPENDIX B: PROGRAM FLYER

The following flyer provides outreach material used to promote the **Home Improvement Loan Program** (formerly the Residential Repair Program) across the island.

DOES YOUR HOME NEED REPAIRS?

The County of Hawai'i Office of Housing and Community Development invites you to apply to the **NEW**



HILP

Home Improvement
Loan Program

Are you a low- to moderate-income homeowner on Hawai'i Island and in need of a loan to repair the dwelling unit you occupy as your primary residence? **You may qualify for a low-interest loan of up to \$50,000 to make much-needed repairs!**

ELIGIBLE USES OF FUNDS INCLUDE:

- *Roof repairs*
- *Termite treatment*
- *Connecting to sewer system*
- *Updating faulty electrical wiring/plumbing*
- *Solar water heating*
- *And more!*

SCAN ME



For more information and to apply scan the QR code
or visit www.housing.hawaiicounty.gov.
Questions? Send an email to ohcdloans@hawaiicounty.gov.

