North Kohala Affordable Housing Committe

November 2016

In conjunction with Alan Rudo of the County Housing & Community Development Office the committee visited a 33 acre parcel of land in Hawai, makai of the highway, on which the land owner has expressed interest in utilizing 8 acres for an affordable housing development of approximately twenty-four (24) RS-15 lots in return for assistance in developing the balance of the parcel as ten 2-3 acre lots.

That concept would require a change in zoning from AG-20 as well as approval from the District Water Supply for the water meters. Typically the former is contingent on the latter and at this time the DWS is not inclined to grant more than one water meter per existing TMK. The land owner/developer has his own private well system for the proposed ten 2-3 acre lots but that is the limit of the well system capacity. Water meters for the affordable lots would have to come from the DWS.

We will continue to work with Alan Rudo and the land owner to see if there is a way to get the proposed 24 'affordable' lots through the approval system while working with the land owner in an effort to create truly affordable single family lots.

Unfortunately, most Federal and State subsidies are restricted to single family or multi-family **rental housing.** Typically the subsidies are not available to developers of fee simple single family housing even if it is intended to meet the 'affordable' criteria as defined with the respect to median income for the area. For example, a qualifier's income is not to exceed 80% of the median.

Meanwhile, we continue to look for additional sites suitable for affordable housing.

Jack hoyt