



# Office of Housing and Community Development NEWSLETTER



Kumu Keala Ching, of Nā Wai Iwi Ola Foundation, blesses the site of Nā Hale Makoa during a groundbreaking ceremony held September 24, 2024, in Waikoloa Village. County of Hawai'i photo

## BUILDING A BRIGHTER FUTURE

### New Affordable Housing Project Breaks Ground in Waikoloa

On September 24, 2024, we celebrated a significant milestone with the groundbreaking of Nā Hale Makoa, a new affordable workforce rental housing community in Waikoloa Village.

Nā Hale Makoa will feature 139 one-, two- and three-bedroom units serving households earning up to 140% of Area Median Income, as well as one resident manager's unit. Scan the QR code at right to see if your household qualifies for affordable housing.



These new rentals will play a crucial role in tackling Hawai'i's affordable housing challenges. Construction is already underway and is expected to take about a year and a half to complete. Families are scheduled to begin moving into units in early 2026.

"Today marks a pivotal step forward in our commitment to addressing the affordable housing needs of our community. Nā Hale



Nā Hale Makoa is seen in this artistic rendering. Families are expected to begin moving into units during the first quarter of 2026. Courtesy photo

Makoa represents more than just new buildings; it symbolizes our dedication to ensuring that working families have access to safe, affordable, and high-quality housing," said County of Hawai'i Mayor Mitch Roth.

The County of Hawai'i Office of Housing and Community Development partnered with

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## Kamakoa Nui's Next Chapter

INFRASTRUCTURE PROJECT WILL OPEN DOOR TO BUILD MORE AFFORDABLE HOUSING

As construction gets underway on Nā Hale Makoa, the Office of Housing and Community Development is working hard to get another critical project underway that will provide even more housing opportunities in the Kamakoa Nui subdivision in Waikoloa Village.

The project will construct  
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Dignitaries use the o'o (digging stick) during the groundbreaking ceremony to start of construction on Nā Hale Makoa. County of Hawai'i photo

## HOUSING:

Continued from front

Pacific Housing Assistance Corporation to bring this project to life, following a successful proposal process in 2020.

The County is leasing the approximately 10-acre site for 68 years to Kamakoa Nui Limited Partnership, the ownership entity.

“By partnering with Pacific Housing Assistance Corporation and Kamakoa Nui Limited Partnership and utilizing county land effectively, we are not only providing homes but also fostering a stronger, more vibrant community. This project is a testament to what we can achieve when we work together towards a common goal of enhancing the quality of life for all our residents,” added Mayor Roth.

Furnishings include in-unit washer/dryer, range, refrigerator, vinyl plank flooring, window coverings, and ceiling fans. Each unit also features a private lanai and storage closet.

Nā Hale Makoa's grounds will include a recreation center with kitchen for gatherings, a

resource and technology center with high-speed internet access, a management office, picnic areas, walking/biking paths and a keiki playground.

The \$84.5 million project is funded via the Hula Mae Multi-Family (HMMF) Revenue Bond Program, Low-Income Housing Tax Credit (LIHTC) Program and Rental Housing Revolving Fund (RHRF) Program provided by the Hawai'i Housing Finance Development Corporation (HHFDC), County of Hawai'i Affordable Housing Production (AHP) Program and 30 Project-Based Vouchers awarded by the County of Hawai'i Office of Housing and Community Development.

Pacific Housing and its property manager, Indigo Real Estate, will keep the community informed of project updates.

Applications will be accepted starting around September 2025.

For more information about Nā Hale Makoa, please visit Pacific Housing's website at <https://www.pacific-housing.org/na-hale-makoa>.

# Land Trust Commences Construction



HALE O Hawai'i County Community Land Trust started work this month on single-family homes in Hilo and Volcano fully funded by the County's Affordable Housing Production Program (FY 2023-24). Pictured above is the future site of one of these homes on State-owned land conveyed to the County by an executive order then leased to HALE O Hawai'i as part of a pilot project that will provide a template for development of single-family affordable housing on State-owned lands under a land trust model. Once complete, the homes will be sold to eligible purchasers under a long-term generational leasehold in which immediate family may inherit the lease. For more information on HALE O Hawai'i, please visit <https://haleohawaii.org>. Courtesy photo

## AFFORDABLE RENTAL HOUSING PROGRAM ACCEPTING APPLICATIONS

Are you a landlord who provides residents with affordable housing on Hawai'i Island? You may qualify for a tax break.

Property owners who comply with the County of Hawai'i's Affordable Rental Housing Program requirements may apply for a reduction in real property taxes for the July 1, 2025, through June 30, 2026, tax period. Applications are due Dec. 31, 2024. Owners are required to submit an application annually and the rental agreement must at least six months.

Learn more about the program by visiting [www.hawaiipropertytax.com](http://www.hawaiipropertytax.com) or call the Real Property Tax office at (808) 961-8201.

## KAMAKOA NUI:

Continued from front

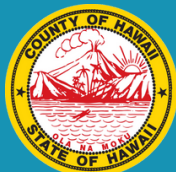
a mini-loop road and related infrastructure that will open vacant County of Hawai'i-owned land within the area for construction of hundreds more affordable rental and for-sale units, a library and public school as outlined in the Kamakoa Nui Master Plan.

The Office of Housing and Community Development anticipates it will issue a Request For Proposals (RFP) for the project around the start of the new year. Funding is provided in part by the Affordable Housing Production Program established in 2022 to increase the availability and accessibility of affordable housing on Hawai'i Island.

“As we move forward with Kamakoa Nui, this next phase will not only expand housing options but also enhance community resources. By investing in essential infrastructure, we're laying the groundwork for a vibrant and sustainable future where every resident has access to an affordable home where they can forge a path to a better future,” said Housing Administrator Susan Kunz.

## UPCOMING OFFICE CLOSURES

- Tuesday, November 5 — General Election Day
- Monday, November 11 — Veterans Day
- Thursday, November 28 — Thanksgiving Day
- Wednesday, December 25 — Christmas Day



## STAY CONNECTED

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