Hawaii Island Community Development Corporation

501(C)(3)

Affordable Housing Developer
Self Help Housing
USDA Rural Development Financed
Everyone Works Together
Nobody Moves in Until All Homes are Completed
Finished Homes
Senior Rental Housing

• Utilizing several funding sources:
  – Low Income Housing Tax Credits
  – State of Hawaii - Rental Housing Trust Fund
  – HOME Investment Program
  – Rural Community Assistance Corp Interim Loans
  – USDA 515 Rural Rental Housing Program
  – HUD 202 Supportive Housing for the Elderly
  – Private Sector Lenders
Kinoole Senior
Mohouli Senior
Kamuela Senior
County of Hawaii Assistance

- Use of County owned land
- Allocation of HOME Funds
- Allowed Retention of HOME (CHDO) Funds
- Project Based Section 8 Rental Assistance
- Expedited Processing – SLU/Rezoning/Variances
- Providing Water Commitments where possible
- Consistent support even in the face of community opposition
A Few Things to Consider

- Master Developer Perspective
- Affordable Housing Needs v Requirements
- Installation of Infrastructure to Facilitate Residential Development – Waiakea and Kakaako
- Reservation of Infrastructure Capacity for Affordable Housing
- Liberalization of Ohana Zoning Requirements
- Flexible Design Standards that Encourage Density Pocket Neighborhoods as an example