

343 Exemption

Office of Housing and Community Development (County of Hawaii)

Cristina Pineda (808) 323-4304 Cristina.Pineda@hawaiicounty.gov

July 29, 2022

File No.	Island	Street Address	City	Zip Code	TMK	Applicant	Exempt under HAR 11-200	Action: Title and Description	Notes
N/A	Hawaii	N/A	Waikoloa	96738	(3) 6-9-008:032	OHCD	§11-200.1-15(c)(10)	Waikoloa Affordable Workforce Housing project is a proposed 228-unit multi-family affordable workforce housing rental housing development.	Waikoloa Workforce Rental Housing meets the requirements of §11-200.1-15(c) type (10) as new construction of affordable housing. This project is planned as a 100% affordable workforce housing project with up to 228 units, including resident manager units. The project meets each of the provisions described in §11-200.1-15(c)(A) through(D). The project site is 25.38 acres of open land within the Waikoloa Beach Resort area. Minimal impact is expected as there are currently no tenants or other uses of the property. The proposed changes are aligned with existing entitlements for the resort. Waikoloa Beach Resort is home to many precious cultural sites – ‘Anaeho’omalū Bay, petroglyphs, anchialine ponds, trails, Kahapapa and Ku‘uāli‘i fishponds. Waikoloa Land Company has stewarded and protected these sites during Waikoloa’s four decades, and Waikoloa Workforce Rental Housing is not expected to impact any of these sites. The applicant will address any mitigations specified in technical studies.

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