

AGENCY TOD Project Fact Sheet

Proj ID
19-Sep-2025

1	Agency	County of Hawai'i, Office of Housing & Community Development		
2	Transit Station/Bus Stop	Hilo Municipal Golf Course		
3	Project Name	Ainaola Workforce Housing		
4	Street Address	None		
5	Tax Map Key/s	3-2-4-005:001 3-2-4-005:012		
6	Land Area (acres)	71 acres (approx.)		
7	Zoning	State Land Use Urban / County Ag		
8	Fee Owner	State of Hawai'i/County of Hawai'i under Executive Order (E.O.) 4686		
9	Lessee/s	County of Hawai'i		
10	Current Uses	None / Vacant		
11	Encumbrances (if any)	The use is restricted to affordable housing and related purposes.		
12	Summary Project Description	Development of workforce housing in residential area of Hilo with onsite open space for recreation and preservation. Site is along a County bus route. Conceptual layout options for the site include a 123-unit single family configuration, a 490-unit configuration (48 single-family homes, 82 multi-family townhomes, and 360 multi-family low-rise apartments), and a 1,334-unit multi-family low-rise unit configuration.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The site is bounded by three County roads and a floodway cuts across the site diagonally. Wastewater / sewer is located approximately 10,000 feet from the property.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		January 2027	July 2027	January 2028
15	Project Status	Initial background and feasibility study completed July 2023		
16	Consultant/ Contractor/Developer	Feasibility by Community Planning & Design; Group 70 selected for Design		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$975,500	\$650,000	\$38,000,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TBD	TBD	CPS / COH
19	Contact Person (Name, Email Address)	Neil Erickson, neilc.erickson@hawaiiicounty.gov		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

AINALOA WORKFORCE HOUSING

The County seeks to develop a State-owned parcel in an established residential neighborhood in Hilo for affordable or workforce housing. The property is currently undeveloped. The site is served by the County's HELE-ON bus service along two transit corridors to the University of Hawai'i at Hilo and business districts. A feasibility study identified three alternative site layouts for the property (seen at right). The County will be conducting master planning activities and studies and preparing an environmental review document for the master plan to support rezoning or the submittal of HRS 201H application for the housing project.

