

C. Kimo Alameda, Ph.D.  
Mayor

William V. Brillhante, Jr.  
Managing Director

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



**County of Hawai'i**  
**PLANNING DEPARTMENT**

Jeffrey W. Darrow  
Director

Michelle S. Ahn  
Deputy Director

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

March 02, 2026



Daniel E. Orodenker, Executive Officer  
Department of Business, Economic Development and Tourism  
Land Use Commission  
P. O. Box 2359  
Honolulu, HI 96804-2359

Dear Daniel Orodenker:

**LUC Docket No. A90-660 (LUC 767) (PL-INT-2025-010927)**  
**Applicant:** Hawai'i Housing Finance and Development Corp. (HHFDC)  
**Request:** Conservation to Urban; Villages of La'i'opua (VOLA)  
**Subject:** 2025 Annual Report for Village 9 and Lots 7 and 9 of File Plan 2128  
**TMK:** (3) 7-4-020:004; 7-4-021:042 & 043; North Kona, Hawai'i

We have reviewed the Annual Report for 2025 dated July 1, 2025, on the status of Village 9 and Lots 7 and 9 of File Plan 2128 in compliance with Condition No. 31 of Land Use Commission (LUC) Docket No. A90-660 (approved on December 18, 1990). As a reminder, under the *Village 9 Transfer Agreement* for VOLA, the Department of Hawaiian Homelands (DHHL) is required to submit annual reports of compliance with conditions of LUC Docket No. A90-660.

Staff notes that on November 14, 2025, a time extension for Final Plan Approval (PL-PLA-2023-000243) was approved by the Planning Department; as such Condition No. 2 has been modified to expire on October 4, 2027. It was noted that construction has begun and will be completed within 18 months. Staff notes that TMK (3) 7-4-020:004 relates to the development of the Kukuiloa Village Phase I and II Homeless Shelter and Housing Project. Additionally, on March 5, 2025, Final Plan Approval No. PL-PLA-2025-000368 was approved for the Phase II portion of the above project (Kukuiloa Village Phase II). After our review of the submitted documents, we find that the report is acceptable, and we have no further comments.

Daniel E. Orodenker, Executive Officer  
Land Use Commission  
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If you have any questions, please feel free to contact Alex Roy at (808) 961-8140 or via email at alex.roy@hawaiiicounty.gov.

Sincerely,

*Maija Jackson for*  
Maija Jackson for (Mar 2, 2026 16:09:21 HST)

JEFFREY W. DARROW  
Planning Director

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cc via email: Hawai'i Housing Finance and Development Corp. (HHFDC)