

Big Island Housing Foundation

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Big Island Housing Foundation Fact Sheet

Big Island Housing Foundation (BIHF) is a private, non-profit corporation formed in 1969 to “enable the provision of attractive, safe and sanitary housing in a healthy social environment giving preference but not limited to low and moderate income families”. BIHF’s activities serve affordable housing interests in the County of Hawaii and are in compliance with Federal, State and County guidelines.

Big Island Housing Foundation has developed and operates the following properties: E Komo Mai, a multi-family apartment complex (45 units), Kamana Elderly (62 units), Kea’au Elderly (20 units), Papaalooa Elderly (10 units), and Waimea Elderly (40 units). The Directors who serve on the Board of BIHF also serve on the Board of BIHF Riverside Community Based Nonprofit Corporation; BIHF Riverside owns Riverside Apartments, a multi-family apartment complex (74 units). Each of these properties, with the exception of Papaalooa Elderly, is HUD-subsidized. BIHF has been in existence for almost 40 years, since its incorporation in 1969, and became ‘self managed’ effective March 1, 2000.

The income group which BIHF targets varies between programs. Presently, all residents have incomes below 80% of median income. The wait-list is approximately 8 months to a year for the various sites.

The BIHF Board of Directors is comprised of representatives from government or private agencies interested in supporting affordable housing programs. No organization has more than one representative on the Board and representatives are subject to change every two years. At the present time the Board is composed of nine (9) Directors. Officers of the Board are elected yearly at the Annual Meeting.

At the present time, the BIHF has five (5) full-time and four (4) part-time employees. The Executive Director, who has a Realtor’s license, oversees administration as well as property management activities. Employees include an Administrative Assistant, a Certified Occupancy Specialist, four resident managers, and two maintenance personnel. BIHF contracts a bookkeeping service to handle the accounts. All corporations are audited annually by an independent auditor.

Three staff members have received Certified Occupancy Specialist (COS) training from the National Center for Housing Management, have their COS designation, and attend seminars updating HUD guidelines. All staff members attend a fair housing seminar each year.

The BIHF carries out the marketing activities prescribed in its Management Plan. In marketing the property BIHF remains in compliance with the Affirmative Marketing Plan, all applicable Fair Housing laws and HUD’s requirements relative to occupancy and the certification and recertification of tenants’ income.

The BIHF, in fulfilling its role as a sponsor of affordable housing, assists in the development and construction of housing for low and moderate income families in cooperation and in coordination with local governmental and civic agencies.