



# Big Island Housing Foundation

E Komo Mai, Kamana, Kea'au, Papa'aloa, Riverside, & Waimea

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July - September 2019 **NEWS OF THE CORPORATIONS** 3rd Quarter 2019

## **BIG ISLAND HOUSING FOUNDATION**

**BOARD MEETINGS:** On August 21, 2019 quarterly Board Meetings were held for Big Island Housing Foundation; Kinoole; Kea'au Housing Foundation, Inc.; Papa'aloa Housing, Inc.; BIHF Riverside Community Based Nonprofit Corp. and Waimea Housing Foundation, Inc. Present at the meetings were Richard Toledo, Jr., President; Amy Honda, Vice President; Mary Finley, Director and Phoebe Lambeth, Director. Executive Director Susan Kunz & Administrative Assistant Claudia Rivera were also present by invitation.

## **BOARD ANNOUNCEMENTS:**

**RESIGNING BOARD MEMBER** - Director and Board Vice President Amy Honda announced her retirement from the Boards. Amy Honda served as the representative from the Hawaii Island Contractors' Association [HICA] since August 19, 2014 and as Vice President of Big Island Housing Foundation and its entities from December 3, 2014. She was instrumental in promoting the goals of Big Island Housing Foundation; her knowledge and guidance will be missed. Both the Board of Directors and Big Island Housing Foundation's staff wish Amy Honda much success with her future projects, and thanks her for her years of service.

**NEW BOARD MEMBER** - The Board of Directors welcomes new Board Director Mr. Tyler Dickinson who will serve as the representative from Hawaii Island Contractors' Association [HICA]. He will replace retiring Director Amy Honda.

## **KAMANA'S BOARD MEETING**

**BOARD MEETING:** On August 21, 2019 Kamana, Inc. held its Board Meeting. Present were Richard Toledo, Jr., President; and Jay Kimura, Director. Also, in attendance were Executive Director Susan Kunz and Administrative Assistant Claudia Rivera.

## **FINANCE COMMITTEE MEETING**

A Meeting was held by the Big Island Housing Foundation Finance Committee on August 6, 2019. The Committee reviewed Financials and submitted their recommendations at the Board Meeting held on August 21, 2019. Donn Mende, Treasurer, serves as the Chair. Other member present were Amy Honda, Vice President. Present by invitation were Richard Toledo Jr., Board President, Susan Kunz, Executive Director; and Claudia Rivera, Administrative Assistant.

## **E KOMO MAI**

### **SITE AUDITS AND INSPECTIONS:**

Completed annual BIHF apartment inspections--Resident Managers from other BIHF managed sites assisted with the inspections. The units were found to be in good

condition. On September 23, 2019, Hunt Capital Partners conducted a site inspection that included the exterior of the property as well as a sample of occupied and vacant apartments. The inspector commended BIHF staff on the condition of the property.

### **MAINTENANCE/REPAIRS:**

The solar inverter boxes for the solar panels need replacing, warranties are still valid and will cover the replacement of both inverters. The roof on both buildings will need to be resealed. Quotes have been obtained and awaiting owner and Board approval. 59 emergency lights will need to be replaced, quotes were received and are pending approval.

## **KAMANA ELDERLY**

### **SITE AUDITS AND INSPECTIONS:**

On September 23, 2019, Hunt Capital Partners conducted a site inspection that included the exterior of the property as well as a sample of occupied and vacant apartments. The inspector commended BIHF staff on the condition of the property.

### **MAINTENANCE/REPAIRS:**

Flooring issues – Contractor agreed to address the identified flooring issues in 14 apartments.



Kamana Elderly residents enjoying one of the gazebos. In the picture are residents Pearl Kalilikane (facing the camera) and JoAnn Estrada.

*Big Island Housing Foundation does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. BIHF is an Equal Opportunity Provider and Employer.*

## KEA'AU ELDERLY

### SITE AUDITS AND INSPECTIONS

Completed annual BIHF apartment inspections--Resident Managers from other BIHF managed sites assisted with the inspections. The units were found to be in good condition.

### CONTRACT RENEWAL

HUD approved a contract renewal, budget, rent & utility allowance increase. Also approved was an increase in monthly deposits to the Replacement Reserves to coincide with the Capital Needs assessment recommendations.

### MAINTENANCE/REPAIRS:

The site will start addressing maintenance items presented in the Capital Needs Assessment (CNA) to meet compliance with new rent increase and budget requirements.

### RESIDENT GARDENS

Kea'au Elderly provides raised garden beds for residents' use. Many residents love to garden and enjoy growing flowers, fruit and vegetables.



Kea'au Elderly resident Susan Hauanio pictured with her amazing crop of beautiful pineapples. Picture taken by Resident Manager Lance Corpuz.

## PAPA'ALOA ELDERLY

### REDEVELOPMENT:

Currently working with Hawaii Island Community Development Corp. (HICDC) on the Low-Income Housing Tax Credit (LIHTC) application due on February 15, 2020.

A community meeting took place in the Papa'aloa Community Room on August 12, 2019. Jeremy McComber, Development Manager from Hawaii Island Community Development Corporation (HICDC) conducted the meeting and discussed the preliminary plans for the development

of the new project. He explained that a timeline had not yet been set for construction and he informed those in attendance that other resident and community meetings would be scheduled in the near future. In attendance were residents from Papa'aloa elderly, Susan Kunz, BIHF Executive Director, Raynette Filoteo, BIHF COS, Claudia Rivera, BIHF Administrative Assistant. The residents in attendance had an opportunity to ask questions regarding the new development project including how construction might affect them.



Papa'aloa Community meeting. Left front, resident Kevin Walters, left back Luella Puahala & next to her is Evelyn Musacchia, left back corner Phyllis Stine. Right picture, from left back row, residents David Herron, Joseph Achoy, Susanne Herron and BIHF Executive Director Susan Kunz. Pictures taken by Claudia Rivera, BIHF Admin. Assistant.



Papa'aloa Community meeting from left Jeremy McComber, Development Manager from Hawaii Island Community Development Corporation (HICDC). On the right is the Papa'aloa Elderly Housing site plan. Pictures taken by Claudia Rivera, Admin. Assistant.

## RIVERSIDE

### SITE AUDITS AND INSPECTIONS:

Completed annual BIHF apartment inspections--Resident Managers from other BIHF managed sites assisted with the inspections. The units were found to be in good condition. On September 23, 2019, Hunt Capital Partners conducted a site inspection that included the exterior of the property as well as a sample of occupied and vacant apartments. The inspector commended BIHF staff on the condition of the property.

### MAINTENANCE/REPAIRS:

A bid was submitted for embankment reconnaissance and assessment. Currently pending approval by owner. Several emergency lights are being replaced.

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**WAIMEA ELDERLY**  
**IMPROVEMENTS AND MAINTENANCE**

Bids were obtained to install a wireless security camera system. Installation is pending.

**UNIT INSPECTIONS**

Completed annual BIHF apartment inspections--Resident Managers from other BIHF managed sites assisted with the inspections. The units were found to be in good condition.



Rental Applications can be picked up at Big Island Housing Foundation, 688 Kinoole Street, Suite 102, Hilo, 96720, phone (808) 969-3327 ext. 1, or downloaded from the website:

<https://bigislandhousing.com>

BIHF-Managed sites include:

Multifamily: E Komo Mai & Riverside Apartments.

Elderly: Kamana Elderly, Kea'au Elderly, Papa'aloa Elderly & Waimea Elderly.

**BIG ISLAND HOUSING FOUNDATION**  
**DIRECTORS & EXECUTIVE DIRECTOR**

Richard Toledo, Jr., President

*[Hawai'i Island Portuguese Chamber of Commerce]*

Donn Mende, Vice President

*[Boys & Girls Club of the Big Island]*

Mary Begier, Secretary

*[Hawai'i Island Realtors]*

*The Board Treasurer position is vacant and pending vote by the Board of Directors.*

Phoebe Lambeth

*[Hawaii Island Japanese Chamber of Commerce & Industry]*

Joseph Marsh, Director

*[Hawai'i Island Chamber of Commerce]*

Tyler Dickinson, Director

*[Hawai'i Island Contractor's Association]*

Susan Kunz, Executive Director,

Big Island Housing Foundation

Delene K. Osorio, Principal Broker,

Big Island Housing Foundation

**KAMANA, INC. - DIRECTORS**

Richard Toledo, Jr., President

*[Portuguese Chamber of Commerce]*

Gale Takeya, Secretary

*[East Hawai'i Hiroshima Kenjinkai]*

Jay Kimura, Director

*[Hawai'i County Economic Opportunity Council]*



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