



# LAND USE COMMISSION

*Komikina Ho'ohana 'Āina*

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

*Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i*

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November 14, 2023

Richard A. Wheelock  
Kona Three LLC.  
1188 Bishop St. #711  
Honolulu, HI 96813

SUBJECT: A83-549 Kona Vistas LLC.

Dear Mr. Wheelock:

The Land Use Commission ("LUC" or "Commission") received the 2022 Annual Report filed for Docket No.A83-549 Kona Vistas LLC.

Pursuant to Condition C Relating to Annual Reports the submittal of annual progress reports to the LUC, Department of Planning and Economic Development (now Office of Planning and Sustainable Development and hereinafter referred to as "OPSD"), and the County of Hawai'i Planning Department is required. A similar annual reporting condition (Condition 3) was also imposed on the approval of the second increment.

In review of the 2022 Annual Report, the Land Use Commission has questions about the following:

1. Regarding the status of Condition A relating to affordable housing, there are questions regarding the agreement with the County of Hawai'i Office of Housing and Community Development.
2. The number of existing single family lots in relationship with the to-be-built 450 multifamily housing units, and the number of affordable units is unclear and may exceed the original housing allotment. It is also unclear as to where the affordable units are, or will be located.

This letter serves to clarify that the Petitioner, County of Hawai'i, and the Office of Planning and Sustainable Development are to appear before the Commission with a comprehensive status report on February 7, 2024.

If you have any questions, please contact me or Scott Derrickson, AICP, at 808-587 3921 or via email at [scott.a.derrickson@hawaii.gov](mailto:scott.a.derrickson@hawaii.gov) .

Status Report Letter A83-549

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Sincerely,

A handwritten signature in black ink, consisting of several loops and a horizontal line extending to the right.

Daniel Orodener  
Executive Officer  
Land Use Commission  
State of Hawai'i

CC: Katia Balassiano - Land Use Division Administrator, OPSD  
Alison Kato, Esq. – OPSD Attorney General  
Zendo Kern- County of Hawai'i Planning Director  
Jeffrey Darrow – County of Hawai'i Planning Deputy Director  
Suzanna Tiapula, Esq.- County of Hawai'i Deputy Corporation Counsel