



A.L.O.H.A. Homes

Senator Stanley Chang

Changes adopted in SB1, SD1 (2021)

- Give greater flexibility on density so that developments can meet local needs.
- Clarifying the aspiration of the program to produce enough housing to meet demand.
- Determine pricing based on the “minimum level necessary to be revenue neutral,” rather than a specific dollar amount.
- Remove language regarding Native Hawaiian transfers to comply with the Fair Housing Act.
- Give HHFDC greater flexibility in repurchasing the units.
- Remove the requirement that these units need not subsidize non-housing uses.
- Remove the pilot project requirement, as all components of the program should be in place for the first project.
- Add three employee positions to administer the program.

“Many of the provisions proposed in the ALOHA Homes model would have the potential to address [the] housing needs of middle-income earners that are currently priced out of the housing market and have very limited opportunities for homeownership.”

- High density construction
- State-owned lands near rail stations
- 99 year leases
- Unsubsidized sale price: \$400,000
 - Current market price: \$569,000
- Buyer eligibility: Hawaii residents, owner-occupants, own no other real property
- No first time homebuyer requirement
- Mixed use: ground floor retail
- Consistently build enough to meet demand
- No new taxes
- No development of agricultural, conservation land
- No redevelopment of existing residential communities
- Priority to those impacted by development
- Limit windfall profits
- Prohibit overseas investors
- Enforcement of owner-occupancy
- Walkability-focused urban planning
- Demand for leasehold housing

Statewide housing prices soar during pandemic

Percentage change
per county:

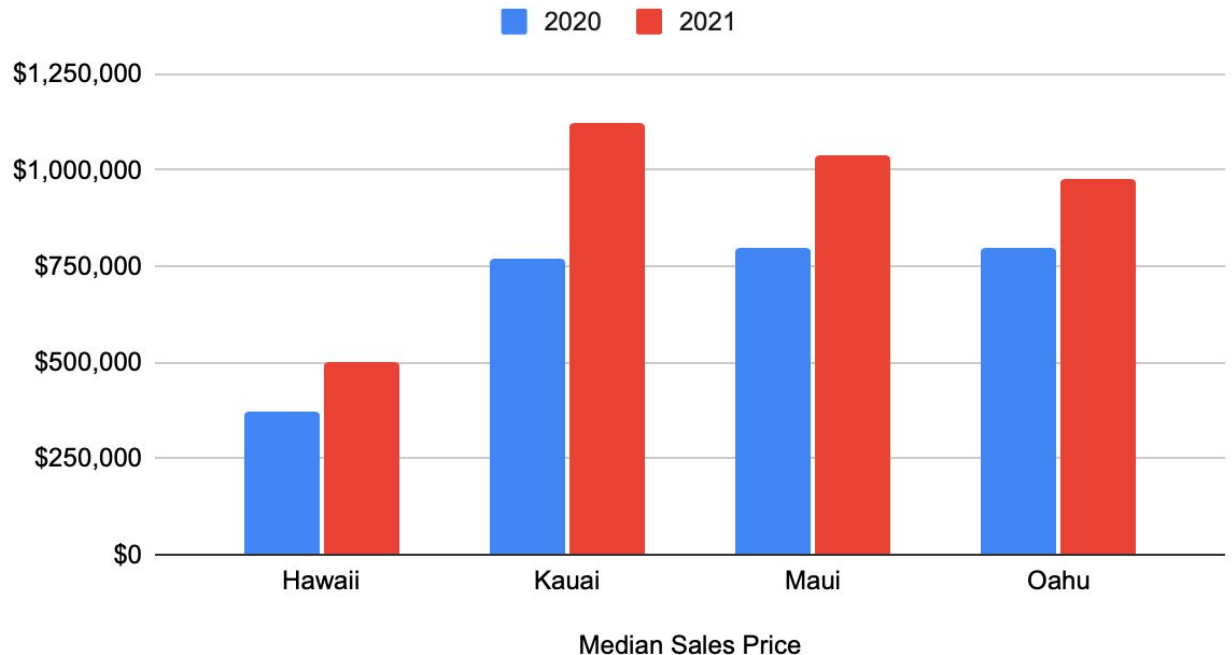
Hawaii: +35.1%

Kauai: +45.6%

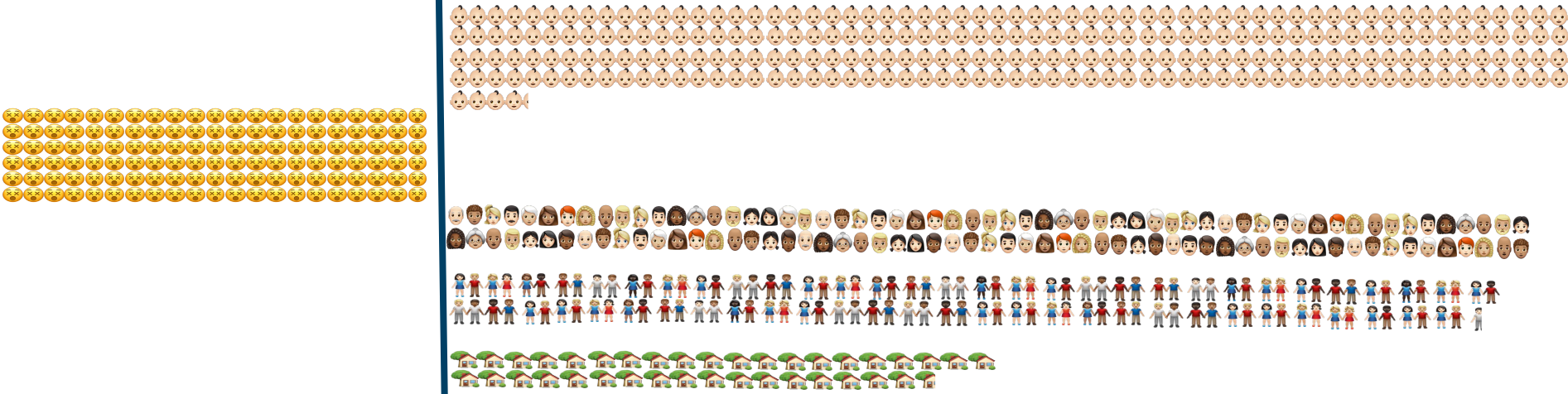
Maui: +29.9%

Oahu: +22.7%

Median Sales Price per County; March 2020 - May 2021



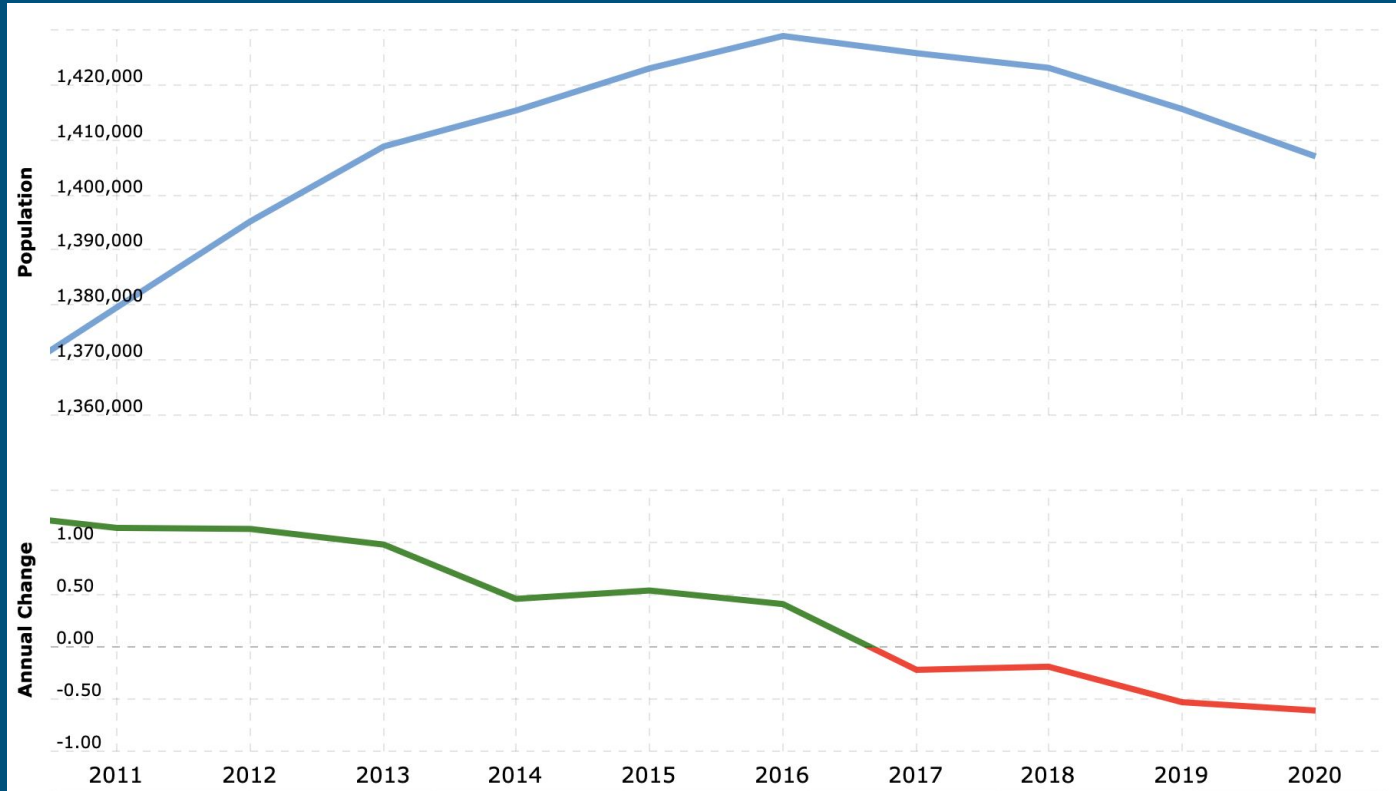
2001 - 2018



👶 = 1,000

Births: 244,298
Deaths: 126,024
Net Growth: 118,274
Net Couples: 59,235
New Housing Units: 37,826
Shortage: -21,409

Four Straight Years of Population Decline





1000 HOMES PER ACRE



Planning for Sustainable Housing Growth in Hawaii



August 12, 2021

A conference presented by
Senator Stanley Chang

- Why too much urban open space doesn't work
- The four rules of urban density
- Lessons from Hong Kong, world's densest city
- Place attachment and its role in preventing density
- Senakw: 500 units per acre in Vancouver
- Visualizing density levels
- Why cars aren't the answer

Singapore

- Public housing overview
- Urban planning of public housing
- Panel of residents

Hong Kong


- Urban planning overview
- “Seamless integration”: MTR TOD

Vienna

- Municipally owned public housing
- Subsidized, non-municipal housing

Houston

- Overview of modern history
- Land use overview
- Panel of developers



SOLVING THE HOUSING SHORTAGE: HOW FOUR CITIES DID IT

A virtual delegation hosted by **Senator Stanley Chang**

**Singapore (August), Hong Kong (September),
Vienna (October), & Houston (November)**

To apply, please visit: bit.ly/housingdelegation