

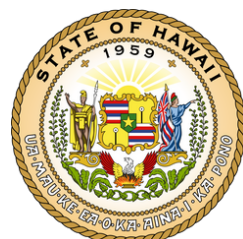
2024 HAWAII HOUSING PLANNING STUDY: O'AHU TOD FOCUS & TRANSPORTATION INTEGRATION

Addressing 25,710 Needed Units in Honolulu County (2023-2027) Through Density Near Transit Hubs

Prepared for: **Hawai'i Interagency Council for Transit-Oriented Development (TOD)**

Prepared by: **Rebecca J. 'I. Soon, Ward Research, Inc.**

In partnership with SMS Research & Marketing Services, Inc. and FSR Consulting LLC



September 2025



PRESENTATION ROADMAP

1. The O'ahu Challenge
2. Evidence & TOD Bridge
3. Solutions & Inspiration



An aerial photograph of a coastal city, likely Honolulu, Hawaii. The image shows a dense urban area with a grid-like street pattern. A large, green golf course is visible in the upper left quadrant, featuring several small, dark blue ponds. The city extends to the coastline, where a sandy beach and the ocean are visible in the lower right. The overall scene is captured from a high angle, providing a comprehensive view of the city's layout and its proximity to the water.

1. THE O'AHU HOUSING CHALLENGE



HHPS 2024: O'AHU NEED OVERVIEW

- Analyzes O'ahu's 25,710 unit need (39.9% of statewide need, 64,490).
- Focuses on supply, affordability, demand for $\leq 80\%$ AMI (64% of statewide need).
- Supports TOD density near transit hubs.





CURRENT SITUATION: STATEWIDE HOUSING UNITS DISTRIBUTION

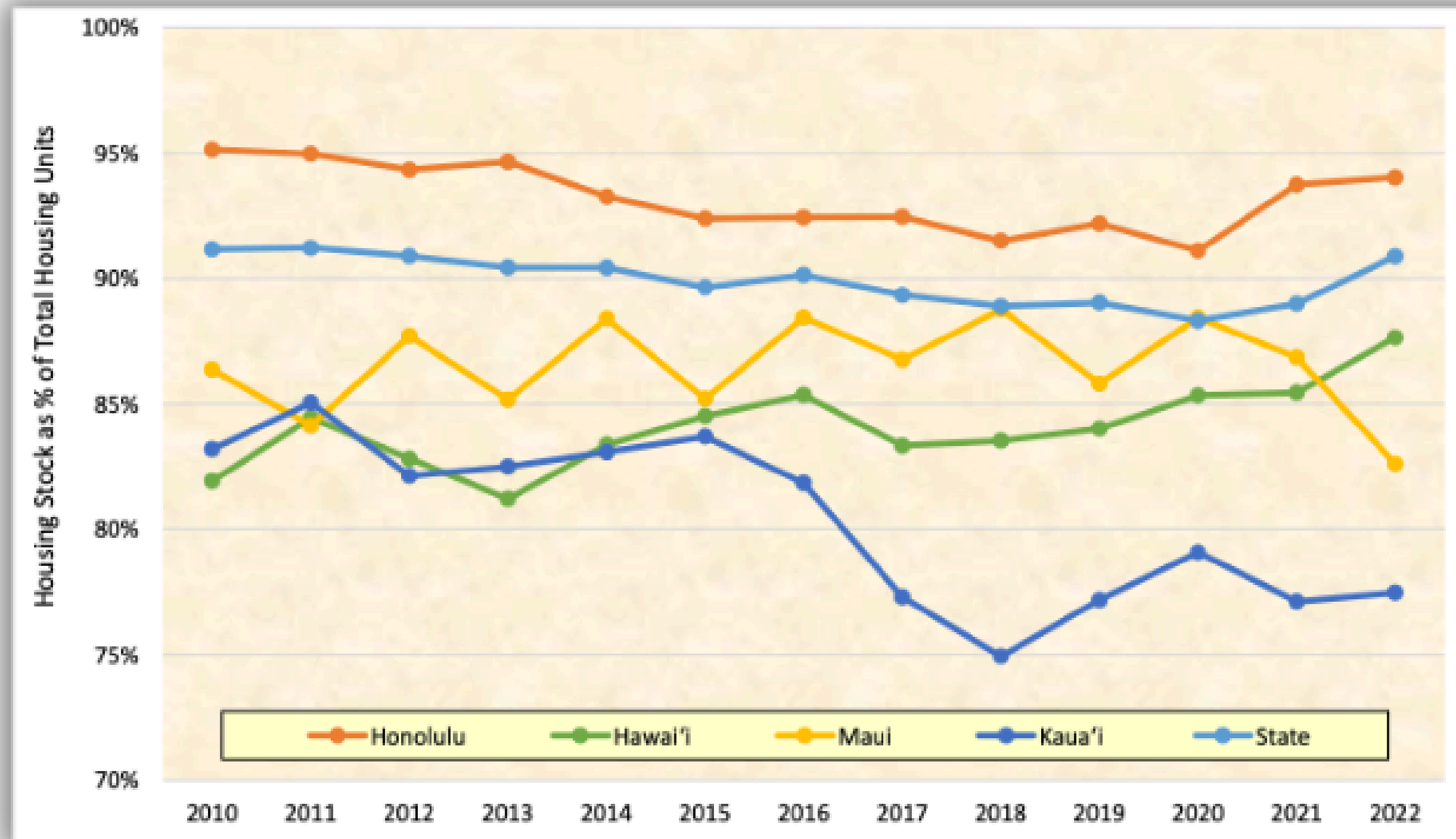
DISTRIBUTION OF HOUSING UNITS, STATE OF HAWAI'I, 2022

County	Housing Units	Available Housing Units for Rent	Available Housing Units for Sale	Households
Total	568,058	12,298	3,291	492,923

HOUSING UNITS NEEDED BY PRICE SEGMENT STATE OF HAWAI'I, 2023-2027

HUD Income Classification								
LT30	30 to 50	50 to 60	60 to 80	80 to 120	120 to 140	140 to 180	180+	Total
17,242	11,166	4,589	9,103	8,547	4,396	4,346	5,101	64,490

CURRENT SITUATION: O'AHU STOCK DISTRIBUTION



CURRENT SITUATION:

HONOLULU COUNTY STOCK DISTRIBUTION

DISTRIBUTION OF HOUSING UNITS, HONOLULU COUNTY, 2022

County	Housing Units	% of Total Units	Households	% of Total Population
Honolulu	373,863	65.80%	338,496	68.70%

HOUSING UNITS NEEDED BY PRICE SEGMENT, HONOLULU COUNTY, 2023-2027

HUD Income Classification								
<30%	30% to 50%	50% to 60%	60% to 80%	80% to 120%	120% to 140%	140% to 180%	>180%	Total
7,314	4,912	1,869	4,581	4,036	1,201	1,907	-110	25,710

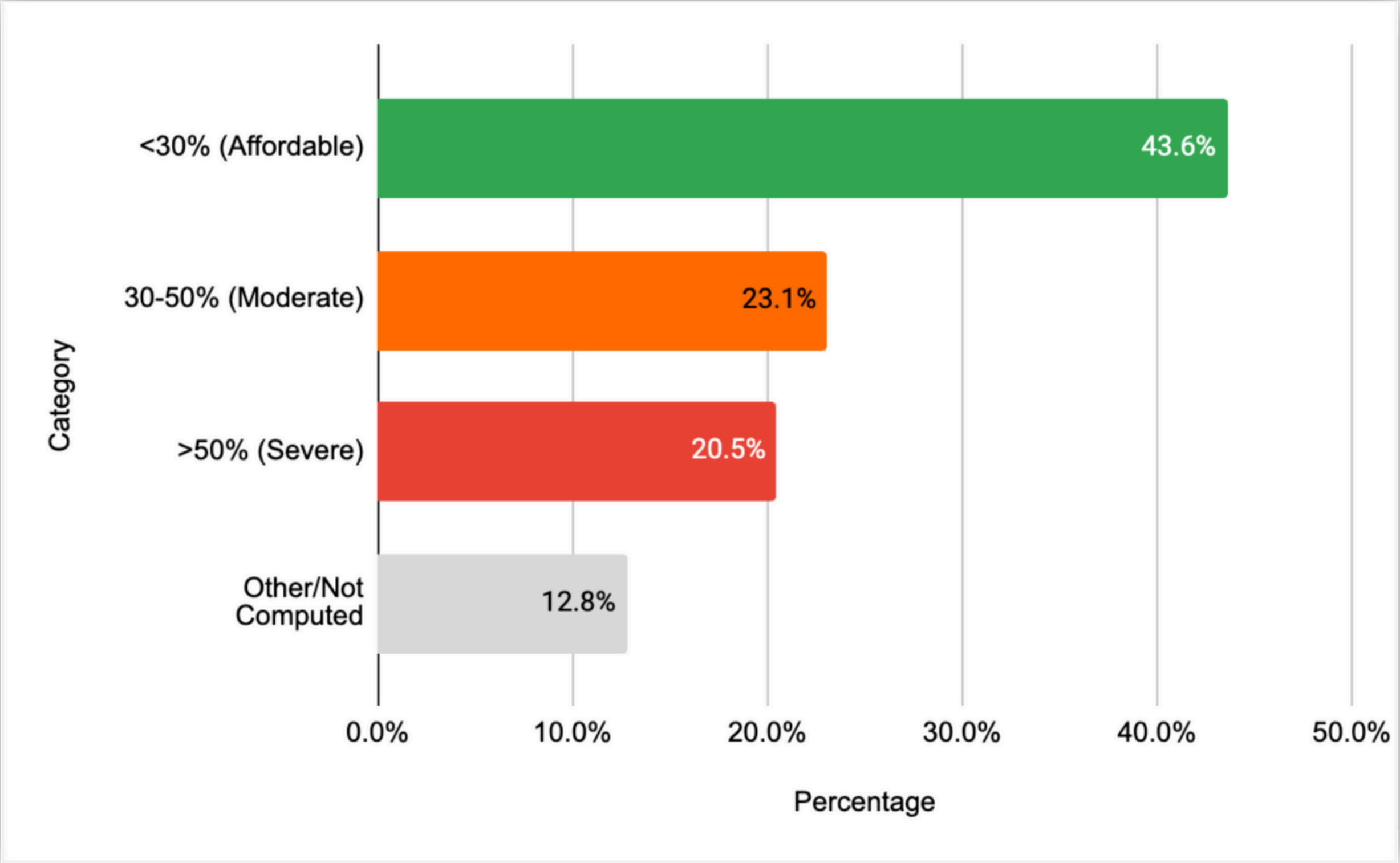




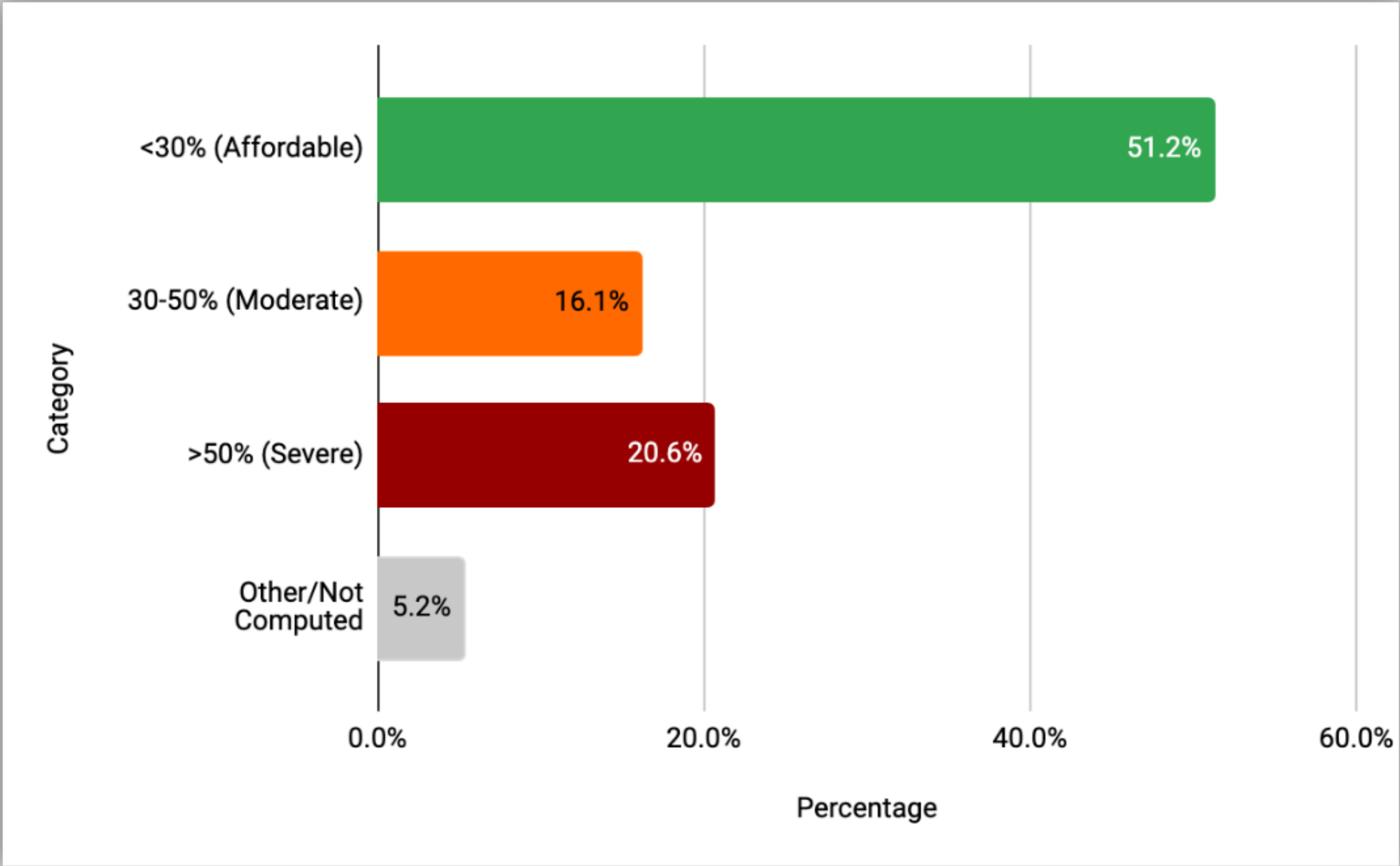
O'AHU HOUSING AVAILABILITY

Category	Units	Percentage
Total Housing Units	373,863	100.0%
Available Housing Stock	339,863	90.9%
- Occupied Housing	325,673	87.1%*
- Vacant and Available	14,190	3.8%*
Unavailable Units	34,000	9.1%

DISTRIBUTION OF HOUSING COST BURDEN BY INCOME SHARE IN HAWAI'I, 2022



DISTRIBUTION OF HOUSING COST BURDEN BY INCOME SHARE IN O'AHU (2022)



O'AHU CROWDING & CONDITIONS

CROWDING AND DOUBLING UP STATS, O'AHU VS STATEWIDE

Year	O'ahu Crowded	O'ahu Doubled Up	O'ahu Crowded and/or Doubled Up	Crowded: Statewide	Doubled Up: Statewide	Combined Crowded and/or Doubled Up Statewide
2023	16.1%	20.6%	29.4%	14.3%	19.7%	27.8%

UNIT CONDITION STATS, STATEWIDE

Median Year Built	Incomplete Plumbing Facilities	Incomplete Kitchen Facilities	DHHL Households that Need Repair
1980	0.9%	1.9%	47.0%



HHPS DEMAND SURVEY DEMAND ESTIMATES, BY COUNTY, 2023

	County									
	Honolulu		Maui		Hawai'i		Kaua'i		State of Hawai'i	
	County	Col %	County	Col %	County	Col %	County	Col %	County	Col %
Total Households	325,877	100.0%	53,550	100.0%	69,879	100.0%	22,854	100.0%	472,159	100.0%
Raw Demand	210,174	64.5%	31,141	58.2%	41,030	58.7%	12,344	54.0%	294,689	62.4%
Final Demand	155,790	47.8%	21,474	40.1%	29,316	42.0%	8,012	35.1%	214,592	45.4%
Effective Demand	112,447	34.5%	16,059	30.0%	21,610	30.9%	5,828	25.5%	155,943	33.0%



HONOLULU COUNTY HOUSING DEMAND PROJECTIONS, 2023

	Honolulu Co. Demand Estimate	Col%	State of Hawai'i	Col%
Total Households	325,877	100.0%	472,159	100.0%
Raw Demand	210,174	64.5%	294,689	62.4%
Effective Demand	112,447	34.5%	155,943	33.0%

Definitions:
Total Households: The estimated number of occupied housing units with residents, based on 2022-2023 Housing Demand Survey data for Honolulu County (325,877 for O’ahu).
Raw Demand: Households that might move, excluding those who said they would never move (64.5% of O’ahu households, or 210,174).
Effective Demand: Households likely to move within Hawai’i, excluding those with no plans or intending to move out of state (34.5% of O’ahu households, or 112,447).

An aerial photograph of a coastal town. In the foreground, a sandy beach meets the ocean with waves breaking. A road runs parallel to the beach, with a green strip of land or parkway between it and the town. The town itself is densely packed with houses and buildings. A prominent bridge or overpass structure is visible, crossing a body of water or a deep channel. To the left of the bridge, there are several small, irregularly shaped ponds or lakes. The overall scene is a mix of urban development and natural coastal features.

2. EVIDENCE & TOD BRIDGE



METHODOLOGY EVOLUTION

UPDATED METHODOLOGY

- 13,471 Pipeline Units Added to Supply between 2023 and 2027
- 27,563 Swap Space Units Added to Demand

EFFECTS OF UPDATED IN METHODOLOGY

- 2019 HHPS: 50,156 units needed (through 2025)
- 2024 HHPS

2019 Methodology: 49,595 units needed

New Methodology: 64,490 units needed

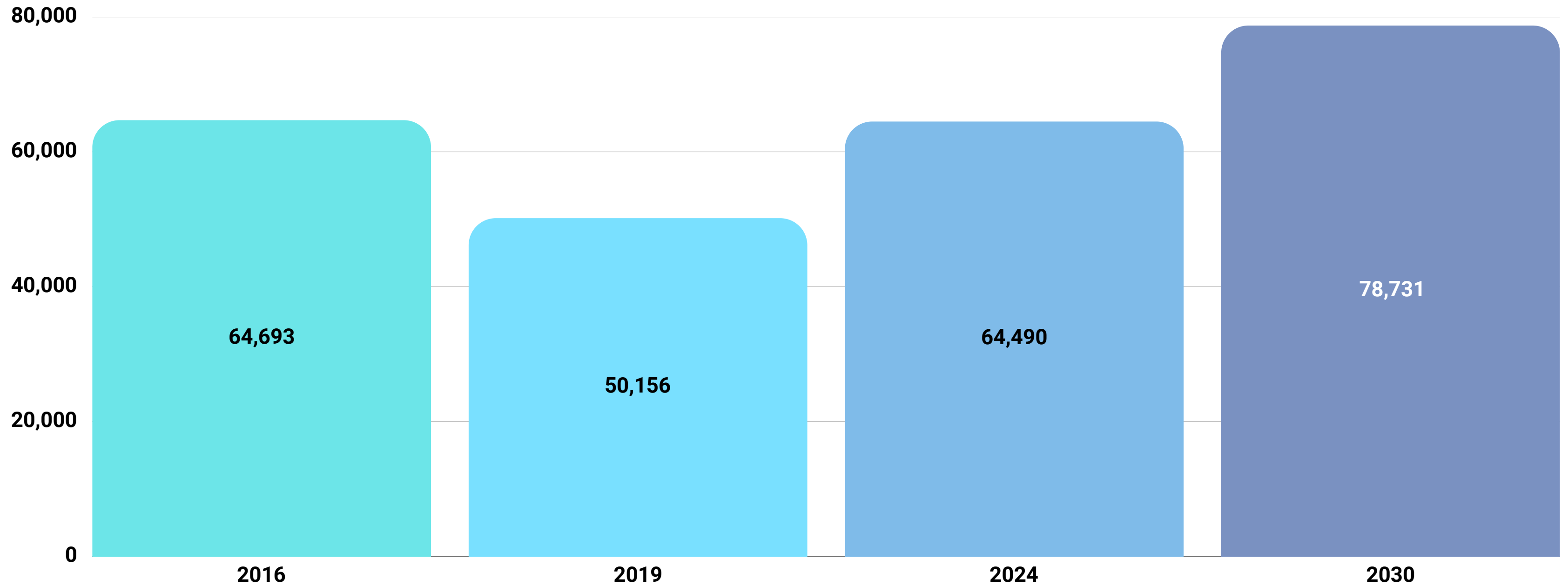




CALCULATING HOUSING SHORTAGE AND NEEDED UNITS

	Estimate
Adjusted Housing Supply for Residents	516,082
Adjusted Housing Demand for Residents	(-) 578,832
<i>Housing shortage</i>	-62,750
Demand due to Population Change	(+) 14,408
Demand for Vacant & Available Units	(+) 803
Units in the Pipeline	(-) 13,471
<i>Total Needed Units</i>	64,490

NEEDED UNITS OVER TIME



**TABLE 39: HOUSING UNITS NEEDED BY TENANCY, TYPE, AND PRICE SEGMENT,
STATE OF HAWAI'I, 2023-2027**

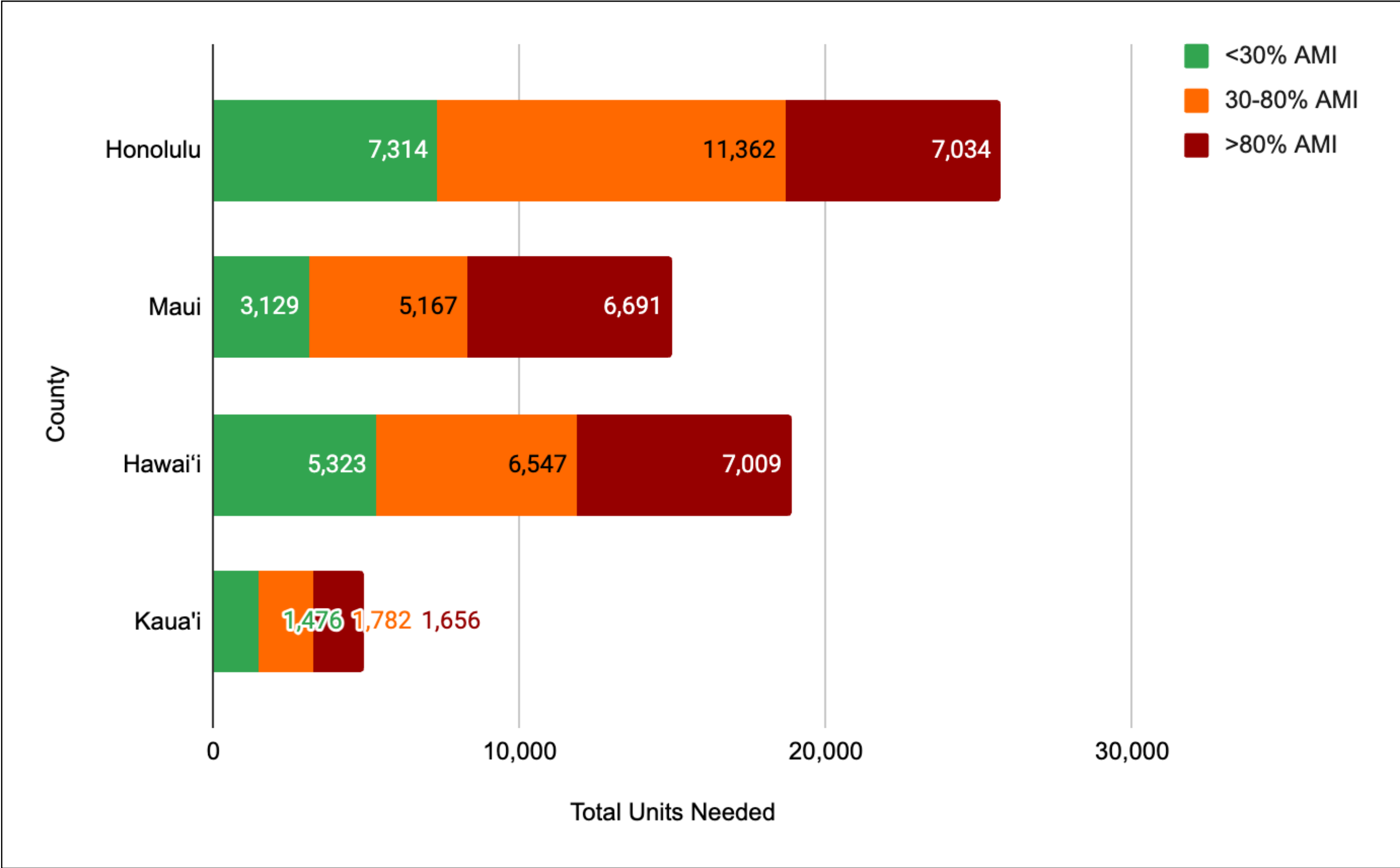
	Total Units Needed, 2023 through 2027								
	HUD Income Classification								
	LT30	30 to 50	50 to 60	60 to 80	80 to 120	120 to 140	140 to 180	180+	Total
State of Hawai'i	17,242	11,166	4,589	9,103	8,547	4,396	4,346	5,101	64,490
Ownership Units	4,808	3,539	2,175	5,863	5,196	3,059	2,660	2,687	29,987
Single-Family	3,980	2,738	1,627	4,450	3,655	2,782	2,629	4,037	25,898
Multi-Family	828	801	550	1,413	1,540	277	32	-1,350	4,091
Rental Units	12,435	7,625	2,415	3,240	3,351	1,337	1,685	2,413	34,501
Single-Family	6,288	4,035	1,588	3,030	1,951	1,121	912	1,557	20,482
Multi-Family	6,149	3,591	827	210	1,398	215	773	855	14,018
Honolulu	7,314	4,912	1,869	4,581	4,036	1,201	1,907	-110	25,710
Ownership Units	1,442	1,483	1,036	2,992	2,483	949	1,011	-1,109	10,287
Single-Family	871	920	682	2,006	1,459	972	1,381	692	8,983
Multi-Family	571	563	354	986	1,024	-23	-370	-1,801	1,304
Rental Units	5,873	3,428	833	1,589	1,553	251	896	999	15,422
Single-Family	2,174	1,054	335	1,012	603	302	447	624	6,551
Multi-Family	3,699	2,374	498	577	950	-52	449	375	8,870



HOUSING UNITS NEEDED BY COUNTY, 2023-2027

County	Units Needed	% of Units Needed	% of State Population
Honolulu	25,710	39.9%	68.7%
Maui	14,987	23.2%	11.5%
Hawai'i	18,879	29.3%	14.8%
Kaua'i	4,914	7.6%	5.0%
Total Statewide	64,490	100%	100%

HOUSING UNITS NEEDED BY COUNTY AND AMI LEVEL 2023-2027



An aerial photograph of a coastal town. In the foreground, a sandy beach meets the ocean with waves breaking. A road runs parallel to the beach, with a green landscaped area and trees. Above the road is a large parking lot and a residential area with many houses. A bridge crosses a body of water in the middle ground. In the background, there are more houses, green spaces with ponds, and a golf course. The text "2.1. TOD BRIDGE" is overlaid in the center.

2.1. TOD BRIDGE

O'AHU H+T INDEX: COMBINED COSTS EXCEED 45% BENCHMARK

- **O'ahu County:** Housing 32% + Transport 17% = 49% of income (Table 49).
- **Key Areas:** Urban Honolulu (42%, lowest); Kailua (62%, highest) (Table 50).
- **TOD Tie:** Density near Skyline reduces transport costs by 10-15%.

	Housing	Transport	Combined
C&C Honolulu	32%	17%	49%
Urban Honolulu	28%	13%	42%
Kailua	43%	19%	62%

Note: O'ahu vs. state average (49% vs. 51%).



O'AHU COMMUTING: HIGH BURDENS

- 48% households commute 4+ days/week (Table 54).
- **Public Transit Use:** 14% (highest statewide).
- **Avg. One-Way Commute:** 40.5 minutes.
- 36% intend to move closer to work to cut costs/time.
- **Monthly Transport Costs:** 40% pay <\$100 (lowest statewide, due to rail/bus).

Characteristic	O'ahu
Commute 4+ Days/Week	48%
Public Transit 3+ Days/Week	14%
Avg. One-Way time (min)	40.5
Move Closer to Work	36%

Note: Transport costs (40% <\$100, 39% \$101-240).



HHPS MOVERS: DEMAND FOR RAIL-ADJACENT HOUSING

- 22% want to move near rail station (up from 17% in 2019) (Table 55).
- 58% interested in multi-family for-sale near rail.
- **Parking Trade-Offs:** 46% forgo space for lower rent; 48% for larger unit; 30% with bike parking.
- **Inter-Island Movers:** 100% from Kaua'i/Maui interested in TOD units.

Characteristic	O'ahu	Inter-Island Movers
Move Near Rail Station	22%	28 - 36%
Multi-Family Near Rail (For-Sale)	58%	100% (Kaua'i/Maui)
Forgo Parking for Lower Rent	46%	100%

Note: Interest trends (22% now vs. 17% 2019).



ACCELERATING O'AHU TOD: 2,000 UNITS BY 2027

- Deliver 2,000 multi-family units around Skyline stations.
- **Mix:** 59% for-sale (1,180 units, 80-120% AMI); 41% rentals (~\$1,500/mo).
- **Enhancements:** Bike subsidies (30% interest); education on options (close 13% gap).
- **Impact:** Reduces H+T burdens, supports 25,712-unit need.

Characteristic	O'ahu	Inter-Island Movers
Move Near Rail Station	22%	28 - 36%
Multi-Family Near Rail (For-Sale)	58%	100% (Kaua'i/Maui)
Forgo Parking for Lower Rent	46%	100%

Note: Interest trends (22% now vs. 17% 2019).



3. SOLUTIONS & INSPIRATION



POLICY WINS: SUSTAINABLE LEASEHOLDS TIED TO TOD

- Tiered Leases for Rail Hubs: 10-yr rent-to-own (\$1,000-1,999/mo) → 65-yr ownership; targets 72% DHHL-eligible buyers near Skyline.
- Housing wage gap (\$41.83/hr needed vs. \$24.37 avg) solved via caps + grants—79% understand fee simple/leasehold basics.
- Pilot: 1,000 multi-family units (townhouses/condos) at rail stations; shared equity + 10-yr occupancy for ≤80% AMI (64% of need).

	2019	2023	Shift
Would Buy 99-Year Leasehold	23%	45.3%	+22%
Willing to Consider	43%	31.2%	-12% (Shift to Buy)
Not Interested	27%	12.5%	-15%

2024 HHPS: Survey Q on Lease Understanding & Willingness (n=1,730)





HHPS POLICIES FUEL O'AHU TOD

- **Need:** 25,712 units (64% $\leq$ 80% AMI)—Leaseholds deliver 5,000 by 2027 via rail density.
- **Burden:** H+T at 49% income—Tiered leases + transit cut 10-15% (e.g., \$1,500/mo caps near stations).
- **Demand:** 22% movers eye rail-adjacent; 45.3% favor 99-year leases (41% young families lead).
- **Path Forward:** Education closes 11% gap; shared equity for multi-family TOD—meets 8% of need.



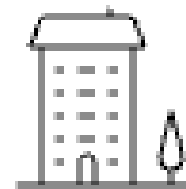
LEASEHOLD POLICIES CLOSE THE GAP

Growing Acceptance (27% → 44.5% Statewide) + TOD Ties = Feasible Wins by 2027.



STEP 1: POLICIES

**99-Year/Tiered Leases
(45.3% O'ahu buy-in) +
Education (Close 11% Gap).**



STEP 2: 2,000 UNITS

**Multi-family near Skyline
(59% for-sale 80-120% AMI;
\$1,500/mo rentals).**



STEP 3: SAVINGS

**10-15% H+T reduction (from
49% burden) via walkable
density.**



STEP 4: IMPACT

**Meets 8% of 25,712 need;
scales to 5,000 with DHHL
pilots.**





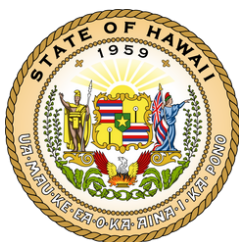
WARD RESEARCH
INCORPORATED

MAHALO!

Q & A

WHERE TO FIND THE 2024 HHPS

- [Hawai'i Housing Finance & Development Corporation | Hawaii Housing Planning Study \(HHPS\) Landing Page](#)
- [Hawaii Housing Planning Study, 2024 – Ward Research, Inc., WardResearch.com](#)



September 2025