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%
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
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