



# HOUSING FOR ALL PLAN

Since campaigning for Mayor, I've heard from thousands of O'ahu residents about their struggles and worries. Young people tell me buying a place is not even a dream because they think it's just not possible. Parents spend way too much time working and commuting, leaving little time for the things that matter, like family and their health. And I know the personal struggle of having a family member with mental illness who could have easily slipped into homelessness. We must do more to solve the problems that will make a difference in people's everyday lives, particularly in our current housing crisis.

Hawai'i has been in a housing crisis for decades. But the same solutions suggested today and for previous decades have never been implemented by a generation of politicians. A 2019 state housing study shows that we have a 22,000 unit gap to meet O'ahu residential needs, and that will be our priority. As Mayor, I will bring the community together to solve our housing crisis—from landowners and developers, to homeowners and renters, to working people, to communities and all levels of government. We all must do a better job of listening to one another, starting with our shared values and a willingness to look beyond our own perspective and interests.

Over the next couple of months, I will keep refining our plan for housing by listening to families, renters, homeowners, housing advocates, houseless individuals, landowners, developers, and public servants. Our vision is to create an O'ahu where families can eat dinner together, children can play safely in their communities, and our future generations aren't forced to move away from home. On O'ahu, we have so much talent and love for our people and place. There's nothing too hard that we can't solve together.



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## In developing our Housing For All plan, I started with five non-negotiable principles. As Mayor, I will never waver from these:

- 1 FOR O‘AHU RESIDENTS.** O‘ahu housing is first and foremost for the full-time residents of this place—the people who love, contribute to, and invest in our island community. Housing O‘ahu residents is more important than tourists finding a cheap place to spend their vacation, investment properties for non-residents, and flipping homes.
- 2 RESPONSIVE LEADERSHIP.** Homelessness is an ongoing failure of leadership. No O‘ahu resident should be driven into homelessness because of economic or health reasons. While we are getting homeless families and individuals into housing, we need to focus even more resources on keeping vulnerable people in the housing they have today.
- 3 PEOPLE AND PLACE.** We need to protect and preserve the things that make our communities special, such as our ability to enjoy our land and sea, our families living together, the way we treat one another, and the places we gather.
- 4 BENEFITING COMMUNITIES.** The cost, quality, and location of our housing determine nearly every facet of our lives—our health, education, safety, economic security or insecurity, social networks, and our future opportunities. We must think long term versus short term.
- 5 PROACTIVE ACTION.** Climate change is real. We feel its effects, and we are not ready as a community. New housing programs or policies must protect our people and place from the looming and real impacts of climate change.

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## Stop the Activities That Drive Up Housing Costs for O'ahu Residents

- **Stop illegal vacation rentals from taking over our neighborhoods.** Return the 8,000 illegal vacation rentals on O'ahu to residents through aggressive enforcement of existing laws and keeping visitors out of our neighborhoods and back in resort areas, such as Waikīkī and Ko 'Olina.
- **Incentivize the use of homes to house residents now by taxing vacant investor units.** According to a 2019 state study, there were 34,923 vacant units in the state, including 23,709 not available to residents and held instead for occasional use. Making these units available to O'ahu residents can help close the gap for the over 22,000 units needed. I will support efforts by the City Council to pass a vacancy tax to disincentivize homes from sitting idle.
- **Ensure that our land and infrastructure are first and foremost used for housing for residents and not wealthy offshore investors.** Offshore investments in our real estate market, including high-end second homes, significantly drive up the cost of land and everyone's cost of living. To address this, we will limit permits on new luxury developments until more O'ahu residents can afford to live in a place they call home.

## Build Homes for Communities That Need Them the Most

- **Use City Lands for Affordable Rentals.** The city can take more responsibility for developing housing by utilizing the resources we have, such as city land and leveraging federal, state, and private partnerships, to build new rentals for lower-income individuals and our kūpuna. This includes supporting projects like Kapolei Parkway and 'Aiea Sugar Mill Senior Housing.
- **Encourage New Types of Housing.** Support efforts to build communal housing that could address the needs and lifestyles of kūpuna, millennials, and low-income individuals. A development like Kahauiki Village is an example that built not just housing, but communities as well. Encourage more innovation in unit size, amenities provided, materials used to construct homes, and unique examples from other cities.
- **Continuously Meet with Individuals, Communities, and Families to Understand their Needs.** My proposed Office of Community Engagement will be a proactive team who will reach out and build relationships to ensure citizens' voices are heard, especially those who are impacted the most by decisions. We can reach out to new partners, such as our education, labor, and homestead communities to help develop homes for their unique members.



## Stimulate the Private Sector to Build Homes for Residents in the Urban Core

- **Build Infrastructure for Units Affordable to O'ahu Families.** Invest in the sewer, water, utility, sidewalks, and road infrastructure along the rail line, such as Kapolei, 'Ewa, Waipahū, and Kalihi so private developers can more quickly come in and build affordable housing units.
- **Get Permits Out Faster.** I will bring together the hardworking and understaffed employees of the Department of Planning and Permitting with builders and developers to make progress on backlogs. Solutions include utilizing technology to become more efficient, hiring additional staff, prioritizing affordable permit reviews, and bolstering inspectors and penalties to ensure compliance.
- **Lower the Cost to Build Housing.** Substantially reduce or waive water, sewer, park, and other fees for those developing affordable housing projects.
- **Rezone Land within the Urban Core to Spur Development for Community Needs.** Provide bonus density, increased height limits, and eliminate parking requirements for developers building affordable units. Keep the Country Country and preserve open space by creating vibrant mixed use communities within the urban core, especially along the rail line through Transit Oriented Development (TOD).



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