



Access To Real Affordable Housing

Over the past few decades, Hawai'i has been faced with an affordable housing crisis. The State Department of Business, Economic Development and Tourism projects that by 2025, housing demand will reach 64,693 units, with nearly 70% (43,828) needed for households earning 80% or less of the Area Median Income (AMI). The lack of affordable housing coupled with the high cost of living makes it hard for local families to thrive in Hawai'i. Providing access to real affordable housing that local people can afford needs to be a priority for all of government.

In order to do this, Jacob believes that government needs to:

Incentivize Private Sector Investment Into Affordable Housing Development

High cost of construction and bureaucratic government processes discourages developers from working on affordable housing projects. Government cannot solve the affordable housing issues on its own and needs to incentivize private sector investment to help meet the rising housing demand.

- **Use Government Lands For Affordable Housing Projects:** The cost of land in Hawai'i has been identified as one of the two major impediments to affordable housing development. The city can help incentivize private sector investment by utilizing city lands for affordable housing.

If elected to the City Council, Jacob will work with his colleagues, the Mayor and their administration to **identify available lands that can be used for housing development.**

- **Build Infrastructure:** The cost to build infrastructure has been identified as another major impediment to developing affordable housing projects. This is a costly endeavor that attributes to the high cost for development. Investing in the construction of infrastructure by

city and state government will help lower the overall costs and incentivize developers to help create these needed housing units.

If elected to the City Council, Jacob will **work to secure funding** and support from his colleagues **to help cover costs related to the construction of infrastructure for various affordable housing projects.**

- **Minimize Building And Development Costs:** Building in Hawai'i comes with a number of fees that must be paid to the city. Real property tax, water and sewer fees are some of the costs that developers and homeowners are responsible for.

If elected to the City Council, Jacob will explore ways to provide **additional affordable housing incentives and waive certain building costs and other fees.**

- **Improve The Permitting Process:** The Department of Planning and Permitting (DPP) has presented major challenges for many developers and housing projects. The department's inability to process permits in a timely manner, inadequate staffing and lack of expertise has contributed to a number of issues relating to the development of affordable housing on O'ahu.

If elected to the City Council, Jacob will work with the Mayor and DPP to **implement new technology policies to make the permitting process more efficient, address staffing issues and shortages and prioritize permits for affordable housing projects.**

- **Upzone In The Urban Core:** As previously mentioned, infrastructure is a major cost in the development of affordable housing. Upzoning in the urban core and around transit-oriented development (TOD) areas is a good solution that will increase density and allow new housing units to be linked to already existing infrastructure.

If elected to the City Council, Jacob will champion **upzoning efforts along the rail line and in the urban core** to encourage more

affordable housing development. He'll also work with the City to **upgrade and maintain existing infrastructure** in these areas.

Encourage The Development of Non-Traditional Methods of Housing

To address the complexities of the homeless epidemic and the affordable housing crisis, we need to encourage and develop non-traditional methods of housing for individuals and families. Communal housing, similar to Kahauiki Village and Pu'uhonua O Wai'anae are examples of successful models that can be implemented to address these issues. Government can play a major role in these efforts by minimizing bureaucratic barriers that inhibit these types of projects from moving forward.

- **Plantation-Style Community Housing:** The Kahauiki Village in Kalihi has become a model for addressing the housing and homeless situation on O'ahu. Inspired by the plantation lifestyle, this method of housing provides at-risk families the ability to retain a roof over their head while also providing employment opportunities and other social services within walking distance of their home.

If elected to the City Council, Jacob will **work with the public and private sector to develop partnerships and implement this type of housing in communities across O'ahu**. He will also work with his colleagues and the Mayor to secure funding and fast track these types of housing project.

- **Pu'uhonua Village Model:** The Pu'uhona Village Model is inspired by the leadership and efforts of Aunty Twinkle Borges and the Wai'anae houseless village community. This type of communal way of living is more affordable and sustainable. Shared kitchens, bathrooms, and gathering spaces help reduce development and construction costs. Everyone has a shared responsibility for providing security, groundskeeping and maintenance of the village. Village leaders are also responsible for enforcing rules and fostering relationship with government and community partners.

If elected to the City Council, Jacob will **explore options to create more Pu‘uhonua Village models** on O‘ahu. He will also work with the community to identify leaders to help implement this type of housing in Council District 7.