

Sustainable Development and Resilient Communities – Housing for All

Public Comment Summary

County of Hawai'i Draft General Plan 2045

The public comment period for the Draft General Plan 2045 was held from September 18, 2023 to April 1, 2024. This comment summary contains the key themes derived from community feedback on the Housing for All section of the draft plan.

1. Affordability and Housing Costs

There is significant concern about the rising costs of housing and related affordability issues. Comments mention the impact of government-imposed requirements on development costs, the effect of high-end housing limits on overall housing levels, and the suggestion that more affordable housing could bring prices down. Discussions include the need to review and amend building codes to make construction more affordable and the importance of educating the community on available programs.

2. Housing Supply and Development

There is a strong emphasis on the expansion and supply of housing to meet the current and future demands. Suggestions include creating new housing projects at all inventory levels, removing barriers to facilitate development, prioritizing housing development on vacant lands, upzoning areas, and allowing higher density developments. Innovative and experimental housing options are encouraged.

3. Demographic Considerations and Special Needs

Several comments focus on the need for housing solutions tailored to specific demographic groups such as seniors, individuals with disabilities, and the missing middle. This includes ensuring that design principles accommodate special needs, considering the increasing senior population, and addressing the shortage of housing suitable for different family structures.

4. Regulatory Barriers and Zoning

Comments frequently mention the need to adapt regulatory and zoning barriers impeding housing development. This theme encompasses the request to streamline as-built permits, providing flexibility in certain codes, re-evaluating zoning for density and mixed-used, and considerations for land designated agricultural that might be more suitable for housing.

5. Community Character and Cultural Considerations

Preserving community character and cultural identity in the construction of new housing is a concern. This includes pushback against the homogenization of home designs, the need to retain Hawaiian architectural styles, and respecting rural cultural issues related to lot size. The integration of housing with green spaces is also mentioned.

6. Housing Access and Distribution

Accessibility to services and maintaining community integration are critical factors. Comments suggest that housing, especially affordable housing, should be located near urban centers, mixed-use areas, transit, and healthcare facilities. Comments also question the intention behind homeowner investment properties and their impact on rental opportunities.

7. Innovative Solutions and Technologies

Encouraging new construction technologies and innovative housing solutions is seen as a way to reduce costs and meet diverse needs. This covers the exploration of 3D-printed homes, tiny houses, multiplex zoning, and other creative housing forms. Easing procedural barriers to innovation is also highlighted.

8. Environmental Sustainability

Environmental considerations include promoting sustainable building practices and technologies, the development of septic systems in rural areas, and the preservation of agricultural lands. The discussion also involves ensuring new constructions are environmentally friendly and possibly leveraging regenerative design strategies.

9. Educational and Community Awareness

There's a recognition for the need to better inform and educate the community concerning available housing programs, navigating them, and understanding the housing market dynamics. The availability of clearer, more accessible information could help residents take advantage of housing opportunities.

Comment	Page Number (in the online Konveio platform)
KS comment: We are seeking clarification on large new developments and respective housing requirements as these amendments could drastically change the scope of initial development plans and impact the feasibility of projects. The definition for "large new developments" will need to be developed to guide the implementation of this action to ensure alignment with the spirit and intent of the overarching policy (ie; acreage, no. of units, type of units, etc.).	154
KS comment: Consider different time horizons for various projects given the uniqueness of each project.	153
KS Comment:KS supports the construction of housing across the affordability spectrum, which can be further enabled by incentives to support the missing middle, mixed-income, and "gap group" housing.	151
Policy 32.1/32.a KS Comment: KS encourages public sector investment into infrastructure to support housing development as these costs, when carried by the private sector, can lead to an overall increase in housing prices.	151
Affordable Housing: KS is supportive of affordable housing but also cautions the County that increased regulatory requirements can unintentionally add costs that unnecessarily impact the eventual homeowner or renter and the feasibility of the project. We ask for clarification on proposed regulations on large new developments to provide affordable housing for employees, as this could drastically change the scope of the initial development plans.	146
The Board of Directors for the Waikoloa Village Association has requested that I provide the following comment to the Draft General Plan 2045 on their behalf. •Facilitate the development of affordable housing by introducing more buildable territory in non-productive/non-viable agriculture areas that are designated agricultural now. Increase density, especially where public water and waste water treatment is available now; consider novel, mixed-use construction such as ground floor retail/office and upper floor residential.	146
Create subsidies like LIHTC for the missing middle of affordable housing p. 149 "LIHTC" and "missing middle" should be explained.	150
Neighborhood covenants that require houses to have a minimum square footage should be prohibited. This leads to unnecessary expense and unnecessary use of resources, and makes housing unaffordable for many people. Regulations should encourage commercial uses downstairs, and residential uses upstairs. Houses that are unoccupied much of the time should be taxed at a higher rate. Measures should be taken to make it easier to get quality repair work done. Right now you can't find a handyman to fix anything. When you do find someone, you have little recourse if they do a bad job, or abandon the job part way through, or take a deposit and never come back. Some scammers prey on the elderly.	151
Neighborhood covenants that require houses to have a minimum square footage should be prohibited. This leads to unnecessary expense and unnecessary use of resources, and makes housing unaffordable for many people.	146
Founded in 1968, the Kona-Kohala Chamber of Commerce works to enhance the quality of life for our community through a strong, sustainable economy of Hawai'i Island. With 470 member businesses and organizations, our mission is to provide leadership and advocacy for a successful business environment in West Hawaii. We offer the following comments for the Hawai'i County General Plan 2045 - Increase housing projects at all inventory levels in West Hawai'i -Develop infrastrucutre to support more housing. - Develop, maintain, and protect freshwater resources in West Hawai'i -Improve wastewater development, reclamation, and recycling in West Hawai'i - Streamline government regulation to provide predictability for development -improve and clarify Hawai'i County's permitting process -Support ancillary regulatory changes in land use requirements that would facilitate development. -Change current zoning and regulatory	147

requirements to allow and support innovative housing initiatives. Innovative examples may include reclamation and atmospheric water extractive technologies to supersede water tap requirements for additional dwelling units and existing single family zoned parcel -Change current zoning and regulatory requirements to allow and support additional dwelling units to increase housing inventory	
Under Affordable Housing Character Guidelines: Comment: "Suggest adding that these affordable housing developments shall ideally be located in proximity to and integrated into existing and proposed urban and rural centers so that there is easy access to necessary services and goods, recreation and other quality of life amenities."	154
The title of this chapter sends the wrong message. How about Diverse Housing for All instead, so it doesn't sound like a one-size fits all scenario?	146
Contextualize each example ie. rural growth such as Waikoloa Beach Dr. or urban growth such as in Hilo?	147
We also pass through seven different climate zones when circumnavigating the island, calling for different bioclimatic architecture in each area.	147
In North Kohala "one out of every ten households " is an understatement of the situation especially amongst the families who have been here for generations.	147
Estimate 35% growth in 25 years	147
This paragraph could be its own section: 1) young adults 2) young families 3) multi-generational 4) seniors 5) ohana units	147
Want to highlight the importance of preserving green spaces and riparian areas in the designs for accessible and attractive affordable housing developments. House-scale buildings with multiple units require even more outdoor space for storage, garage, yard tools, etc. Regenerative design strategies.	147
What are the main incentives the County is trying to promote? consider other housing incentives/protections to mitigate outside buyers from raising costs. -Flexibility in zoning- small scale townhouses, condos, etc. to fit character. -Don't make it hard to build anything other than affordable housing . All housing types should be encouraged. -Downtown Hilo has infrastructure for vertical construction. Uplift housing opportunities (diversity) -Barriers: NIMBYs -Also underutilized- multi family residential -Remove barriers (fairshare) for multifamily residential (target 0.5a) -Consider impact fees that are more selective than how they currently operate -get rid of impact fees and incentivize all housing -Commercial areas for housing -Rezoning to commercial is easier than rezoning to residential Possible Resolution: Primary incentives within the housing section include the tax code incentives, streamlined, permitted and reduced costs. The parties responsible for incentivizing relate to the incentive mechanism E.g 201-H affordable housing criteria.	147
Pg. 145-153 The requirements regarding ADUs and minimum parking requirements are outdate. Revise setbacks.	147
With an estimated population increase from 202,000 to approximately 273,000 in 2045, a 35% increase, there will be a demand for an additional 17,000 resident housing units over the next 25 years. Comment:Please describe the County's views of the upsides and the downsides of an increase of 70,000 residents in the next 20 years. Is the only control opportunity of this number the availability of suitable housing?	147
Is this based on local population growth, or migration, or both?	147
Suggestions are good but do not include changes in zoning which would have to occur.	147
The problem with this mentality is that you then have 1 million people in a square mile like on the mainland. Our infrastructure can't handle it. It becomes crowded and impossible to find parking. Just adding 20 thousand people to the Big Island since 2005 has made the island more	147

difficult to get around and shop. Rather, areas near Hilo and Kona should be prioritized for apartment buildings to meet this need. Driving 3 hours to work every day is not healthy.	
This suggests that there are a LOT of empty or often-empty houses on island, based on the previous statistic coupled with this info.	147
44% of the population will be over the age of 65 by 2045. Q: Does the Planning Department evaluate this for desirability? Again, would this not be an important reason for supporting the limitation of influx of immigrants through available mechanisms such as the proposal above.	147
We need more accessible spaces for our ageing population.	147
The assertion that the projected 65+ population of the county will be 44% of the total population of 273,232 is an error. The source of the projection is DBEDT POPULATION AND ECONOMIC PROJECTIONS FOR THE STATE OF HAWAII TO 2045. This projection shows (Appendix Table A.3) a 65+ population of the county in 2045 of 60,374, which is 19.359% of the projected population. The DBEDT projection is, however, not itself credible. Its migration component is based on old data and questionable assumptions that do not reflect migration patterns that have sustained for nearly a decade. I would suggest more attention to the assumptions of population projections since expected population growth will be the most important input to calculation of infrastructure and housing needs.	147
Lot size needs to support the new septic system installation requirements and it is also a cultural issue for the rural areas of the island (which is the majority of the island). Historically, plantation housing was set on 15,000 sq feet. In North Kohala where many of these older plantation homes are still being used, there are multiple generations living together. The impact of smaller lot sizes needs to addressed in relationship to location. Not everyone wants a single family home on a tiny lot.	147
Give some specific examples and pros and cons about their success and excellent errors?	148
Defining the problem of affordability. Move to top.	148
Often our existing housing stock is aged to the point that it will not qualify for financing so it gets purchased by outsiders with capital and resources to renovate, for themselves or for resale at higher prices. Can we support structures to provide funding for these homes to be rehabilitated by and for local families, easing the demand for new production.	148
What does " rehabilitation, renewal or redevelopment in older single family residential neighborhoods" look like?	148
What does affordability mean?	148
What percentage over 30% were they paying on average as of 2020?	148
Refer to Living Building Challenge (LBC) Chapter 1 "Place" for suggested remedies	149
Do the current guidelines use this H+T metric in calculating affordability?	149
before Covid pandemic	149
Does not belong in Introduction.	149
We wonder if the County would invest in more shelter for those who are houseless for their safety and the safety of the community.	149
Why are there no citations throughout this document?	149
Between 2014 and 2017, the County of Hawai'i had an annual increase in housing stock, adding 1.7 percent to its housing stock each year. (Hawai'i Housing Planning Study, 2019, Pg. 5) But there is a major concern over the large percentage of vacant residential units in the County. (See Table 2) This report points out that "units that were vacant for seasonal, recreational, or occasional use (seasonal) are the most significant component of Hawai'i's unavailable housing units"(Hawai'i Housing Planning Study, 2019, pg. 4). The report explains that in recent years, Hawai'i has been building more units that aren't being used for Hawai'i families. The increase in	149

seasonal units was 6.8 percent between 2014 and 2017, down somewhat over the earlier part of the decade but still rising faster than the usable housing stock. The growth in "other vacant" units was 21.3 percent in the last four years as more of our usable stock remains unoccupied when families vacate. In addition, according to DBEDT's 2016 study of home sales trends, Hawai'i and Kaua'i Counties also saw approximately 40 percent of their home sales go to outside buyers (Hawai'i Housing Planning Study Pg. 16). The purchase prices for units bought by out-of-state buyers were, on average, 44.6 percent higher than prices paid by local buyers (DBEDT, 2016. Pg. 16). In a 2019 survey of Hawai'i property owners with tax billing addresses outside the State. 38 percent saw their property largely as an investment, and 62 percent saw the property to be a vacation home for the use of their family and friends (DBEDT, 2016. Pg.17). The report states that the percentage of Hawai'i's total housing units used for seasonal or recreational purposes has increased. There is no data yet that the units that were removed from the housing stock are the ones that are being let to visitors as short-term rentals. Most observers would agree, however, that short-term vacation rentals represent a decrease in the supply of Hawai'i's housing stock (Hawai'i Housing Planning Study, 2019, Pg. 31). The increased popularity of short-term vacation rentals in the County motivated the adoption of legislation to manage this commercial use of residential units. Ordinance 2018-114, approved by the Hawai'i County Council in 2018, regulates Short-Term Vacation Rentals (STVR) on Hawai'i Island. Unfortunately, the ordinance addressed only single-family residential units, not multi-family units (county of Hawai'i Zoning Code, Ch. 25). In spite of this amendment to the Zoning Code, it is very easy to observe the growing popularity of short-term vacation rentals.	
What is not mentioned but is an obvious major contributor to the price of housing is the building code. At both the State and County level the constantly evolving code adds a huge cost to building a home (as you admit in table 37 of this section). Any 'green' building initiatives will only make this worse. Roll back parts of the codes.	149
Ordinance 22-26	149
How can we learn from mistakes to propose better designs moving forward? For example I've observed that local families, especially kupuna seem to meet up and hang out outdoors, under the few shade trees they can find, as part of their culture and social habits. To me, this means there is a lack of habitable, communal outdoor space included in the design of these projects.	150
Due to historically undesirable developments. Recommend including an outline of pros + cons of past projects. Not only for neighbors or "local communities," but also for the people that live in public housing projects.	150
This is playing out in North Kohala right now with a project that fits perfectly - LDU on the LUPAG map, next to existing affordable housing, meeting buyer preferences to be close to schools and amenities.	150
How do resorts contribute directly to affordable housing needs?	150
Consider including lack of elderly housing here - esp since >65 age group is rising by 44% by 2045	150
100% support. What are some of the ways in which zoning can play into this? I understand tax incentives and changes to building code - those plantation era single wall construction homes still stand!	150
This 'opportunity' should be changed from 'encourage' to 'insist' that resort communities include on-site housing for workers and their families. The negative impacts of not requiring such are numerous including the cost (gas, maintenance, etc.) and time wasted as well as the additional air pollution from driving large distances to get to work.	150
You can help by insisting that our building code permit process is amended in a way that takes away roadblocks to affordable housing by lowering the cost of building. You can help by renting out your second homes long term if you are not using them. (VibrantHawaii)	150

What are the ways to encourage/ motivate owners and developers? Ways to maintain or restore their buildings. Promote mixed-use development.	150
when appropriate... explain what this means	150
Low-Income Housing Tax Credit: financing tool for private developers and non-profit entities to construct or rehabilitate affordable rental units.	150
"Universal design principals" needs to be defined and explained in common easily understood language versus the language of planners and building officials.	150
In particular the latest building code changes (updated every 3 years) that may be appropriate on the mainland are often overkill for Hawaii. Many of those changes are sponsored, not by builders, but by manufacturers (plumbing, electrical, structural, etc.) and large union affiliated organizations. There is no real need to adopt the latest version of building codes frequently. In the past Hawaii County went over a decade without adopting the latest version with little or no loss in the quality or quantity of construction at a residential scale. As noted in other comments those frequent adoptions have had a negative impact.	150
Does this include VRBO rental investments? If so, might this be reworded?	150
Causes high costs which limit new or rehabilitated development	150
Fantastic! Where is an example? Include transportation as well.	150
By certifying builders of "Tiny Houses" that adhere to current building codes, such tiny houses can be placed on residential or rural lots without a building permit.	150
Re Keola's comment: In fact the recent UHERO study as well as the current Maui situation provide evidence that TARs do reduce supply and increase price of long term rentals.	150
20.P. 149. Create subsidies like LIHTC for the missing middle of affordable housing (80%-140% AMI) Comment: Please Describe the subsidies of LIHTC. Do individuals or families currently making 120% AMI qualify for housing subsidies? Please describe the thinking that an individual or family making 140% of Area Median Income should be able to qualify for Affordable Housing Subsidies. It seems clear that affordable housing projects must become the rule rather than the exception. Housing subsidies up to 140% seems like one method toward this proposal. But then this could be paid for by increased taxation on the total of new housing which would in effect redistribute funding to support affordable housing or perhaps a progressive tax of some kind.	150
19.P. 149 Remove barriers to reduce cost for new construction and rehabilitation of the current housing through changes to tax, zoning and building standard requirements. Comment: 1) Please give examples of how changes in taxation will reduce the cost of new construction and rehabilitation. 2) Give examples of how changes to zoning will reduce the cost on new construction and rehabilitation. 3) Give examples of how relaxation of building standards will reduce cost of new construction and rehabilitation.	150
Comment: It is stated above that 90% of growth till 2045 will be through immigration. Does it make sense to reduce taxation, which will benefit the general public, in order to accommodate immigration. Much of the cost of immigrant ownership of housing will be distributed among the current resident population (though some of the cost will be in purchase of offshore materials). Where is the advantage in reducing building costs for this immigrant population of homebuyers. Removal of barriers should only be for the 'affordable housing' component.	150
How will barriers to tax, zoning & building standards be removed? To "encourage" mixed use housing zoning changes must be made. To collaborate w/private & non-profit organizations to increase housing, incentives will be needed.	150
21.P. 149. Encourage resort communities to include onsite workforce housing options. Q. Why has workforce housing onsite not been a stipulation of Resort Communities up until now. What are the downsides of making this a requirement rather than an encouragement? What is the encouragement which is being proposed here. If it is a requirement, or even if it is just	150

encouragement, will it lead to importation of workforce. Can residency requirement be included? Can public/private incentivization lead to the County building affordable workforce housing on or adjacent to resort property?	
Please, definitely bring on the multi-plex zoning for legal rental 2-4 plex properties. Land is too expensive here to make SFR (single family homes) affordable.	150
I fully support these efforts, but they need to actually be executed with care and for the long-term.	150
To embrace universal design principles for new construction & rehab projects will result in homogenized, institutionalized projects with no character. Note all the new projects in Waikoloa Village. They all look the same. "Explore creative financing solutions" sounds very vague. Encouraging adaptive reuse of underutilized (or abandoned) commercial spaces is a very good idea. There is currently a bill to do this going through the legislature. Encouraging resort communities to include on-site workforce housing is a very good idea but most of the resorts are already built and did not plan for this.	150
Add more County Senior Citizen Housing which then opens up some housing and lessens the number of residents in other homes. There is a two year waiting list here in North Kohala for the senior housing. The need is clear.	150
Consider adding the opportunity to proactively upzone selected development centers (TODs, TNDs) as designated and prioritized in regional CDPs, concurrent with CIP commitments to provide the necessary infrastructure for the initial phase in each region, with a plan for shared financing (such as CF Districts) for sequential development (housing) extensions (outward and/or infilling). The county-ensured provision of the necessary infrastructure at the kick-start initial phase will allow the housing goals to be met in each region.	150
If you want owners to be more likely to rent, the State and County need to be more friendly to landlords.	150
Add: "Encourage, evaluate and appropriately embrace new construction technologies that low construction costs, time and maintenance costs, such as the emerging technology for mobile/local rapid, robotic 3-D printing of housing walls and connecting elements with polymer-based concrete." Such 3-D concrete wall construction is entering our County's building permit application/review process right now.	150
What are these (principles?)	150
Need to include individuals with disabilities and special needs as part of the design of housing projects.	150
all the gov imposed requirements on developments drive up the cost of construction. I also believe the limit on high-end housing puts pressure on all levels of housing	150
I disagree. "Universal design principles" are not necessarily needed in many instances and can be a definite over build. Additionally, I personally do not support housing that looks like something in every town in America. Can we please keep some of our cultural and historical uniqueness and still provide new homes for Hawaii residents?	150
This is a non sequitur: "homeownership for investment purposes" would have to mean it being rented out, so it therefore wouldn't reduce "rental opportunities." However, dwelling ownership for business purposes, specifically "vacation rentals," DOES reduce housing purchase and rental opportunities for resident, if not actually pushing prices higher in the process of inventory reduction. Please consider clarify this point as to intention, given the above differentiations.	150
North Kohala has two phases of "self-help" housing and has long awaited the third phase. This type of housing is well known and accepted in North Kohala and desperately needed. Phase 3 should have been completed by now. Instead the project has been held up due to zoning disparities between the State and the County. There needs to be exceptions and exemptions	150

that work through the State and County quickly and easily on a case by case basis. Why isn't this happening?	
Not clear. Is this the best use of resources? Is it the necessary first step?	151
Once again the term "near mixed use and transit centers in urban areas" fails to include similar needs in the 'urban growth areas'; in other words in rural areas. The sentence should be shortened; ended at 'support housing'.	151
This already has a great deal of public support. The issue isn't incentives; it is barriers in the code.	151
Wording complex and hard to understand.	151
Very interesting, what is experimental housing? Use of local or recycled materials to reduce building costs?	151
An explanation of or link to HRS 46-15 would help clarify this policy.	151
This policy could be shortened to "Prioritize new housing including the missing middle". The balance is overstated.	151
change 'urban' to the 'urban growth centers' in order to include rural towns as implied in another's viewer's comment	151
How can we change this wording to make it more powerful? Why is this important?	151
pernmit tiny house builders who are licensed to construct permitted tiny houses so that no permits are needed for placing a tiny house on residential or ag land	151
1) infrastructure requirements such as... 2) identify and prioritize public-private partnerships... "Collaborate with private and non-profit organizations to increase affordable housing including workforce housing"...	151
Current County Guidelines actually mean that developer of affordable housing are actually serving the missing middle rather than those with highest shelter burden. Median income is inflated thanks to the influx of wealthy newcomers, so allowing "affordable" projects at 100% or more of median income simply makes this housing unattainable for local families. And seriously, for the vacant land option, who can build for under \$200/sq ft? Materials alone would be more than that.	151
Would be cost effective but very homogenized like "the projects." We are gradually losing any sense of Hawaiian style homes.	151
Good option. What incentives?	151
Vacant lands in both UGB & AG lands should be prioritized as we have very little Urban zoned vacant land.	151
VERY GOOD! Are there examples of such housing on Hawaii Island besides the tiny houses (pictured on page 148) that were put up after the lava? 32.5 Would be cost effective but very homogenized like "th	151
Sounds somewhat vague and prone to more bureaucracy.	151
Good idea but add AG and change zoning or zoning rules. We don't have enough Urban zoned land.	151
who will do this?	151
Incentivize how? Who will have the authority to incentivize?	151
Change "minimum or 5 years" to "maximum" and consider making it 3 years.	151
And senior housing.	151
Remove "near mixed use centers and transit centers in." Comment: Many rural urban communities have also experienced price escalation that have priced out the middle market.	151
I agree! Keep agricultural lands in tact!	151

Require HELCO to change policy to encourage and allow more houses to install their own photovoltaic system and connect to the grid	152
Use a different word such as "indicators for adequate housing"	152
Priority!!!!	152
YES!! How?	152
Awesome! Could we have some examples?	152
How will the State be encouraged? Which departments specifically? What are the barriers?	152
"Encourage the State" is a rather weak 'priority action'. Perhaps there is a way to get the county more involved so this 'priority' can result in an "action" that happens on a county level versus waiting for the state to be encouraged.	152
as built permits need to be more streamlined and easier to obtain.	152
This policy would be better understood if reference were made to the American Disabilities Act (ADA) as well as 'universal design principals'.	152
Less focus on UDP... be sure to use when necessary with housing for children, elderly, and those with mobility limitations. Identify how many are needed and how can they be included with other mixed-use environments?	152
Can this include a program to minimize empty houses? Kohala has many, yet available housing is scarce.	152
This should also include around healthcare facilities for staff.	152
OHCD= Office of Housing and Community Dvlpmnt. More information please - how does this relate to the Housing Affordability Index by the National Association of Realtors? measures whether or not a typical family earns enough income to qualify for a mortgage loan on a typical home at the national and regional levels based on the most recent price and income data	152
The expertise comes from within the community. This document can be used to facilitate discussions or guide developers, architects, and builders, but this wording is colonialist and unnecessary. Leaders can be identified in each community to guide their neighbors and the nonprofit organizations.	152
Just curious whether this was meant to apply to UH system, as keola assumes, or DOE K-12 only. Certainly need additional teacher housing that can even be long term to encourage teachers to stay, not just come and leave when their housing ends.	152
"assess & amend land use & building regulations" but don't tie it to universal design principles. Note again, the Waikoloa Village affordable/workforce housing projects. They all look alike and are very depressing.	152
What exactly would that look like? Sounds vague.	152
EXCELLENT but eliminate "less than 50% of an existing structure."	152
Amend building regulations to allow for as-built permits and new renovation permits for less than 50% of an existing structure to conform with the building code of the year the main structure was permitted, excluding electrical and other critical life safety codes. Comment: Please explain the meaning of this and the practical impact which it will have.	152
Are we certain it is better to do this, vs. follow as the "keep it centralized" policy statements in land use? This is probably OK in Hilo, given the UHH location at the outskirts of the urban core, but questionable in Kona due to be bad location of the "University Center" (another example of poor location planning, executed far from the regional urban and population/infrastructure centers, all because it was on "free land.") I suggest amending this Policy to be for locations within or abutting established urban centers. Period.	152

This addresses an important concern as the current 10-year standard allows them to go to market within one real estate market cycle. But with a 20 -year clause a resale formula needs to be addressed as the average ownership of a home is 7 years nationwide.	153
If the Objective (34) is to create housing affordability then action 34.a should be expanded beyond the homeless; innovative housing options for all.	153
This sentence should be shortened to 'Support innovative and experimental housing.'	153
a 20 year time frame has not worked in other communities. As land values increase over time, deed restricted properties that become market rate further contribute to the housing shortage when the term expires. Consider deed restricting in perpetuity.	153
There is no reason to limit this policy to 'mixed use and urban areas'.	153
Not totally understandable. What "publically owned parcels" would be offered for this?	153
Add a policy that specifically states that ownership (not rental) of affordable house shall be principal standard for affordable housing designs and County approvals as such. Rental status is no more than a "Band-Aid" to provide immediate, and short-term (within a family life span) housing. Rental status means no equity to support old age, no equity to pass down to children, and less sense of belonging to a community. We are creating future tragedies (for future elders and their children who inherit NOTHING) by treating "affordable rentals" as if they were solutions to anything more than immediate personal crises. Taking this stand will disrupt the current bureaucratic housing mentality and developer thrusts, but if not taken, we are undermining ourselves.	153
Assuming we get our priority right and most of this housing is owned and not rented, we must be very careful to not wipe out the family's ability to trade up to a larger home, or trade down to a small home in a more appropriate "ohana-wide" location than Waikoloa (a ridiculous place for working commuters to live unless they are employed in the resorts below, and few are). Allowing these people to build and enjoy the equity in their homes is vital to them and their children, so how long resale restrictions apply, and at what percentages of "takings," needs community-wide discussion.	153
i think it should be for all housing developments, this will relieve some of the pressure that market feels and increased inventory will hopefully bring the prices down.	153
Could this also include identifying areas where this revised zoning could be applied?	153
educating the community on these programs and how to navigate them might also help.	153
As commented above, this "workforce housing" must principally be homes to own, not to rent.	153
review and amend the building code to make the construction of all housing more affordable by removing additional cost items while maintaining practical life safety components of the code.	153
If the 'Affordable Housing Character Guidelines' is not limited to 'housing developments' then the infrastructure section should also provide adequate drinking and AG water, and waste water treatment solutions.	154
Sounds like a lot of bureaucracy. We need less bureaucracy. Why is OHCD included?	154
23.P. 153 Revise financial mechanisms and property tax provisions to allow for creative finance solutions to incentivize new construction and rehabilitation of affordable housing. Comment: This sounds like it was lifted from a 2007 textbook for Real Estate Lobbyists. Please describe some of the financial mechanism adjustments and property tax provisions that would allow the creative finance solutions referred to.	154
24.P153. Adopt a County affordable housing program, similar to HRS 201H that encourages development, reduces cost and simplifies permitting. Comment: HRS 201H is an undisguised blow to the intent of Regulation. The main purpose of planning and a Planning Department is to impose regulation. The County Council should have jurisdiction to weigh the advisability of waiving regulation in the appropriate circumstance regarding Affordable Housing development.	154

Please describe in detail the regulations which have been most commonly superseded by invocation of 201H. In what way would a County 201H similar proposal provide opportunities that HRS 201H itself does not. This proposal appears to be counter to the idea of safeguards to the common good for the benefit of development, and should be abandoned. Question: Recently two 20 unit housing subdivisions in Honokaa, one affordable and one not affordable, have been passed by Commission and Council and survey begun. When the developer made presentation in Honokaa he indicated that the affordable lots without structures would be priced somewhere around \$300K. By what mechanism does a vacant lot without a structure qualify as 'affordable'.	
Suggest adding that these affordable housing developments shall ideally be located in proximity to and integrated into existing and proposed urban and rural centers so that there is easy access to necessary services and goods, recreation and other quality of life amenities.	154
34. k Amend the Hawai'i County Code to remove RM multi-family residential as an allowable use for Short-Term Vacation rentals or transient-rental uses.	154
for all housing	154
34.c especially in urban infill areas	154
The work of such body should include meaningful engagement with the regional CDP action committees, for hopefully obvious reasons.	154