

IV. Housing



Objective A

To provide decent housing for all the people of Oahu at prices they can afford.

Policy 1

Develop programs and controls which will provide decent homes at the least possible cost.

Policy 2

Streamline approval and permit procedures for housing and other development projects.

Policy 3

Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.

Policy 4

Establish public, and encourage private, programs to maintain and improve the condition of existing housing.

Policy 5

Make full use of State and Federal programs that provide financial assistance for low- and moderate-income homebuyers.

Policy 6

Expand local funding mechanisms available to pay for government housing programs.

Policy 7

Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.

Policy 8

Encourage and participate in joint public- private development of low- and moderate- income housing.

Policy 9

Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.

Policy 10

Promote the construction of affordable dwellings which take advantage of Oahu's year-round moderate climate.

Policy 11

Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.

Policy 12

Encourage the production and maintenance of affordable rental housing.

Policy 13

Encourage the provision of affordable housing designed for the elderly and the handicapped.

Policy 14

Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.

Objective B

To reduce speculation in land and housing.

Policy 1

Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.

Policy 2

Discourage private developers from acquiring and assembling land outside of areas planned for urban use.

Policy 3

Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.

Policy 4

Require government-subsidized housing to be delivered to appropriate purchasers and renters.

Policy 5

Prohibit the selling or renting of government-subsidized housing for large profits.

Objective C

To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.

Policy 1

Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.

Policy 2

Encourage the fair distribution of low- and moderate-income housing throughout the Island.

Policy 3

Encourage residential development near employment centers.

Policy 4

Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.

Policy 5

Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.

Policy 6

Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.