

OFFICE OF HOUSING  
KE KE'ENA HO'OLĀLĀ KŪKULA HALE  
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 306 • HONOLULU, HAWAII 96813  
PHONE: (808) 768-4675 • FAX: (808) 768-4242 • WEBSITE: www.honolulu.gov/housing

RICK BLANGIARDI  
MAYOR  
MEJA



DENISE ISERI-MATSUBARA  
EXECUTIVE DIRECTOR  
PO'O HO'OKO

KEVIN AUGER  
DEPUTY DIRECTOR  
HOPE PO'O

August 21, 2024

2024-HOU-041

The Honorable Matt Weyer, Chair  
and Members  
Committee on Housing, Sustainability, and Health  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Weyer and Councilmembers:

SUBJECT: Support for Bill 46 (2024) – Relating to the  
Taxation of Vacant Residential Properties

The Office of Housing (HOU) **supports** Bill 46 (2024) to address the housing needs of its residents by implementing a tax surcharge on homes that are left vacant for more than six months per year. According to DBEDT's 2024 Housing Demand Report, there are approximately 34,270 vacant units on O'ahu.<sup>1</sup> This bill could potentially be a means to increase our housing supply without the cost of new construction or restrictions on household income.

We understand that BFS recently awarded a contract to a private entity to conduct a study on an empty homes tax program so we defer to BFS for comments on program implementation and fiscal impact to the City's budget. We also recognize that results of the study may inform future decisions on policy and programming.

Thank you for the opportunity to provide testimony on this matter.

Very truly yours,

Denise Iseri-Matsubara  
Executive Director

APPROVED:

  
Michael D. Formby  
Managing Director

<sup>1</sup> Department of Business, Economic Development and Tourism (March 2024) *Hawaii Housing Demand: 2025-2035*.  
[https://files.hawaii.gov/dbedt/economic/reports/hawaii\\_housing\\_demand\\_2024\\_final.pdf](https://files.hawaii.gov/dbedt/economic/reports/hawaii_housing_demand_2024_final.pdf)