



PEARL CITY NEIGHBORHOOD BOARD NO. 21 <https://pearlcitynb.com>

NEIGHBORHOOD COMMISSION 925 DILLINGHAM BLVD, SUITE HONOLULU, HAWAII, 96817  
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*Chair Larry Veray, Vice-Chair Charmaine T. Doran, Secretary Tony Velasco, Treasurer Guy Inouye,  
Kuni Agard, Rodney Awong, Brendon Lee, Lawrence Miyazono, Dan Smith, Nathan Takeuchi, Heide Weber*

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## REQUESTING THE CITY & COUNTY HONOLULU ESTABLISH AN EMPTY HOMES TAX IN HONOLULU.

WHEREAS, Hawai'i is experiencing an affordable housing crisis; and

WHEREAS, the 2019 Hawai'i Housing Planning Study identified a critical need for over 22,000 additional housing units for local families on O'ahu; and

WHEREAS, this study projected that many residents will continue to leave Hawai'i due to the high cost of living and lack of affordable housing; and

WHEREAS, despite the pressing demand for housing, over 34,000 units remain vacant on O'ahu, as reported by the U.S. Census; and

WHEREAS, an empty homes tax may increase housing supply by incentivizing property owners to rent or sell, promote affordable housing, revitalize neighborhoods by enhancing occupancy, generate revenue for local governments to support community services, discourage speculative investment, encourage responsible ownership, and provide targeted relief for residents facing housing costs; and

WHEREAS, the City Council has made multiple attempts in the past five years to address the issue of vacant units, reflecting the community's call for action to convert these properties into housing for local families; and

WHEREAS, the most recent attempt is Bill 46 (2024) introduced by Council Chair Waters and Councilmember Radiant Cordero; and

WHEREAS, Bill 46 (2024) aims to establish an empty home tax to encourage the use of vacant properties for local residents and to help alleviate the housing crisis; and

WHEREAS, Bill 46 (2024) represents a crucial part of a broader strategy to improve affordable housing options and reduce homelessness and displacement; and

WHEREAS, Bill 46 (2024) includes various exemptions to mitigate potential unintended consequences, ensuring fairness while addressing housing needs; and

WHEREAS, superfluously, some industries have requested a delay in the adoption of Bill 46 (2024) pending the completion of a study; and

WHEREAS, Bill 46 (2024) is a valuable attempt by the City Council to put the needs of our local community front and center; and

WHEREAS, other Neighborhood Boards and their members have taken actions to officially support Bill 46 (2024);  
NOW, THEREFORE,

BE IT RESOLVED, that the Pearl City Neighborhood Board No. 21 supports the intent of Bill 46 (2024) and requests its adoption and enactment by the City & County of Honolulu; and

BE IT FINALLY RESOLVED that electronic copies of this Resolution shall be forwarded to the Mayor, all Members of the Honolulu City Council, and all Members of Neighborhood Boards.

*Adopted by the Pearl City Neighborhood Board No. 21 at its regular meeting on November 26, 2024, by a vote of 10-0-0.*

Respectfully submitted,

Larry Veray

Charmaine T. Doran