AFFORDABLE HOUSING TASK FORCE

Where our workers will live

August 17, 2004
State Capitol Auditorium
9:00 a.m. to 12:00 p.m.
Statewide Housing Trends

- Current “real estate boom”: fueled by low interest rates and offshore buyers
- Housing trends: rising construction costs, rising prices
- Interest rates rising = higher cost of home mortgages, higher cost of construction loans
County of Maui

What can workers afford?

- 2004 Median Family Income (HUD): $60,700
- Assume 28% for principal and interest: $1,416/month
- “Affordable” purchase price:
  - at 6%: $248,700
  - at 7%: $224,100
  - at 8%: $203,200
### Annual Pay Of Working People In Maui County

<table>
<thead>
<tr>
<th>Position</th>
<th>Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Officer, entry level</td>
<td>$36,132</td>
</tr>
<tr>
<td>Planner I</td>
<td>$29,616 to $42,180</td>
</tr>
<tr>
<td>Planner IV</td>
<td>$37,464 to $53,376</td>
</tr>
<tr>
<td>Engineer IV</td>
<td>$42,180 to $60,048</td>
</tr>
<tr>
<td>Clerk I</td>
<td>$18,048 to $27,744</td>
</tr>
<tr>
<td>Janitor</td>
<td>$24,816 (no range)</td>
</tr>
<tr>
<td>Automotive Mechanic</td>
<td>$32,139</td>
</tr>
<tr>
<td>Carpenter</td>
<td>$51,589</td>
</tr>
<tr>
<td>Executive Secretary</td>
<td>$36,157</td>
</tr>
<tr>
<td>Groundskeeper</td>
<td>$23,848</td>
</tr>
<tr>
<td>Secretary</td>
<td>$28,836</td>
</tr>
<tr>
<td>Teller</td>
<td>$20,612</td>
</tr>
<tr>
<td>Truck Driver</td>
<td>$23,79</td>
</tr>
</tbody>
</table>
Maui County Housing Facts

Maui County: current population about 137,800 = about 46,582 households at average household size of 2.94 people

Population increasing by about 2,300 people/year = about 780 households per year

Net result: median price of single family home in Maui County $530,000
County of Hawaii

What can workers afford?

- 2004 Median Family Income (HUD): $51,000
- Assume 28% for principal and interest: $1,190/month
- “Affordable” purchase price:
  - at 6%: $208,900
  - at 7%: $188,300
  - at 8%: $170,700
### Annual Pay of Working People in Hawaii County

<table>
<thead>
<tr>
<th>Position</th>
<th>Pay Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Officer, Entry Level</td>
<td>$33,400</td>
</tr>
<tr>
<td>Planner I</td>
<td>$29,600 to $42,200</td>
</tr>
<tr>
<td>Planner IV</td>
<td>$37,500 to $53,400</td>
</tr>
<tr>
<td>Engineer IV</td>
<td>$42,200 to $60,000</td>
</tr>
<tr>
<td>Clerk I</td>
<td>$18,000 to $27,700</td>
</tr>
<tr>
<td>Janitor</td>
<td>$24,600 to $24,800</td>
</tr>
<tr>
<td>Automotive Mechanic</td>
<td>$35,300</td>
</tr>
<tr>
<td>Carpenter (Maintenance)</td>
<td>$37,700</td>
</tr>
<tr>
<td>Executive Secretary</td>
<td>$43,200</td>
</tr>
<tr>
<td>Groundskeeper</td>
<td>$25,600</td>
</tr>
<tr>
<td>Secretary</td>
<td>$27,400</td>
</tr>
<tr>
<td>Teller</td>
<td>$22,200</td>
</tr>
<tr>
<td>Truck Driver</td>
<td>$30,800</td>
</tr>
</tbody>
</table>
Hawaii County Housing Facts

Hawaii County: current population about 160,000 = about 58,000 households at average household size of 2.75 people

Population increasing by about 2,000 people/year – about 700 households per year

Net result: median price of single family home in West Hawaii $350,000
County of Kauai

What can workers afford?

- 2004 Median Family Income (HUD): $56,300
- Assume 28% for principal and interest: $1,314/month
- “Affordable” purchase price:
  - at 6%: $230,600
  - at 7%: $207,800
  - at 8%: $188,500
Annual Pay Of Working People In Kauai County

- Police Officer, entry level: $36,132
- Planner I: $29,616 to $42,180
- Planner IV: $37,464 to $53,376
- Engineer IV: $42,180 to $60,048
- Clerk I: $18,048 to $27,744
- Janitor: $24,816 (no range)
- Administrative Assistant: $27,744
- Clerk: $22,137
- Customer Service Clerk: $23,808
- Truck Driver: $31,564
Kauai County Housing Facts

Kauai County: current population around 59,946 = about 20,960 households at average household size of 2.86 persons

Population increasing by about 693 people/year = about 242 households per year

Net result: median price of single family home in Kauai $472,500
What can workers afford?

- 2004 Median Family Income (HUD): $65,700
- Assume 28% for principal and interest $1,533/month
- “Affordable” purchase price
  - at 6% $269,100
  - at 7% $242,500
  - at 8% $219,900
### Annual Pay of Working People in the City and County of Honolulu

- **Police Officer, entry level**: $33,408
- **Planner I**: $29,616 to $42,180
- **Planner IV**: $37,464 to $53,376
- **Engineer IV**: $42,180 to $60,048
- **Clerk I**: $18,048 to $27,744
- **Janitor**: $24,816 (no range)
- **Automotive Mechanic**: $35,232
- **Carpenter**: $34,099
- **Executive Secretary**: $36,537
- **Groundskeeper**: $21,600
- **Secretary**: $28,358
- **Teller**: $17,856
- **Truck Driver**: $28,512
City and County of Honolulu Housing Facts

Honolulu: current population about 896,019 = about 303,735 households at average household size of 2.95 people

Population increasing by about 10,069 people/year = about 3,389 households per year

Net result: median price of single family home in Honolulu $445,000