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**HAWAI'I HOUSING PLANNING STUDY, 2016:  
TECHNICAL REPORT**

**Prepared for the Hawai'i Housing Finance and  
Development Corporation**

***SMS Affiliations and Associations:***

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**Prepared by SMS Research & Marketing Services, Inc.  
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## INTRODUCTION

The Hawai'i Housing Planning Study (HHPS) series began in 1992. The studies have been conducted as comprehensive assessments of housing markets in Hawai'i. Results covering all four of Hawai'i's counties have been presented in a set of reports summarizing market conditions. Since 1997, HHPS has included a housing forecast to support housing planning. Over the years, HHPS studies have investigated a rotating list of housing issues. Some issues have remained part of the study and some have been replaced with issues of greater interest. In 2016, HHPS includes the influence of access to public transportation and/or mass transit on preferred housing location, special finance options for homebuyers, and new viewpoint on homelessness, and the relationship between tourism and housing, and housing for special needs groups.

### PROJECT STRUCTURE

The HHPS 2016 utilizes data from eleven data collection and analysis sources:

1. **Housing Stock Inventory:** An inventory of all residential housing units in the State was conducted in the first quarter of 2015. The inventory data were taken from real property tax files for each of the four counties. Results are presented in a separate report and have been incorporated into this report as needed. Beginning in 2016, the inventory expanded to include U.S. Decennial Census data and data taken from the American Community Survey<sup>1</sup>.
2. **Housing Demand Survey:** A statewide survey of more than 5,000 households was conducted in order to measure resident opinions and evaluations of current housing conditions, their plans to move to a new unit, their preferred characteristics of new units, their financial qualifications for purchase or rent, and household demographic information. Special topics for 2016 included: transportation and rail, transportation and employment, special financing options, special needs housing, and housing prices.
3. **Housing Forecast Project:** In the past, forecasts were taken from a separate housing model developed in the nineties. In 2016, the forecasting method was updated to incorporate new and more relevant data. Forecasted elements included housing stock, housing demand, housing production, and housing prices, all to support an estimate of needed units by income group through the year 2020.
4. **Housing Price Study:** A study of housing prices, sales prices for ownership units and contract rents for rental units was conducted. Data were collected from several sources including rental unit advertisements, a national rent producer, several real estate data providers, the U.S. Department of Housing and Urban Development (HUD), and the ACS.
5. **Producers Survey:** We conducted interviews with housing producers and planning department personnel in order to enhance understanding of issues related to housing development and to review County data on scheduled housing unit production. Findings were used to develop estimates for short-run housing production.

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<sup>1</sup> For those unfamiliar with the American Community Survey, an excellent description appears on the U.S. Census website <http://www.census.gov/programs-surveys/acs/about.html>.

6. **Housing for Special Needs Groups Study:** This study centered on interviews with service providers and advocates for people with special needs. The focus was on demand and supply of housing units to serve their particular needs. Statistical data were gathered to connect the needs data with housing planning and production in the next five years.
7. **Homeless Study:** Information was drawn from several HHPS components to generate a more comprehensive understanding of homelessness as a housing issue this year. Here, too, the intention was to bring homelessness studies into the realm of housing planning and production.
8. **Tourism Study:** A separate study component covered the relationship between the number one industry in Hawai'i – tourism – and the residential housing market. To our literature search and secondary data gathering, we added specific questions to the Demand Survey and conducted a special survey of out-of-state property owners.
9. **Hawaiians:** To enable certain stakeholders to conduct more in-depth analysis, the number of surveys conducted with residents self-identifying as Hawaiian or Part-Hawaiian was increased in the Housing Demand survey and questions were added just for this group.
10. **Military Housing:** The role of military housing has always been included in the HHPS, at least in the inventory. In 2015, there was an effort to expand coverage of the influence of military housing on the residential housing market in Hawai'i.
11. **Secondary Data:** The study team gathered existing data and available forecasts to support each of the study elements discussed here. We also reviewed housing plans and production, government spending on housing, and comparisons with housing data in other states and municipalities.

# HOUSING INVENTORY REPORT

An extensive analysis of Hawai'i's existing housing stock was performed to provide a comprehensive data set and to identify housing production patterns. A database was developed from a number of sources including the Department of Revenue and Taxation database, Department of Land Management data, residential real estate property management companies, military housing producers, and Hawai'i's various universities, community colleges, and resident high schools.

The project analyzed over 500,000 single-family, multi-family, and apartment residential units. Six distinct housing types have been summarized – single-family<sup>2</sup>, condominium<sup>3</sup>, apartment<sup>4</sup>, military, student housing<sup>5</sup>, and cooperative<sup>6</sup>. The data describe total inventory for the year 2016. Where they are identified, vacation rentals and units otherwise unavailable to the local housing market have been eliminated from the inventory. Not all multi-family units converted to visitor accommodations, and not all single-family units converted to bed-and-breakfasts, are known. As a result, the inventory may include a limited number of these types of units.

Property characteristics such as land area, living area, number of bedrooms, year built, tenure, and owner- or tenant-occupied were compiled and analyzed. The information has been summarized for the State as a whole, and for each County.

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<sup>2</sup> Includes detached units intended for single-family occupancy. Excludes single-family units under the condominium ownership regime.

<sup>3</sup> Includes all housing units registered under a condominium ownership regime, whether single-family detached, or multi-family attached units.

<sup>4</sup> Includes all non-condominium, non-cooperative multi-family units, apartments, multiplex, duplex, etc.

<sup>5</sup> Student housing or dormitories were added to the TMK inventory from reports by educational institutions of the number of units they currently operate. Units intended for faculty use are included here.

<sup>6</sup> Includes all multi-family apartments that are owned as cooperatives.

# HOUSING DEMAND SURVEY

This study was conducted as an update to the Hawai'i Housing Policy Study, 2016. The research design was developed to match past survey content, sampling method, data collection, and data processing procedures as closely as possible.

## METHODS

SMS Research designed the survey instrument with input from the Hawai'i Housing Finance and Development Corporation (HHFDC), County Housing Agencies, the Department of Hawaiian Home Lands, and private sector housing interests across the state. The reviewers suggested several changes in content, and most of those changes were incorporated in the final survey instrument. The final version of the survey instrument is shown in Appendix A.

Each County was divided into several sub-areas for the survey. These geographic survey areas may not correspond exactly to those used in previous iterations of the HHPs, but are very similar. The sample sizes for the geographic subdivisions survey were sufficient to produce results that are statistically accurate within plus-or-minus five percentage points at the 95 percent confidence level.

Thirty pre-test surveys were conducted among Hawai'i households using the same methodology as were employed for the actual survey. The purpose of the pre-test was to determine whether survey items were understandable to the general public, included the most appropriate response options, and were arranged in the proper order for effective inquiry. Some minor changes to the survey content were made as a result of the pretest.

## Sampling

The target population for this survey included all residents of the State of Hawai'i residing in non-institutionalized housing units with working telephone or Internet service at the time of the study. The sample design was a multi-frame design in which independent samples were selected from three different sampling frames representing the same population. In this case the three frames were the list of landline telephone numbers, the list of wireless telephone (cell phone) numbers, and the list of consumers with a working Internet connection active at the time of the survey.

Three independent samples with identical designs were selected, one from each frame. The samples were both random digit dialing (RDD), disproportionate across geographic area and random within areas. In the case of the landline sample, independent samples were selected for each of the required geographic areas (see below). The frame was the SMS RDD sample selection system which permits disproportionate sampling by telephone exchange.

The landline sampling frame was stratified by geography comparable to districts selected by each county agency participating in the study. The number of districts varied from one county to another. District boundaries were defined by zip codes or groups of zip codes. Zip code groupings were determined based on the instructions from each of the Counties. The areas comprising the districts in each county are reported in the next section of this report.

The wireless sampling frame was stratified by county only. At the present time, this frame cannot be meaningfully stratified at any lower level due to the constant proliferation of cell-phone prefixes and that cell-phone prefixes are not associated with the address of the consumer but rather the wireless carrier who sold the phone. Cell-phone respondents were classified into the same districts as were landline respondents using respondent-provided zip code data from the survey.

The Internet sampling frame was also stratified by county only. Respondents were obtained through panels of online survey respondents about whom panel companies have several pieces of information including county of residence. Generally, panels in Hawai'i are not large enough to stratify by any level lower than county, so again, respondent-provided zip code data were used to classify online respondents into districts.

The number of households in each district in 2016 was estimated by SMS Research and sample sizes were selected to produce standard errors of the proportion of plus-or-minus five percentage points at the 95 percent confidence level, with  $p = .05$ . The sample design is shown in Table 1 on the following page.

### **Interviewer Selection and Training**

Surveys collected from respondents in either landline or cell-phone sampling frames were conducted as telephone interviews. SMS Research was responsible for the selection, training, and supervision of all interviewers assigned to this project. Regardless of background or experience, all interviewers were specially trained to conduct the housing survey interviews. The training session included: a review of general telephone interviewing procedures; a question-by-question review of the survey instrument; on-screen CATI training, and a question-and-answer session to make sure that interviewers had all problems handled before beginning work on the survey. During the fielding of the survey, there were frequent, short debriefing sessions in which interviewers could bring up any additional question or issue and have them addressed by the project manager.

### **Data Collection**

Survey data were collected by phone from October 2015 through April 2016. All interviews were conducted from the SMS Honolulu Calling Center. The Calling Center is equipped with a computer assisted telephone interviewing (CATI) system that was used for this project. The system provides for rigorous control of sampling, disposition of all calls dialed, and survey administration. Calls were placed between the hours of 1:00 PM and 9:00 PM on weekdays and 10:00 AM and 7:00 PM on weekends. An unlimited callback procedure was employed. In practice, some numbers were re-dialed as many as eight times in order to complete the interviews.

At least one supervisor was present at all times during the fielding process and was responsible for monitoring calls. Interviews were monitored on a rotating basis through the CATI system and neither the interviewer nor the caller is aware that monitoring is taking place. Monitors follow the course of the interview and watch the choices being recorded as the respondent answers. If any deviation from procedures is noted, the call monitor conducts a short re-training session with the interviewer to assure that inter-coder reliability is maintained.



## Data Processing

Following the fielding process, data files are reviewed and edited for internal consistency and other possible errors. Edited data are then coded by trained research staff who assign numeric codes to open-ended items, and sort and check verbatim responses.

**Table 1. Demand Survey Sample Results, 2016**

Geographic Area	Households 2016	Household Sample		Modes		
		Sample Size <sup>a</sup>	Margin of Error	Landline	Cell Phone	Online
Total	462,876	5,800	1.28	1,008	3,353	1,439
City & County of Honolulu	317,459	1,937	2.22	389	708	840
Primary Urban Center	161,214	465	4.54	63	127	275
Central O'ahu	38,278	473	4.48	162	154	157
East Honolulu	17,666	174	7.39	9	90	75
Ko'olaupoko	36,169	249	6.19	61	76	112
Ko'olaupoko	3,688	39	15.61	11	17	11
North Shore O'ahu	18,408	133	8.47	26	50	57
Wai'anae	11,666	141	8.20	35	65	41
'Ewa	30,370	255	6.11	20	125	110
District Unknown	-	8	-	2	4	2
County of Maui	55,509	1,584	2.43	285	1,086	213
Hāna	542	27	18.40	11	16	0
Makawao-Pukalani-Kula	9,729	298	5.59	26	228	44
Wailuku-Kahului	17,060	434	4.64	31	321	82
Paia-Haiku	4,755	163	7.54	51	101	11
Kīhei-Mākena	11,371	235	6.33	12	188	35
West Maui	7,850	208	6.70	39	149	20
Island of Moloka'i	2,568	120	8.74	64	39	17
Island of Lāna'i	1,183	90	9.93	49	37	4
District Unknown	-	9	-	2	7	0
County of Hawai'i	66,989	1,065	2.98	143	629	293
South Kona – Ka'ū	8,165	119	8.92	38	56	25
Puna	15,386	170	7.47	17	100	53
North & South Hilo	19,051	332	5.33	42	191	99
North Hawai'i	10,203	174	7.37	26	107	41
North Kona	14,184	260	6.02	20	166	74
District Unknown	-	10	-	0	9	1
County of Kaua'i	23,369	1,213	2.74	191	929	93
Waimea-Kekaha	2,916	164	7.44	45	108	11
Kōloa-Po'ipū	2,333	252	5.83	60	176	16
Līhu'e	4,931	224	6.40	4	199	21
Kapa'a-Wailua	7,500	332	5.26	17	290	25
North Shore Kaua'i	2,888	162	7.48	45	105	12
Hanapēpē-'Ele'ele	2,802	75	11.17	20	47	8
District Unknown	-	4	-	0	4	0

Note: <sup>a</sup> One case has been excluded at the county level due to the refusal of reporting county residence.

## Weighting and Balancing of Demand Survey Data

An analysis was conducted to identify any serious non-response bias in the demand survey data. Disproportionate coverage for several demographic variables was noted, especially in the cell-phone surveys

Following the procedures developed by The Centers for Disease Control for the Behavioral Risk Factor Surveillance System, with some adaptations based on the weighting procedure applied at Pew Research, SMS has developed a weighting system for multi-frame sample surveys in Hawai'i. The weighting has three components as shown below.

1. **Sample Weights:** The disproportionate sample design sought equal precision by district, but resulted in an unbalanced sample across districts. Sample weights were designed to statistically adjust survey results for a disproportionate design by weighting survey results to the distribution of the populations from which each county sample was drawn. Weights were constructed by dividing the population estimates by the sample counts on a cell-by-cell basis. This procedure is the same as the weighing procedure used in previous Housing Planning Study Demand Surveys.
2. **Sample Raking:** The weighting scheme for the housing demand survey in 2016 must also account for multi-frame sampling (a difference in telephone and Internet service available to each household) and the heavier non-sampling error associated with multi-frame sample surveys involving cell phones. Since the exact number of households by type of phone and Internet service, household size, home ownership, and age of respondents, etc., was unknown, the standard methods of post-stratification (statistical adjustment for non-sample error) would not work. The solution was to use one of several methods of sample balancing, or raking as it is better known these days. The method begins with sample weights applied as noted above, and then balances the sample for type of communications service (landline only, landline-cell, landline-Internet, landline-cell-Internet, cell-Internet, and cell only). In the same procedure survey data were simultaneously balanced for disproportionality in other raking variables including: age of respondent, household size, homeownership, phone and Internet service availability, and ethnicity.
3. **Replicated Weights:** Replication-based weights have been developed to adjust for variance distortion resulting from to complex sample designs. They are required to adjust sample variances used for statistical tests and certain forms of multivariate analysis. Using the replicated weights, users can estimate standard errors for simple estimators like totals or complicated ones like logistic regression parameter estimates. We did not develop replication weights for this dataset. Replication weights can be supplied upon request from survey sponsors.

Sample weights and raked weights were applied in all tabulations developed for and all analyses conducted based on demand survey data. This weighting was necessary to statistically adjust housing demand survey so that the data accurately represent the number of households by district, the size of household, number of children in the household, unit tenure, marital status, age of respondent, as well as landline and cell-phone usage.

## DATA TABULATIONS

### A. Comparison of 1992, 1997, 2003, 2006, 2011, and 2016 Housing Demand Survey data.

The data on current housing conditions, preferences for new units, qualifications for ownership and rental, and demographic characteristics of households were collected in the same manner for all iterations of the survey. Results are also reported in the same format. With few exceptions, it is possible to compare results for 1992, 1997, 2003, 2006, 2011, and 2016 in detail. The full range of comparisons will require comparing data in this report with the tabulations in *The Hawai'i Housing Policy Study, 1992*; *The Hawai'i Housing Policy Update, 1997*; *The Hawai'i Housing Policy Update, 2003*; *The Hawai'i Housing Policy Update, 2006*; and *The Hawai'i Housing Planning Study, 2011*. This year's report provides a summary of the most important data for all six iterations of the study. Data include:

1. Housing unit condition
2. Housing costs for current units
3. Household composition and crowding
4. Shelter-to-income ratios
5. Intention to move
6. Tenancy preferences
7. Housing unit preferences for renters and buyers
8. Preferred locations of new units for owners and renters
9. Affordable housing costs for new units
10. Financial profiles of potential buyers and renters in all counties
11. Interest in sustainable housing

### B. 2016 Survey Results by County.

This subsection presents the 2016 Housing Demand Survey results for the state as a whole and for each of the four counties. In general, the material on current housing characteristics and conditions is presented first, followed by the demographic characteristics of households. Data regarding intention to move and housing preferences is next, and the final tables present the affordability data.

### C. 2016 Survey Results for Districts within Counties.

This subsection presents the same data as described above, separately for each county. Within each county's section, demand survey results are shown for the following geographic districts:

- Honolulu:** Primary Urban Center, Central O'ahu, East Honolulu, Ko'olaupoko, Ko'olauloa, North Shore O'ahu, Wai'anae, and 'Ewa
- Maui:** Hāna, Makawao-Pukalani-Kula, Wailuku-Kahului, Paia-Haiku, Kīhei-Mākena, West Maui, Moloka'i, and Lāna'i
- Hawai'i:** South Kona to Ka'ū, Puna, North & South Hilo, North Hawai'i, North Kona
- Kaua'i:** Waimea-Kekaha, Koloa-Po'ipū, Līhu'e, Kapa'a-Wailua, North Shore-Kaua'i, Hanapepe-'Ele'ele

## APPENDIX

## APPENDIX 1: HOUSING DEMAND SURVEY INSTRUMENT

**Q.1** Hello, I'm \_\_\_\_\_ with SMS Research, a Honolulu research company. We are conducting a survey about housing in Hawai'i. The results will be used to plan for housing needs in the State. Are you an adult resident of Hawai'i? Are you one of the heads of the household?

**Q.2** Please be aware that my supervisor may be taping this interview for internal quality control.

**Q.3** We would like to begin by asking you a few questions to determine what we will ask you during the survey. First, what was your age at your last birthday?

- 1 - Under 18 years
- 2 - 18 to 21
- 3 - 22 to 34
- 4 - 35 to 59
- 5 - 60 to 74
- 6 - 75 or older
- 9 - Refused

**Q.4** What island do you currently live on?

- 1 - O'ahu
- 2 - Maui
- 3 - Hawai'i
- 4 - Kaua'i
- 5 - Moloka'i
- 6 - Lāna'i
- 9 - Refused

**Q.5** What is your current zip code?

**Q.6** What is your ethnic background?

- 01 - Caucasian
- 02 - Black or African-American
- 03 - Hawaiian or Part-Hawaiian
- 04 - Japanese
- 05 - Chinese
- 06 - Filipino
- 07 - Korean
- 08 - Vietnamese
- 09 - Asian Indian
- 10 - Other Asian
- 11 - Guamanian or Chamorro
- 12 - Micronesian, Chuukese, etc.

- 13 - Samoan
- 14 - Other Pacific Islander
- 15 - American Indian or Alaska Native
- 16 - Hispanic or Latino
- 17 - Other
- 99 - Don't Know/Refused

**Q.7** Are you or anyone in your household at least 25% Hawaiian?

- 1 - Yes
- 2 - No
- 9 - Refused

**Q.8** Are you a DHHL applicant on the waiting list for Hawaiian Homestead land?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.9** Is anyone else in your household on the DHHL waiting list for Hawaiian Homestead land?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.10** Are you a DHHL Lessee?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.11** Are you living on Hawaiian Homestead land right now?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.12** Are you a part of DHHL's Undivided Interest Group who are lessee's soon to be awarded their land?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.13** Thank you. Next, I have some questions about your current home. How many bedrooms are there in your home?  
NUMBER OF BEDROOMS: \_\_\_\_\_

**Q.14** How many bathrooms are there in your home?  
NUMBER OF BATHROOMS: \_\_\_\_\_

**Q.15** How many other rooms in your home?  
**THE FOLLOWING ROOMS DO NOT COUNT:**  
> utility rooms - washer/dryer room  
> pantry  
> hallways  
> foyer  
> gallery  
> lanai  
> breezeway  
NUMBER OF "OTHER" ROOMS:  
\_\_\_\_\_

**Q.16** Is your home a single-family house, a townhouse, a condo, or an apartment?  
01 – Single-family house  
02 - Townhouse  
03 - Condominium  
04 - Duplex/multiplex  
05 - Apartment  
06 - Co-op  
07 - OTHER  
08 - Don't Know

**Q.17** Do you own or rent your home?  
1 - Own  
2 - Rent  
3 - Occupy without payment  
4 - Homeless  
9 - Refused

**Q.18** Do you own any other types of investment or primary properties?  
1 - Yes  
2 - No  
8 - Don't Know  
9 – Refused

**Q.19** What is your best estimate of the market value for your primary property? This includes the cost of the land and the home.  
1 - Less than \$150,000

- 2 - \$150,000 to \$200,000
- 3 - \$200,000 to \$250,000
- 4 - \$250,000 to \$350,000
- 5 - \$350,000 to \$500,000
- 6 - \$500,000 to \$1 million
- 7 - More than \$1 million
- 9 - Don't Know/Refused

**Q.20** How much is the total monthly mortgage for your home, including any utility payments, maintenance fees or parking? Is it...  
01 - Less than \$200  
02 - \$200 to \$499  
03 - \$500 to \$799  
04 - \$800 to \$1,099  
05 - \$1,100 to \$1,399  
06 - \$1,400 to \$1,699  
07 - \$1,700 to \$1,999  
08 - \$2,000 to \$3,000  
09 - Over \$3,000  
10 - Already paid for  
99 - Don't Know/Refused

**Q.21** What is your best estimate of the market value for your additional properties? This includes the cost of the land and the home.  
1 - Less than \$150,000  
2 - \$150,000 to \$200,000  
3 - \$200,000 to \$250,000  
4 - \$250,000 to \$350,000  
5 - \$350,000 to \$500,000  
6 - \$500,000 to \$1 million  
7 - More than \$1 million  
9 - Don't Know/Refused

**Q.22** How much is the total monthly rent for your home, including any utility payments, maintenance fees or parking? Is it...  
01 - Less than \$200  
02 - \$200 to \$499  
03 - \$500 to \$799  
04 - \$800 to \$1,099  
05 - \$1,100 to \$1,399  
06 - \$1,400 to \$1,699  
07 - \$1,700 to \$1,999  
08 - \$2,000 to \$3,000  
09 - Over \$3,000  
10 - Already paid for  
99 - Don't Know/Refused

- Q.23** Do you live in public housing?  
 1 - Yes  
 2 - No  
 8 - Not Sure  
 9 – Refused
- Q.24** Do you receive Section 8 assistance?  
 1 - Yes  
 2 - No  
 8 - Not Sure  
 9 – Refused
- Q.25** For the following questions, the word "home" means any type of home - either a house, condo, apartment or townhouse. About how old is your home? If you're unsure of the exact age, would you be able to give us an estimate of the year it was built?  
 NUMBER OF YEARS: \_\_\_\_\_
- Q.26** What year was your home built? Was it...  
 01 - Prior to 1950  
 02 - 1950 to 1959  
 03 - 1960 to 1969  
 04 - 1970 to 1979  
 05 - 1980 to 1989  
 06 - 1990 to 1999  
 07 - 2000 to 2009  
 08 - 2010 or newer  
 88 - Don't Know
- Q.27** Do you think it is. . .  
 1 - Less than 10 years old  
 2 - 10 to 20 years old  
 3 - Or more than 20  
 8 - Don't Know
- Q.28** How long have you lived in your current home?  
 Days \_\_\_\_\_  
 Weeks \_\_\_\_\_  
 Months \_\_\_\_\_  
 Years \_\_\_\_\_
- Q.29** Would you say that your home is large enough for the number of people living there?  
 1 - Yes  
 2 - No  
 8 - Don't Know

- Q.30** Would you say that the physical condition of your home is...  
 1 - Excellent  
 2 - Satisfactory  
 3 - Fair  
 4 - Or poor?  
 8 - Don't Know
- Q.31** When is the soonest that you would probably move to another home?  
 01 - Less than 6 months  
 02 - 6 months to a year  
 03 - 1 to 2 years  
 04 - 3 years  
 05 - 4 to 5 years  
 06 - 6 to 10 years  
 07 - Over 10 years  
 08 - Probably never  
 88 -Don't Know
- Q.32** When you do move, do you expect to stay on the same island, move to a different island, or move out of the state?  
 1 - Stay on same island  
 2 - Move to different island  
 3 - Out of state  
 8 - Don't Know
- Q.33** What island would you move to?  
 1 – O'ahu  
 2 - Maui  
 3 - Hawai'i  
 4 – Kaua'i  
 5 - Moloka'i  
 6 – Lāna'i  
 8 - Not Sure yet  
 9 - Refused
- Q.34** What are the major reasons that you will be moving out of Hawai'i?  
 1 - Mentioned housing as a reason  
 2 - Did not mention housing  
 8 - Don't Know
- Q.35** Do you think you will be buying or renting your next home?  
 1 - Buying  
 2 - Renting  
 3 - Moving in with relative, friends  
 4 - OTHER  
 8 - Don't Know



**Q.36** Are you pretty certain that you will buy, or do you think you might rent, instead?

- 1 - Sure to buy
- 2 - Might rent
- 8 - Don't Know

**Q.37** What are the main reasons you won't buy a place?

- 01 - Too expensive
- 02 - Won't stay long enough
- 03 - Don't want to buy, prefer rent
- 04 - It's up to someone else
- 05 - Might buy, but probably not
- 06 - Can't afford down payment
- 07 - Don't want to be tied down
- 08 - Can't qualify for loan
- 09 - Can't afford monthly payment
- 10 - Worried about job security
- 11 - Think market is bad now
- 12 - OTHER
- 88 - Don't Know

**Q.38** Would you consider renting an affordable housing unit provided by DHHL?

- 1 - Yes
- 2 - No
- 8 - Don't Know

**Q.39** Do you intend to buy a home later on in the future?

- 1 - Yes
- 2 - No
- 8 - Don't Know

**Q.40** In approximately how many years do you expect to buy a home?

**Q.41** If there were currently homes available that you could afford, would you want to buy one?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.42** About how much can you afford to pay each month for all housing costs, including rent, utilities, maintenance fees, and parking?

- 01 - Less than \$200
- 02 - \$200 to \$499

- 03 - \$500 to \$799
- 04 - \$800 to \$1,099
- 05 - \$1,100 to \$1,399
- 06 - \$1,400 to \$1,699
- 07 - \$1,700 to \$1,999
- 08 - \$2,000 to \$2,499
- 09 - \$2,500 to \$2,999
- 10 - \$3,000 or more
- 99 - Don't Know/Refused

**Q.43** About how much money do you have in savings or other sources of money that you could use for a down payment?

- 01 - Less than \$500
- 02 - \$500 to \$999
- 03 - \$1,000 to \$1,999
- 04 - \$2,000 to \$2,999
- 05 - \$3,000 to \$3,999
- 06 - \$4,000 to \$4,999
- 07 - \$5,000 to \$7,499
- 08 - \$7,500 to \$9,999
- 09 - \$10,000 to \$12,499
- 10 - \$12,500 to \$14,999
- 11 - \$15,000 to \$17,499
- 12 - \$17,500 to \$19,999
- 13 - \$20,000 or more
- 88 - Don't Know
- 99 - Refused

**Q.44** About how much do you think you would be able to pay as a down payment? Include money from relatives, or from the equity in property you would sell.

- 01 - None
- 02 - Less than \$5,000
- 03 - \$5,000 to \$14,999
- 04 - \$15,000 to \$24,999
- 05 - \$25,000 to \$39,999
- 06 - \$40,000 to \$59,999
- 07 - \$60,000 to \$99,999
- 08 - \$100,000 or more
- 88 - Don't Know

**Q.45** About how much would you be able to afford to pay each month for all housing costs if you buy a home?

- 01 - Less than \$200
- 02 - \$200 to \$499
- 03 - \$500 to \$799
- 04 - \$800 to \$1,099
- 05 - \$1,100 to \$1,399



- 06 - \$1,400 to \$1,699
- 07 - \$1,700 to \$1,999
- 08 - \$2,000 to \$2,999
- 09 - \$3,000 to \$3,999
- 10 - \$4,000 or more
- 99 - Don't Know/Refused

**Q.46** Would you be most likely to move to a single-family house, a townhouse, or a condo?

- 1 - Single-family home
- 2 - Townhouse
- 3 - Condo
- 4 - Other
- 8 - Don't Know
- 9 - Refused

**Q.47** The next home you move to -- Would that most likely be a single-family house, a townhouse, a condo, or an apartment?

- 1 - Single-family home
- 2 - Townhouse
- 3 - Condo
- 4 - Apartment
- 5 - Other
- 8 - Don't Know
- 9 - Refused

**Q.48** If you can't find a house in your price range for monthly rent, would you be willing to move to a townhouse or condo?

- 1 - Yes
- 2 - No
- 8 - Don't Know

**Q.49** If you had your choice, in what area would you live? Probe: Are there any other areas you prefer?

**Q.50** How many bedrooms would you like to have in your new home?

- 1 - None - studio
- 2 - One
- 3 - Two
- 4 - Three
- 5 - Four
- 6 - Five or more
- 8 - Don't Know

**Q.51** What is the smallest number of bedrooms you can live with?

- 1 - One
- 2 - Two
- 3 - Three
- 4 - Four
- 5 - Five or more
- 8 - Don't Know

**Q.52** How many bathrooms would you like to have in your new home?

- 01 - One
- 02 - One and one-half
- 03 - Two
- 04 - Two and one-half
- 05 - Three
- 06 - Three and one-half
- 07 - Four or more
- 08 - Don't Know

**Q.53** What is the smallest number of bathrooms you can live with?

- 01 - One
- 02 - One and one-half
- 03 - Two
- 04 - Two and one-half
- 05 - Three
- 06 - Three and one-half
- 07 - Four or more
- 08 - Don't Know

**Q.54** What is the smallest size house you would be willing to live in?

- 01 - About 800 square feet
- 02 - 800 to 999 square feet
- 03 - 1,000 to 1,199 square feet
- 04 - 1,200 to 1,499 square feet
- 05 - 1,500 to 1,999 square feet
- 06 - 2,000 or more square feet
- 07 - None of the above; I'd prefer a multi-family unit
- 08 - Don't Know
- 09 - Refused

**Q.55** Is there any need for any of the following features in your next home?

- 1 - Ramps
- 2 - Railings
- 3 - Wheelchair modifications
- 4 - Bathroom grab bars
- 5 - Shower seat

- 6 - Emergency call device (to summon help)
- 7 – None of these
- 9 – Refused

**Q.56** Do you need these features for someone over the age of 60?  
1 - Yes  
2 - Depends  
3 - No  
8 - Don't Know

**Q.57** Next, we have a few more questions about your future home. Would you consider buying a housing unit with features designed to meet the needs of senior citizens?  
1 - Yes  
2 - Depends  
3 - No  
8 - Don't Know

**Q.58** What does it depend on?

**Q.59** Would you consider buying an affordable housing unit for Kūpuna only on DHHL land?  
1 - Yes  
2 - Depends  
3 - No  
8 - Don't Know

**Q.60** What does it depend on?

**Q.61** Would you consider buying a unit in a multiplex building?  
1 - Yes  
2 - Depends  
3 - No  
8 - Don't Know

**Q.62** What does it depend on?

**Q.63** Would you consider buying a home in a community or building designated for senior citizens only?  
1 - Yes  
2 - Depends  
3 - No  
8 - Don't Know  
9 – Refused

**Q.64** What does it depend on?

**Q.65** Would you consider buying a home in a community or building where people of all ages live?  
1 - Yes  
2 - Depends  
3 - No  
8 - Don't Know  
9 – Refused

**Q.66** What does it depend on?

**Q.67** Next, we have a few employment questions. Are you currently employed outside your home, for pay?  
1 - Yes  
2 - No  
8 - Don't Know  
9 - Refused

**Q.68** What is your current employment status?  
1 - Full time  
2 - Part time  
3 - Neither

**Q.69** Then are you...  
1 - Unemployed and looking for work  
2 - Retired  
3 - Student  
4 - Homemaker  
5 - Other  
9 – Don't Know/Refused

**Q.70** Are there any other adults in your household currently employed full-time outside the home for pay?  
1 - Yes  
2 - No  
9 - Don't Know/Refused

**Q.71** What is the zip code at your work place?  
\_\_\_\_\_

**Q.72** How many full-time employed adults are in this household?  
\_\_\_\_\_

**Q.73** Do you commute from home to work or schools at least four days a week, for a distance more than a mile?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

**Q.74** Do you use public transportation to get to work or schools at least three times a week?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

**Q.75** How many other people in your household commute to work or to school at least four days a week for a distance of more than one mile?

**Q.76** How many other people in your household use public transportation to get to work or school at least three times a week?

**Q.77** Please think about the commuter in your household who travels the longest distance to get to school or work. On average, how many minutes does it take that person to travel in one direction to their destination?

**Q.78** When you move to your next home, do you intend on moving closer to the workplace of someone in the household?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

**Q.79** Do you want to move to a place where you are closer to bus stops?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

**Q.80** Would you want to move closer to one of the rail stations when they are built?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

**Q.81** You're going to buy a new home. You learn that condominium units within walking distance of a rail station are available on O'ahu. How important would that be in your decision on where to move next? Would you say it's an...

- 1 - Extremely important consideration
- 2 - Somewhat important consideration
- 3 - Not very important, or
- 4 - You would never consider moving to a condominium near a rail station
- 8 - Not Sure

**Q.82** You're going to rent a new home. You learn that apartments within walking distance of a rail station are available on O'ahu. How important would that be in your decision on where to move next? Would you say it's an...

- 1 - Extremely important consideration
- 2 - Somewhat important consideration
- 3 - Not very important, or
- 4 - You would never consider moving to a condominium near a rail station
- 8 - Not Sure

**Q.83** Now, think about having a choice between 2 new homes, both are exactly the same except for the price and location. For the first home you could pay the price you wanted and travel a shorter amount of time you currently travel to work each day (and, thereby, reduce the amount of time and cost to commute to work). For the second home, you could pay \$20,000 less and travel twice the time to work. If you had a choice, would you choose the home with the shorter travel time or the lower purchase price?

- 1 - Shorter travel time
- 2 - Lower priced
- 3 - Not sure
- 9 - Refused

**Q.84** One of the new kinds of housing being considered is a sustainable lease that is used to make sure affordable homes stay in the affordable market.

Would you consider buying a leasehold property if there was a nominal monthly payment for the lease that is the lease payment is between \$30 and \$50 a month with only periodic cost of living adjustments for the entire lease term? (Note: Versus a lease rent that is tied to the fair market value of the land and adjusted throughout the term of the lease.)

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.85** Would you consider buying leasehold if the lease term was 60 to 99 years and renewable?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.86** Would you consider buying leasehold if you could pass the home on to your heirs, and they started off with a new 60 to 99 year lease?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

**Q.87** OK, if all that were true for all sustainable leasehold properties, that is they had a 60 to 99 year lease, with nominal lease payments, and you could pass to your heirs -- Do you think you would buy your next home sustainable leasehold or fee simple?

- 1 - Sustainable Leasehold
- 2 - Fee simple
- 3 - Willing to consider sustainable leasehold
- 8 - Don't Know
- 9 - Refused

**Q.88** One way to bring down the cost of a single-family house is to use smaller lot sizes. If you had a choice between a house on a smaller lot or a multifamily unit like a townhouse, which would you prefer?

- 1 - House on a smaller lot
- 2 - Multifamily unit
- 8 - Don't Know

9 - Refused

**Q.89** Then, what would be the smallest lot size you would consider? Would it be...

- 1 - 3000 - 4000 square feet
- 2 - 4001 - 5000 square feet
- 3 - 5001 - 6000 square feet
- 4 - Or none of the above, I need more than 6,000 feet
- 8 - Don't Know
- 9 - Refused

**Q.90** Now we have some questions for statistical purposes. What is your current marital status? Are you...

- 1 - Married
- 2 - A member of an unmarried couple
- 3 - Widowed
- 4 - Divorced
- 5 - Separated
- 6 - Single, never married
- 9 - Don't Know/Refused

**Q.91** Including yourself, how many people live in your household?

- 01 - One
- 02 - Two
- 03 - Three
- 04 - Four
- 05 - Five
- 06 - Six
- 07 - Seven
- 08 - Eight
- 09 - Nine
- 10 - Ten or more
- 99 - Don't Know/Refused

**Q.92** Of the [##] people in your household, how many are. . .

- Under 18 years of age . \_\_\_\_
- 18 to 21 . \_\_\_\_
- 22 to 34 .. \_\_\_\_
- 35 to 59 .. \_\_\_\_
- 60 to 74 . \_\_\_\_
- 75 or older . \_\_\_\_

**Q.93** Earlier you said that you are over 60, are you...

- 1 - Under 62
- 2 - 62 or older
- 9 - Refused

- Q.94** The people in your household -- are they ALL related to you by blood, marriage or adoption?..OR are there some who are NOT related to you at all?  
 1 - ALL are related to me  
 2 - Only SOME are related to me  
 3 - NONE are related to me  
 9 - Don't Know/Refused
- Q.95** Are the unrelated individuals a family themselves, or are they single individuals?  
 1 - A family or families  
 2 - Single individuals  
 3 - Both  
 9 - Don't Know/Refused
- Q.96** How many generations of your family live in your household?  
 1 - One  
 2 - Two  
 3 - Three or more  
 8 - Don't Know/Refused
- Q.97** Is there anyone living in your household, besides you, who might buy or rent in the next three years -- so you would be in two different households instead of one?  
 1 - Yes - someone might move out  
 2 - No  
 8 - Don't Know
- Q.98** Do you think their next home will be in Hawai'i or out of State?  
 1 - In Hawai'i  
 2 - Out of State  
 3 - Some in Hawai'i, some out of State  
 9 - Refused
- Q.99** Is anybody in your household on active duty in the military?  
 1 - Yes  
 2 - No  
 8 - Don't Know
- Q.100** Is anybody in your household disabled?  
 1 - Yes  
 2 - No  
 8 - Don't Know  
 9 - Refused

- Q.101** Last year at this time, where did you live?  
 1 - Same house 1 year ago  
 2 - Moved within the same county  
 3 - Moved from a different county within same state  
 4 - Moved from a different state  
 5 - Moved from abroad  
 9 - Refused
- Q.102** How long have you lived in Hawai'i?  
 1 - Less than 1 year  
 2 - 1 to 5 years  
 3 - 6 to 10 years  
 4 - 11 to 20 years  
 5 - More than 20 years, not lifetime  
 6 - Lifetime  
 8 - Don't Know
- Q.103** What is your mother's ethnic background?  
 01 - Caucasian  
 02 - Black or African-American  
 03 - Hawaiian or Part-Hawaiian  
 04 - Japanese  
 05 - Chinese  
 06 - Filipino  
 07 - Korean  
 08 - Vietnamese  
 09 - Asian Indian  
 10 - Other Asian  
 11 - Guamanian or Chamorro  
 12 - Micronesian, Chuukese, etc.  
 13 - Samoan  
 14 - Other Pacific Islander  
 15 - American Indian or Alaska Native  
 16 - Mixed, not Hawai'ian  
 17 - Hispanic or Latino  
 18 - Other  
 99 - Don't Know/Refused
- Q.104** What is your father's ethnic background?  
 01 - Caucasian  
 02 - Black or African-American  
 03 - Hawaiian or Part-Hawaiian  
 04 - Japanese  
 05 - Chinese  
 06 - Filipino  
 07 - Korean  
 08 - Vietnamese  
 09 - Asian Indian  
 10 - Other Asian  
 11 - Guamanian or Chamorro

- 12 - Micronesian, Chuukese, etc.
- 13 - Samoan
- 14 - Other Pacific Islander
- 15 - American Indian or Alaska Native
- 16 - Mixed, not Hawai`ian
- 17 - Hispanic or Latino
- 18 - Other
- 99 - Don't Know/Refused

**Q.105** Are you 50 percent or more Hawaiian?

- 1 - Yes
- 2 - No
- 8 - Not Sure, Don't Know
- 9 - Refused

**Q.106** Are there any other people in your household who are any part Hawaiian?

- 1 - Yes
- 2 - No
- 8 - Not Sure/Don't Know
- 9 - Refused

**Q.107** Including yourself, how many people in your household are 50% or more Hawaiian?

**Q.108** What was the total 2015 income, before taxes, for all members of your household? Was it. . .

- 01 - Less than \$15,000
- 02 - \$15,000 to \$24,999
- 03 - \$25,000 to \$29,999
- 04 - \$30,000 to \$34,999
- 05 - \$35,000 to \$39,999
- 06 - \$40,000 to \$44,999
- 07 - \$45,000 to \$49,999
- 08 - \$50,000 to \$59,999
- 09 - \$60,000 to \$74,999
- 10 - \$75,000 to \$99,999
- 11 - \$100,000 to \$124,999
- 12 - \$125,000 to \$150,000
- 13 - More than \$150,000
- 99 - Don't Know/Refused

**Q.109** Is your annual income above or below \$##,###? [HUD Levels]

- 1 - Above
- 2 - Below
- 9 - Don't Know/Refused

**Q.110** How many people in your household are supported on that income?

**Q.111** What would you do if you or your family were forced to move out of your home and had no place to live?

- 1 - Move in with someone else
- 2 - Seek help from public or private agency
- 3 - Move to mainland
- 4 - Move somewhere else in Hawai`i
- 5 - Camp out on beach, in park, etc.
- 6 - Be homeless
- 7 - Just look for another place
- 8 - Other
- 88 - Don't Know
- 99 - Refused

**Q.112** Is anyone living in your home who is not a member of your immediate family, not paying rent, and does not have the resources to buy or rent their own place?

- 1 - Yes
- 2 - No
- 8 - Don't Know

**Q.113** How many?

**Q.114** Thank you very much for participating in the survey.