



Kauai Board of REALTORS®

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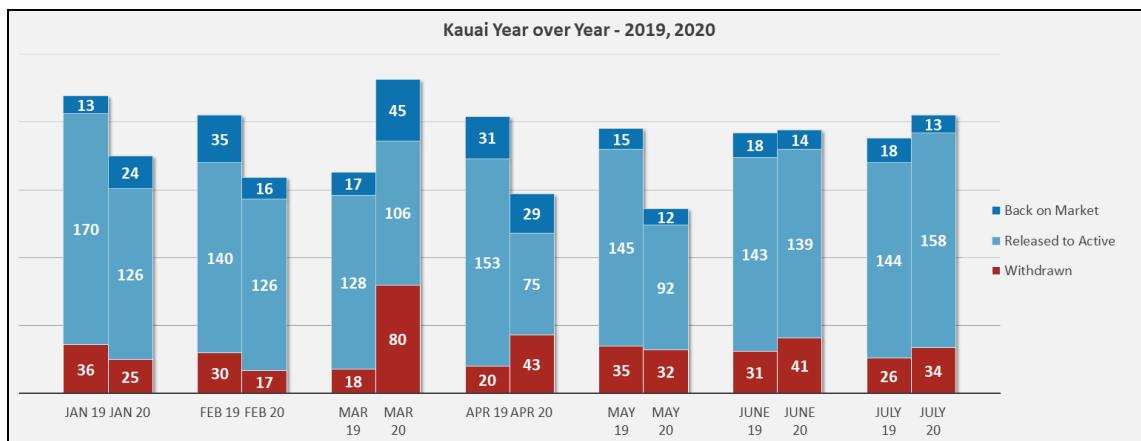
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August 4, 2020

Aloha Everyone:

I look forward to seeing you all via Zoom at our Summer General Membership Meeting on August 11, 2020. Look for the sign up in your inbox. You won't want to miss this 1.5-hour presentation featuring Dr. Chip Fletcher with the University of Hawaii School of Ocean and Earth Science and Technology. The topic? **Climate Change – You haven't been told the truth.**

Unlike many drive-to markets on the mainland, the quarantine and travel restrictions here in Hawaii have isolated the islands and produced a noticeable contraction on housing data. While newly released, withdrawn and back on market properties showed signs of recovery (see chart from Hawaii Information Service herein), the overall market continues in a downward trend with island wide YTD sales down by -31.44%, volume off by -20.77% and median price going higher by +34.61%.



Focus on Housing for All: In last month's KBR Monthly, we provided you with a view into KBR's advocacy efforts through the Government Affairs Committee's focus on the County's proposed Bill 2774. This Bill suggests substantive amendments to the Housing Ordinance.

As you are aware, all housing on the Garden Island rolls up under this ordinance, and any modification to the ordinance sets the tone for years, if not decades, to come. KBR's concerns with Bill 2774 run deep, and deep enough that I am offering you a recap of KBR's efforts to date in working with the County and others on amendments to the Housing Ordinance that will provide the desired result: a housing policy that renders housing.

In the first quarter of 2020, KBR surmised that Covid-19 had disconnected citizens from engaging with Bill 2774. Accordingly, KBR organized a stakeholders group comprised of Hawaii and Kauai influencers within areas of expertise including: construction, development, economics, engineering, finance, large land owners, planning and sales and marketing. The stakeholders became known as the Housing Workgroup and met through July via Zoom Conferences hosted by KBR. The Housing Workgroup concluded July 2020 with a an engaging in formidable nearly 2-hour long meeting via Microsoft Teams with Council Chair Kaneshiro, Housing Chair Kuali'i and County Housing Director Roversi.

Below is a recap of KBR's tracking of and involvement with Bill 2774, inclusive of our receipt of highly valued Land Use Initiative Review of Bill 2774 rendered by the National Association of REALTORS:

- January 29, 2020 – First Reading of Bill 2774 before the County Council;
- February 19, 2020 – Public Hearing was held and referred back to the Council Housing & Intergovernmental Affairs Committee (referred hereafter as Committee);
- February 25, 2020 – KBR submitted testimony opposing the proposals and encouraged that communication be opened with developers, large landowners, KBR and the Contractors Association;
- February 26, 2020 – Committee Meeting;
- March 2, 2020 – KBR submitted for a Land Use Initiative Review by NAR;
- March 16, 2020 – KBR received the NAR Review/Recommendations as per its March 2 request of NAR;
- March 18, 2020 – Committee Meeting cancelled due to COVID 19 (rescheduled to April 8);
- April 6, 2020 – KBR submitted testimony to defer the Bill and requested that council seek input from the developers, large landowners, contractors and mortgage companies for their input and guidance with a list of concerns;
- April 8, 2020 (amended to Draft 1);
- May 5, 2020 – KBR submitted testimony to defer the Bill once again requesting council seek input from stakeholders;
- May 6, 2020 – Committee Meeting;
- May 8, 2020 – Received letter from Council Chair and Housing Chair explaining the Bill that was being sent to the list of stakeholders;
- June 23, 2020 – KBR organized and facilitated a meeting of stakeholders initiating a Housing Workgroup comprised of construction, development, engineering, finance, large landowners, planning and sales and marketing;
- June 30, 2020 – KBR submitted testimony to defer the Bill with a list of the concerns from the Housing Workgroup;
- July 8, 2020 – Committee Meeting (Draft 1 was amended and approved to Draft 2);
- July 22, 2020 – Committee deferred Draft 2 to September;
- July 23, 2020 – A written request was submitted to KBR seeking the Housing Workgroup's agreement to meet with Council Chair Kaneshiro; Council Housing Chair Kuali'i and Housing Director Roversi. The request included Draft 3 of Bill 2774;
- July 28, 2020 Housing Workgroup met with Council Chair Kaneshiro; Council Housing Chair Kuali'i and Housing Director Roversi via the County's Microsoft Teams online platform.

Other than KBR and the Housing Workgroup's concerns with Bill 2774, the community has noted its interest through various editorials and articles. Consider checking out public comments online:

- Public Correspondence from Community Coalition of Kauai – “Condominiums to Populate Kauai”
- July 7, 2020 – Editorial by Gary Hooser “Eliminating Affordable Housing Mandate a Bad Idea”
- July 8, 2020 – “Proposed Changes will Result in More Affordable Housing” by Adam Roversi
- July 9, 2020 – TGI “Another Round of Amending Housing Policy”
- July 12, 2020 – TGI “Give and Take Needed on Affordable Housing Bill” by KipuKai Kuali'i
- July 15, 2020 – Editorial by Gary Hooser “County has Options to Encourage Affordable Housing”
- July 21, 2020 – TGI “Council to Tackle Housing Policy; Waimea Land Update”
- July 23, 2020 – TGI “Housing Policy Targets Resort Requirements”

I encourage each of you review the upcoming County Council and Committee Meetings scheduled on August 5th related to the CZO Changes and the West Kauai Community Plan. Here's the link to the information:

Council Agenda: <https://www.kauai.gov/Council/CouncilMeetings>

Committee Agenda: <https://www.kauai.gov/Portals/0/Council/Agenda/committee/2020-08-05%20CM%20Agenda.pdf?ver=2020-07-30-100419-780>

Eviction Moratorium for Failure to Pay Rents: As of this writing, we are waiting to see if the Federal Government will extend the eviction moratorium on Government Backed loans. The State eviction moratorium is still in place through August 31, 2020. Funding through the State Cares Act is now available.

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Reminder! VOTE: As we continue to track real estate related bills and COVID19 issues, we remind each of you how IMPORTANT it is to VOTE this year. Your ballot must be received via mail no later than August 8th.

Sincerely,

Karen Ono

*Executive Officer
Kauai Board of REALTORS®*