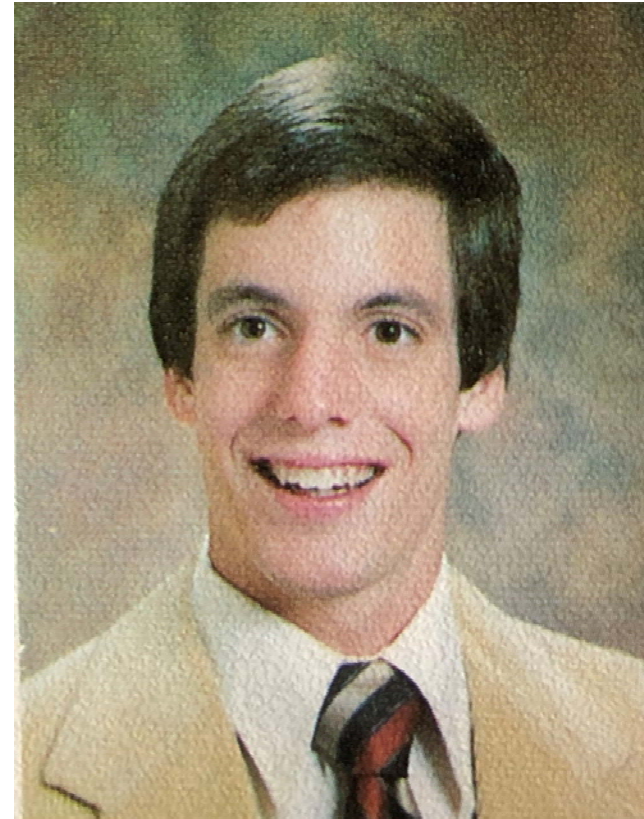
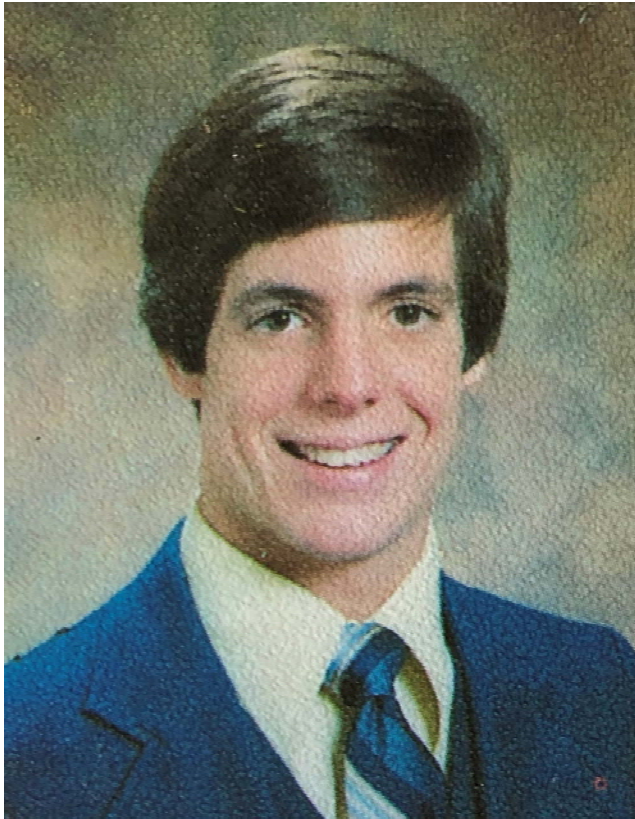




# **2019 Hawaii Congress of Planning Officials (HCPO)**

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**Presentation by  
Ikaika Ohana**



**David Bigley      &      Douglas Bigley**



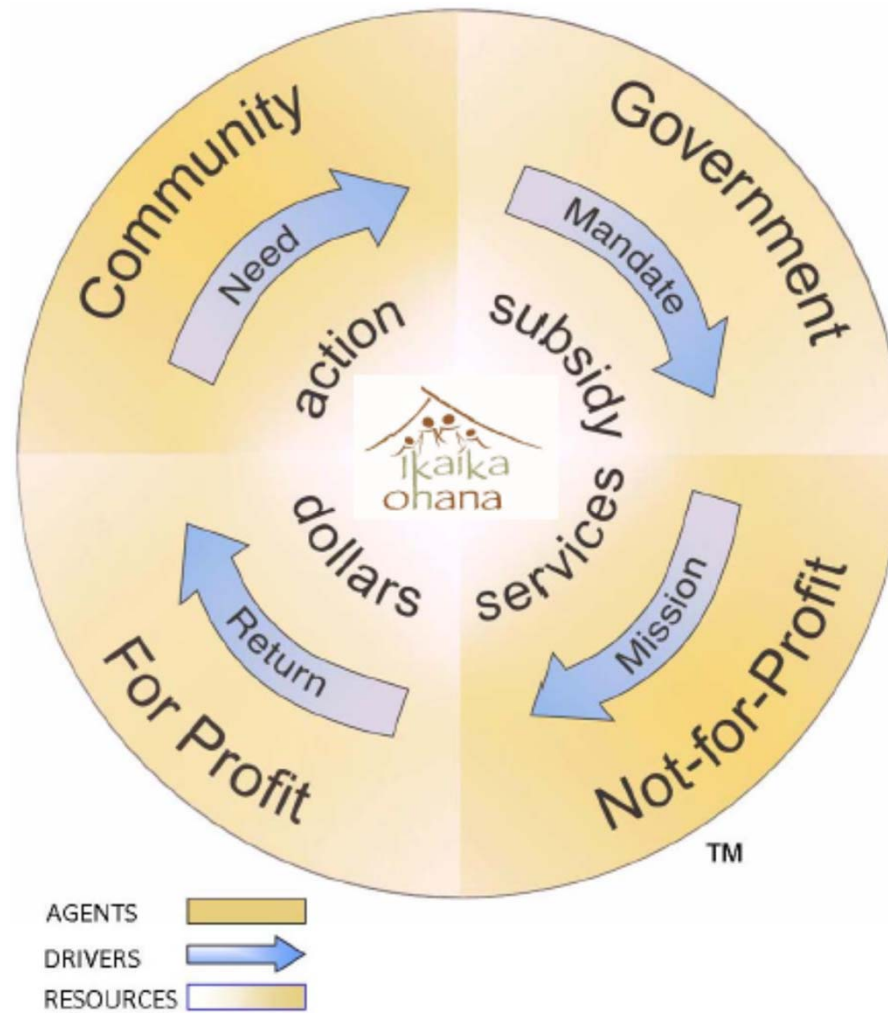
# Wolf Spider



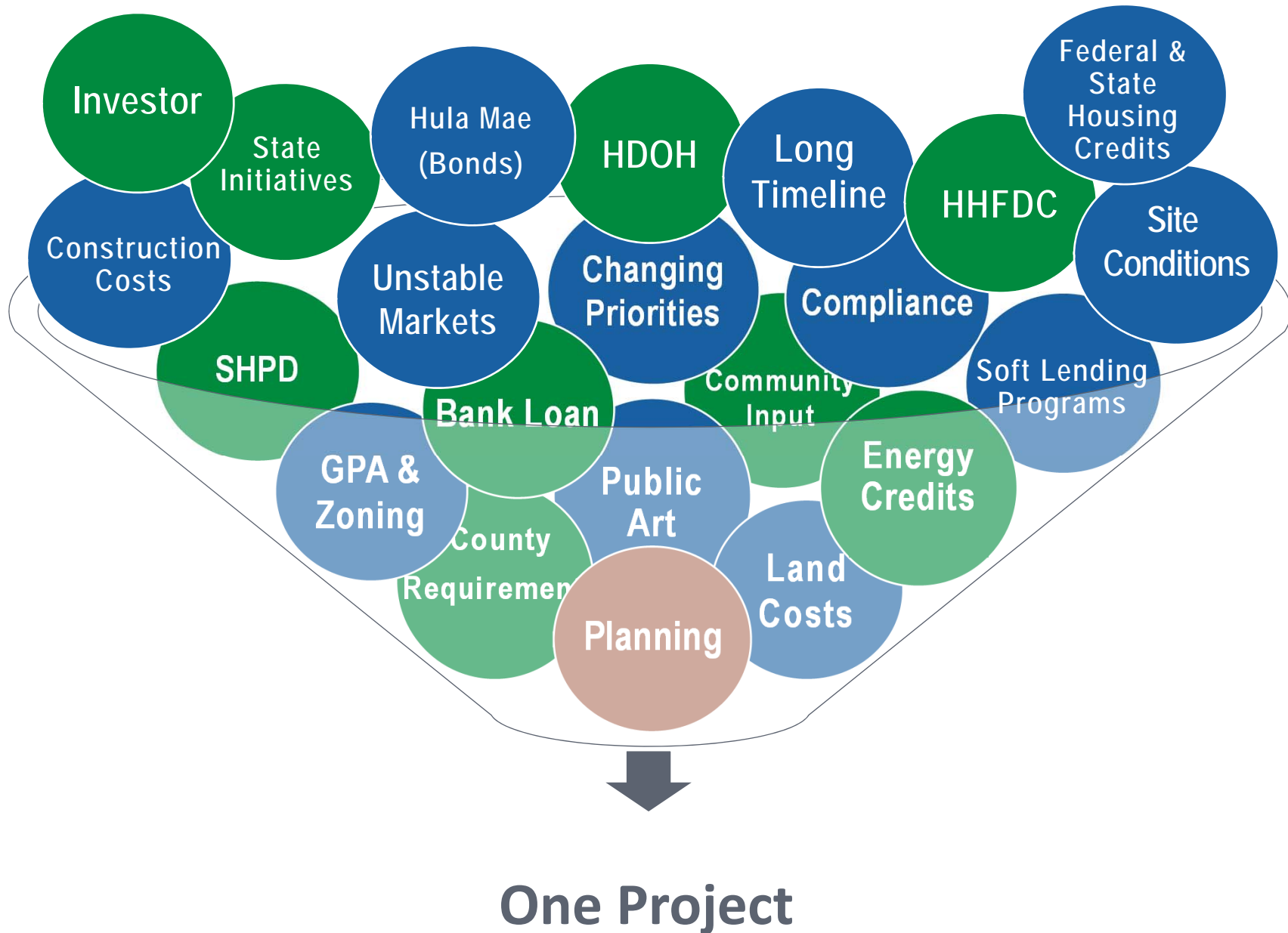
## **How is Ikaika Ohana related to ALICE?**

- We develop workforce housing
- Housing for anyone that works but cannot afford housing
- The majority of what we develop is for households below 80% AMI

# Workforce Housing Model



# Things to be Considered



# How do we find our way?



1. Will
2. Means
3. Consistency

## From Mandates to Housing

- Federal, State, County, and Agency guidance creates mandates
- Mandates create processes
- One of the processes is Planning
- Planning helps create workforce housing
- Workforce Housing is a **net contributor**



## Striking a Balance



## Perceived Impact of Workforce Housing

- Every time a shovel is put in the ground it....
  - Negatively impacts water
  - Negatively impacts traffic
  - Negatively impacts schools
  - Negatively impacts services
  - Negatively impacts environment

But is this reality? Let's talk about it.

## Positive Impacts of Workforce Housing

- Water
- Traffic
- Schools
- Services
- Environment

Why does it matter?

There are many reasons why Workforce Housing should be incentivized by Planning

## Keep Calm and Plan On

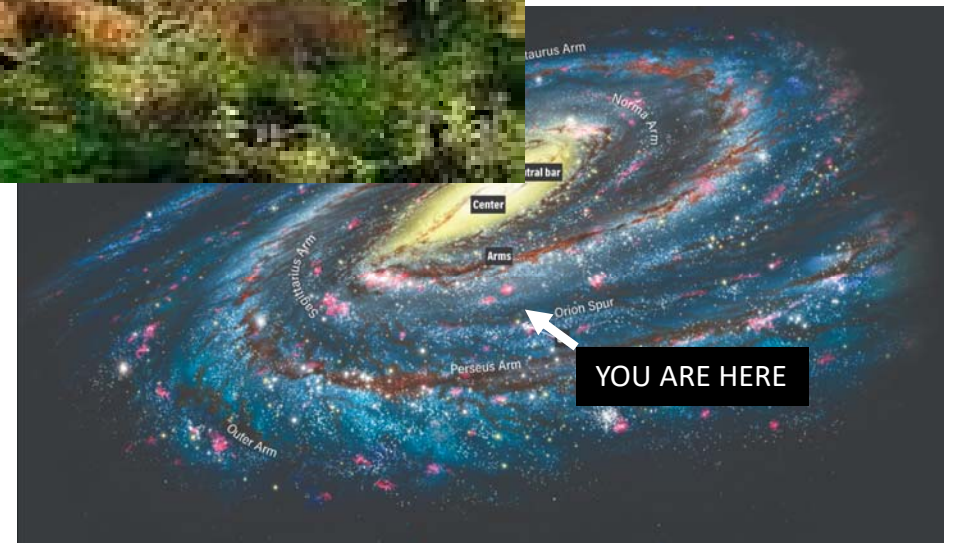
- What are we doing to **prioritize** workforce housing?
- What are we doing to **incentivize** workforce housing?
- What are we doing to **communicate** the availability of incentives and process for workforce housing?
- How do we ensure the **consistency** in the application of both the process and incentives?
- How do we ensure everyone is playing by the same rules?
- Are we sharing these ideas with others?



# Stewards



**A good planner is  
a good steward**



# Wolf Spider

