

Singapore Public Housing Model

- Housing and Development Board (HDB) builds enough supply to meet demand
 - 20,000 units per year
- For sale at cost (\$180,000) for a new, 969 square foot, 3BR/2BA unit
 - Resale market is unrestricted; record prices are over \$1 million
 - Officially, sales prices are subsidized. In reality, they are revenue positive.
- Income restriction for initial purchase: \$4,400/mo. for single person, \$8,800/mo. for married couple
 - No income or price restrictions for resale purchases
- 99 year leasehold interest, no extensions
- Implicit guarantee for a unit for every citizen
- Central Provident Fund (CPF) mandatory savings of 23% for housing
- Racial quotas (Chinese, Malay, Indian) for every floor of every building
- Robust private market with median fee simple house price of \$9.4 million

ALOHA Homes: Affordable, Locally Owned Homes for All (Hawaii SB2946, SB3104)

Hawaii Housing Finance and Development Corporation (HHFDC) builds high density towers on existing state-owned lands near rail stations and sells 99 year leases to Hawaii residents who will be owner-occupants and own no other real property, with no income or first time home buyer restrictions.

- Pros
 - Ending the housing shortage forever
 - Affordable sales price of \$300,000 for half of units: 64% of residents believe \$1,500 is affordable monthly rent/mortgage
 - Revenue neutral: no new taxes, no profiteering off public assets
 - No development of conservation, agricultural, or otherwise undeveloped land
 - No redevelopment of existing communities
 - No windfall profits or incentive for speculation: 75% equity share to State at every resale transaction
 - Airtight enforcement of owner-occupancy: no wealthy overseas investors, vacation rentals, or rentals of any kind
 - Reduction of public housing stigma
 - Car-free, low emissions communities: five minute walk to everything, including public transportation
- Cons
 - Population growth
 - Aesthetic impacts of high density towers
 - Counterintuitive urban planning
 - Fear of government mismanagement
 - Continuous building every year, every decade, without ever stopping

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CFEE Housing Conference: "What's the Blueprint? Building Consensus on California's Housing Crisis"

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