



ES.
2016

I NEED A
ROCK THIS
SIZE...



SWANN 2019 GRASSROOT INSTITUTE OF HAWAII

THIS DOESN'T SEEM
TO BE MAKING IT LESS
EXPENSIVE...

TRY
USING
MORE
TAPE!



SWANN 2022 GRASSROOT INSTITUTE OF HAWAII



WHAT'S YOUR PLAN TO CREATE MORE HOUSING?

RESIDENT



PASS MORE LAWS THAT GET IN THE WAY!

POLITICIAN

PLANNING COMMISSION DECISION-MAKING

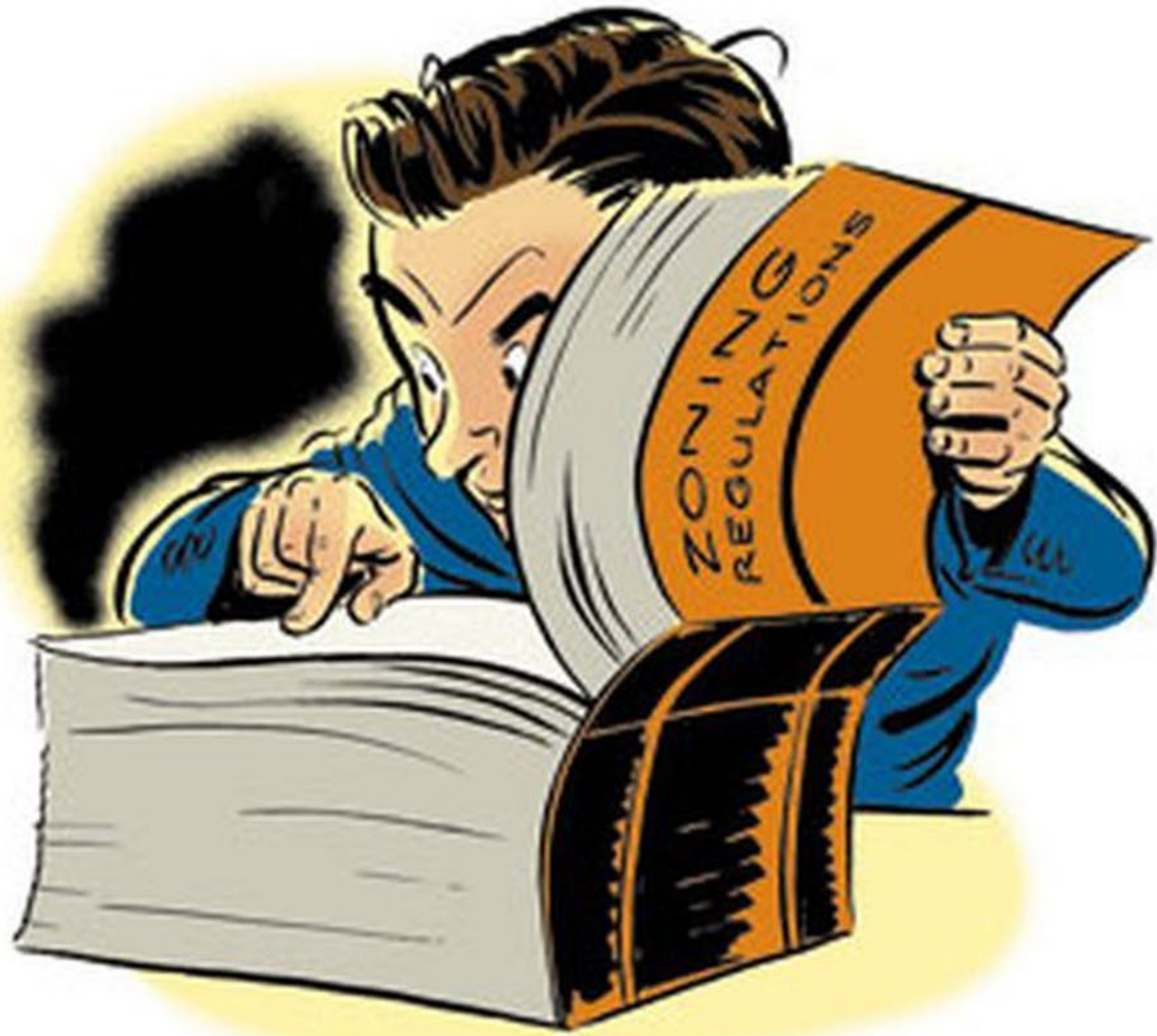




THE MAYOR SAYS
IT'S COUNTERPRODUCTIVE
TO DEBATE WHO'S THE MOST
DESERVING OF GOVERNMENT
AID!

HOUSING TRUST
FUND
DEVELOPER
SUBSIDIES

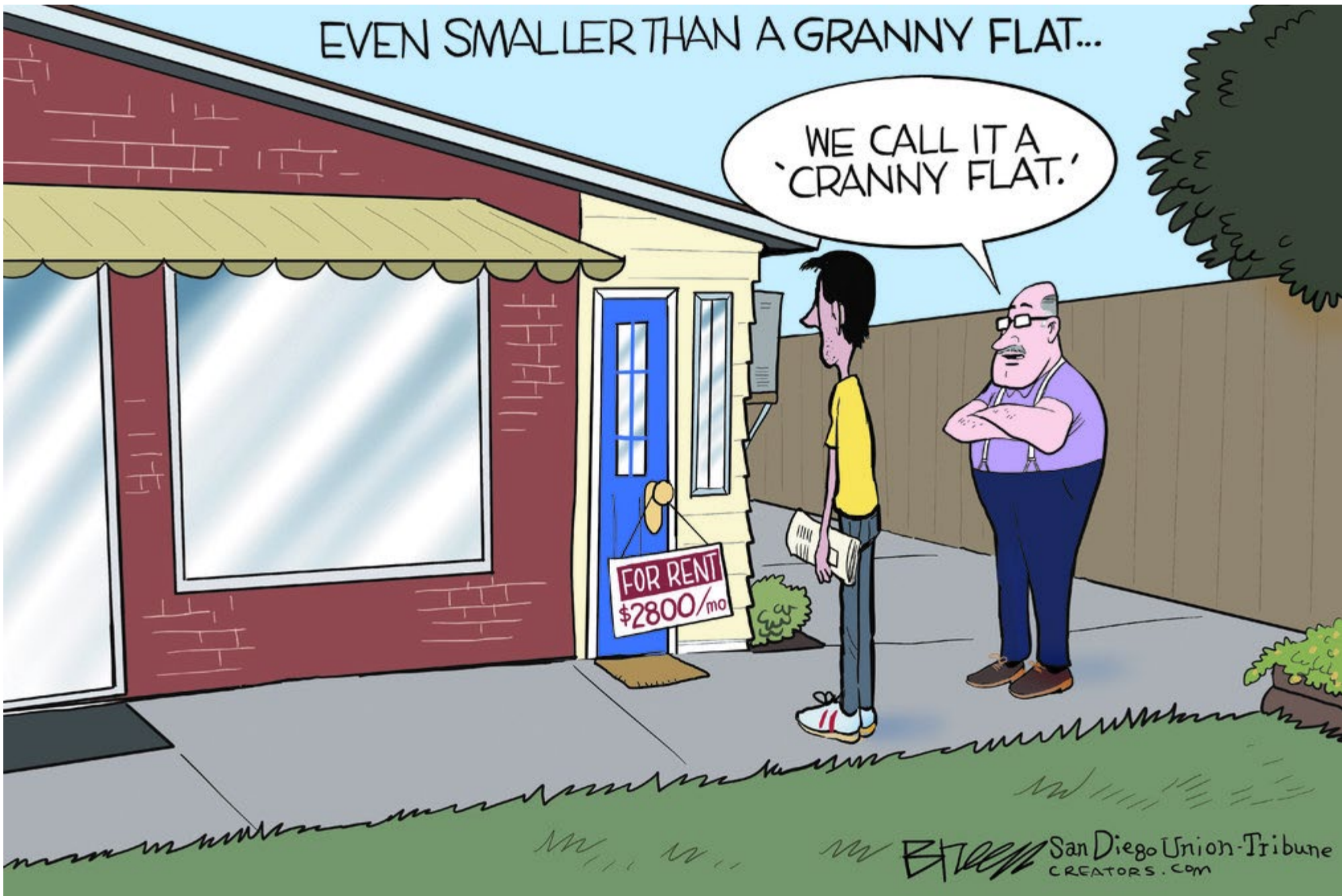
KEVIN SIERS CHARLOTTEOBSERVER©2014



EVEN SMALLER THAN A GRANNY FLAT...

WE CALL IT A
'CRANNY FLAT.'

FOR RENT
\$2800/mo





Over the Garage



Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion

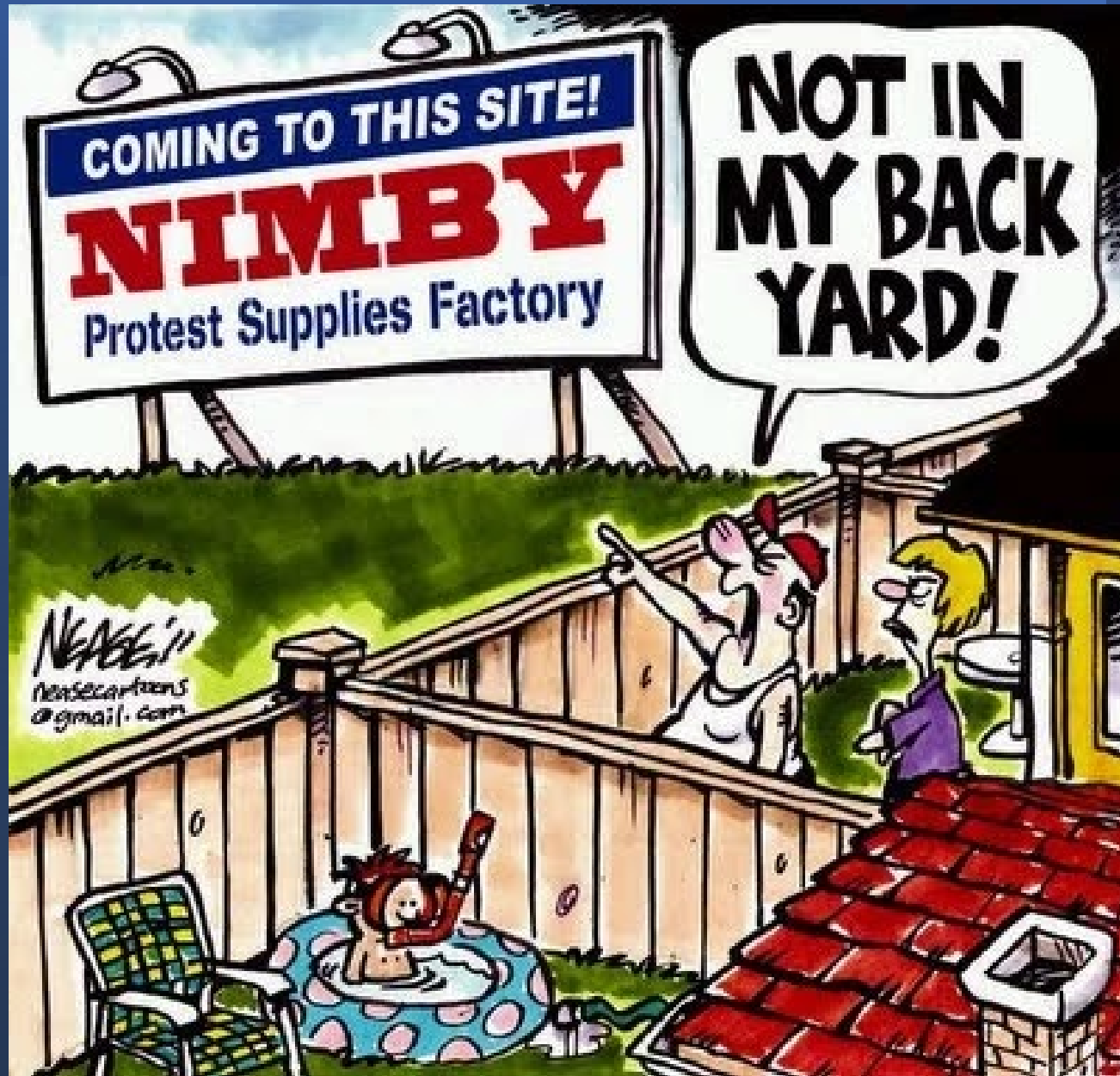


*“Sure, we need affordable housing—just so long as it doesn’t
come at the expense of unaffordable housing.”*

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www.glasbergen.com



**“I think the seller will accept your offer,
but the Homeowners Association will
never approve that shirt.”**





SO... WE
CAN'T AFFORD
AFFORDABLE HOUSING
ANYWHERE?

AND NOT
ANYWHERE
I MIGHT
SEE IT!

AND NOT
ON FARM
LAND

HOMELESS
GO
HOME!

AND NOT
IN THEIR
GARAGE

OR IN
THEIR
SIDE YARD

OR
FRONT
YARD

AND NOT
IN MY
NEIGHBOR'S
BACK YARD

NOT
IN MY
BACK YARD!

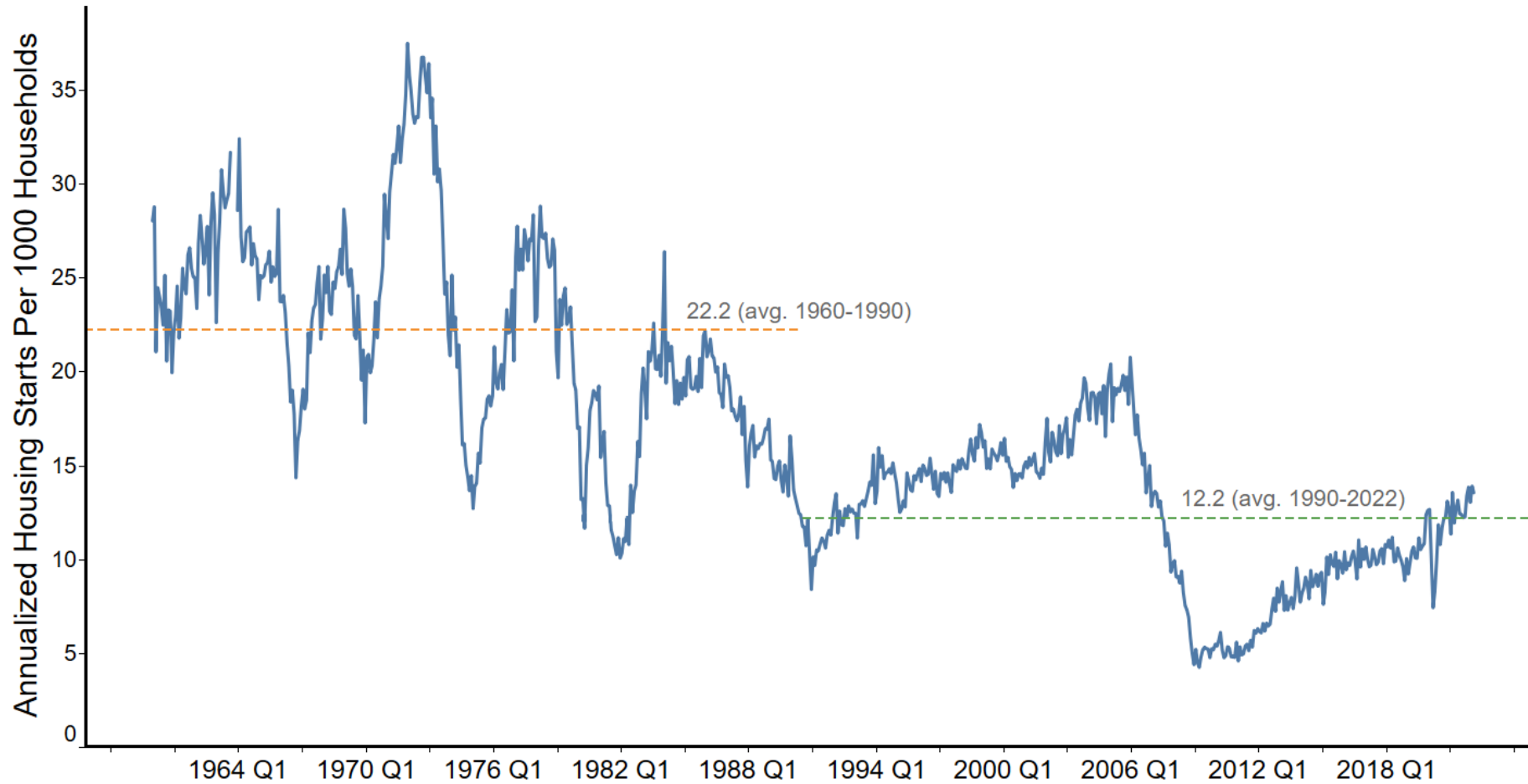
NO

(THANKS)



HOUSING STARTS PER 1000 HOUSEHOLDS

ANNUALIZED MONTHLY DATA, JAN. 1960–APRIL 2022



Source: US Census Bureau, HUD, seasonally adjusted annual rate

EconoFact econofact.org

**WE HAVE MET
THE ENEMY
AND HE IS US.**



WALT
KELLY