



UHERO

THE ECONOMIC RESEARCH ORGANIZATION
AT THE UNIVERSITY OF HAWAII

NEAR-TERM SLOWING EXPECTED AS PANDEMIC RECOVERY ENDS

DR. CARL BONHAM
EXECUTIVE DIRECTOR, UHERO
PROFESSOR, DEPARTMENT OF ECONOMICS

MAUI COUNTY COUNCIL BFED COMMITTEE
FEBRUARY 27, 2024

Received at BFED meeting on 02-27-2024
Submitted by Carl Bonham, UHERO Executive Director & Professor of Economics (BFED-21(18))

After the Maui wildfires: The road ahead



[After the Maui wildfires: The road ahead.](#)

August 31, 2023

By Steven Bond-Smith, Daniela Bond-Smith, Carl Bonham, Leah Bremer, Kim Burnett, Makena Coffman, Peter Fuleky, Byron Gangnes, Rachel Inafuku, Ruben Juarez, Sumner La Croix, Colin

[Jobless claims reveal staggering employment cost of Maui wildfires](#)

By Byron Gangnes Jobless claims for the week ending September 2 have been released. At the national level, new claims ticked down for the fourth

[Economic Perspective of Maui's Devastating Wildfires](#)

By James Mak, Paul Brewbaker, and Frank Haas Lahaina is a very special place with so much deep, rich history. Over time, it's evolved. It's

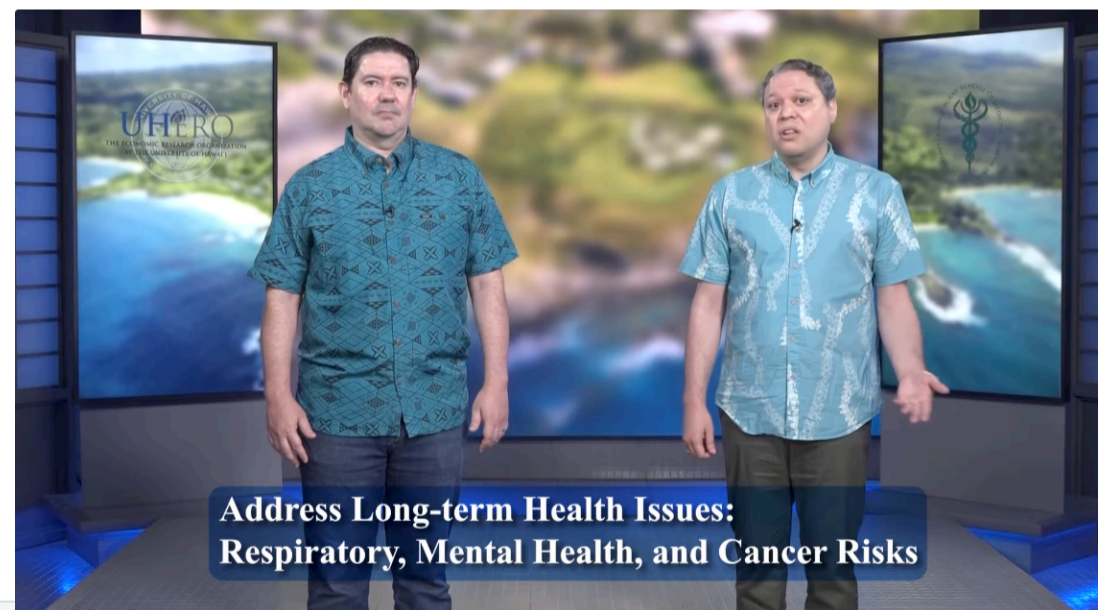
[READ MORE »](#)

UHERO FORECAST FOR THE STATE OF HAWAII

SUPPORTER EDITION

WILDFIRES DELIVER HEAVY BLOW TO MAUI ECONOMY

SEPTEMBER 22, 2023



www.mauiwes.info



[Reducing fire risk and restoring value to fallow agricultural lands](#)

This blog was conceived via conversations among UHERO faculty and fellows from diverse backgrounds from environmental economics, ecosystem services, economic diversification, and fire and ecosystems.

[READ MORE »](#)

HAWAII HOUSING DASHBOARD

Home Housing Factsheet Builder Report & Latest Research

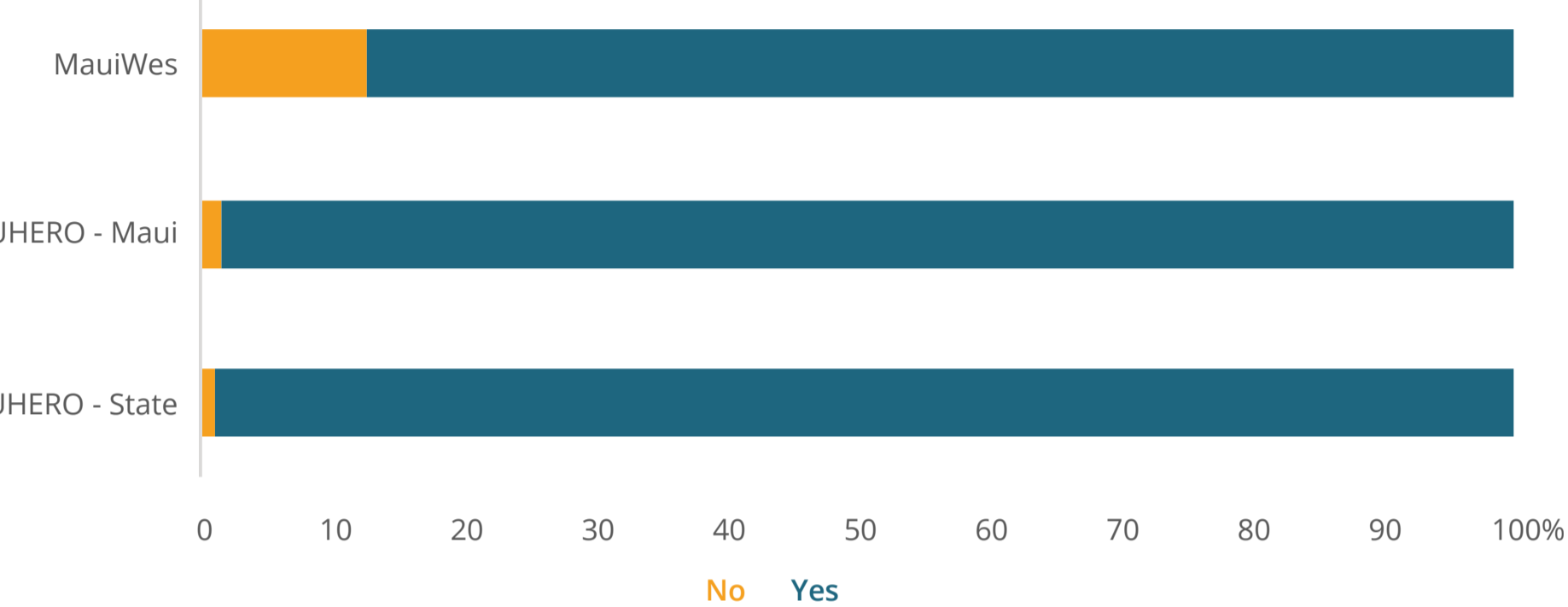
FIND OUT MORE ABOUT YOUR NEIGHBORHOOD

Create your own neighborhood fact sheet

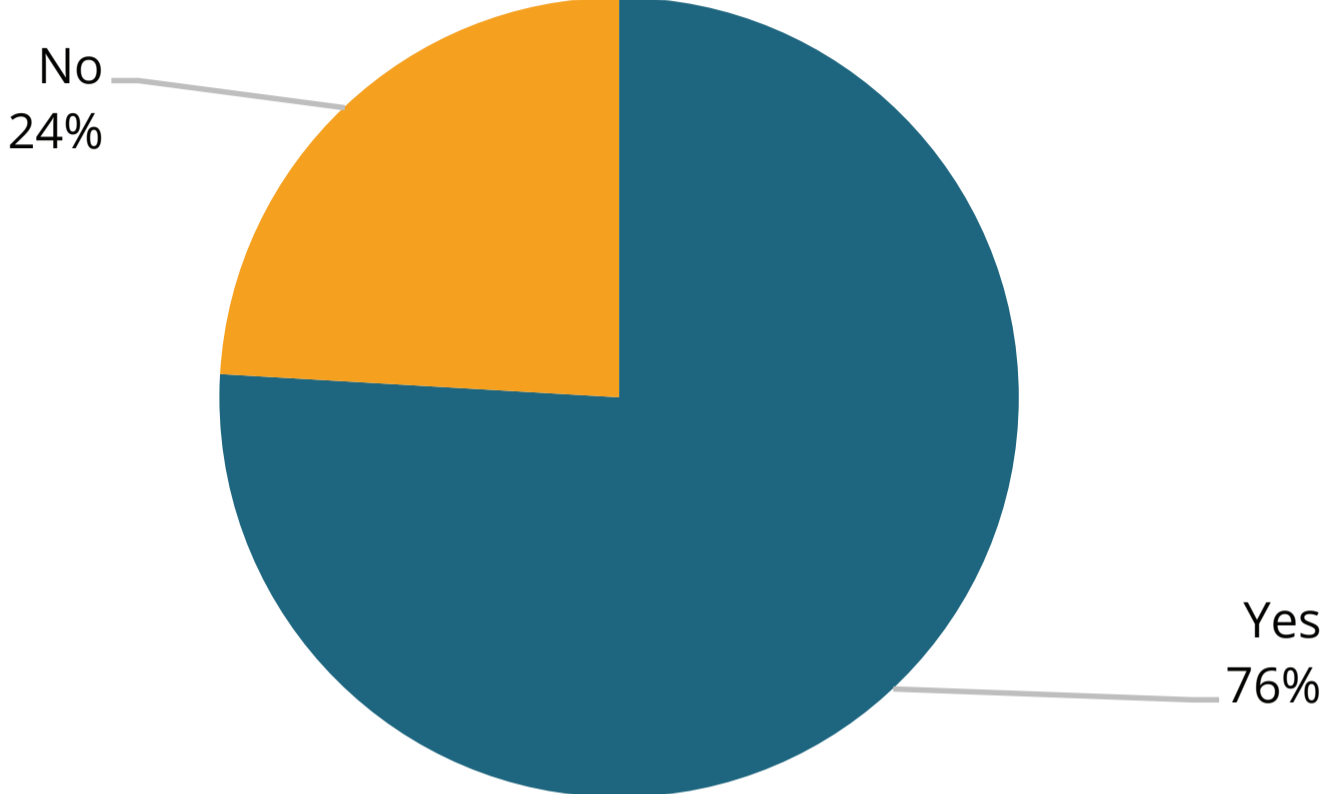
[Get started here](#)

Initial Findings from the Maui Wildfire Exposure Study

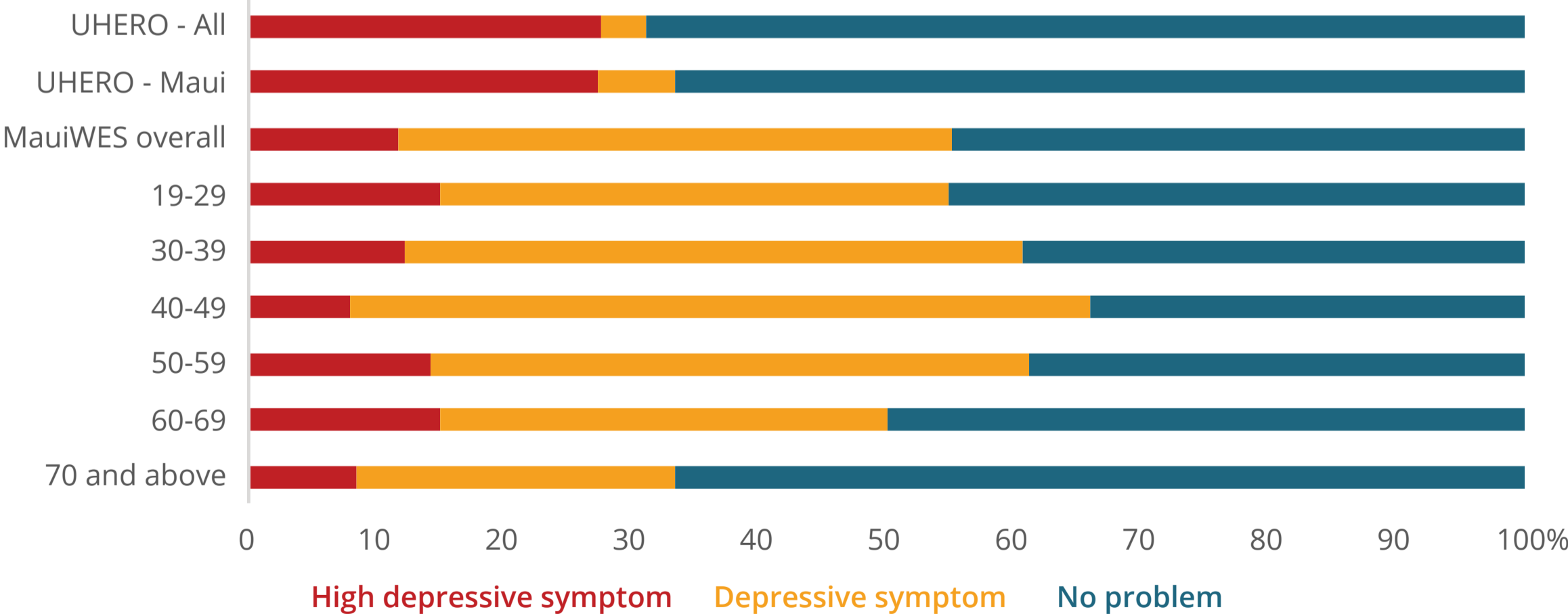
Do you currently have health insurance?



Regular access to medical care?



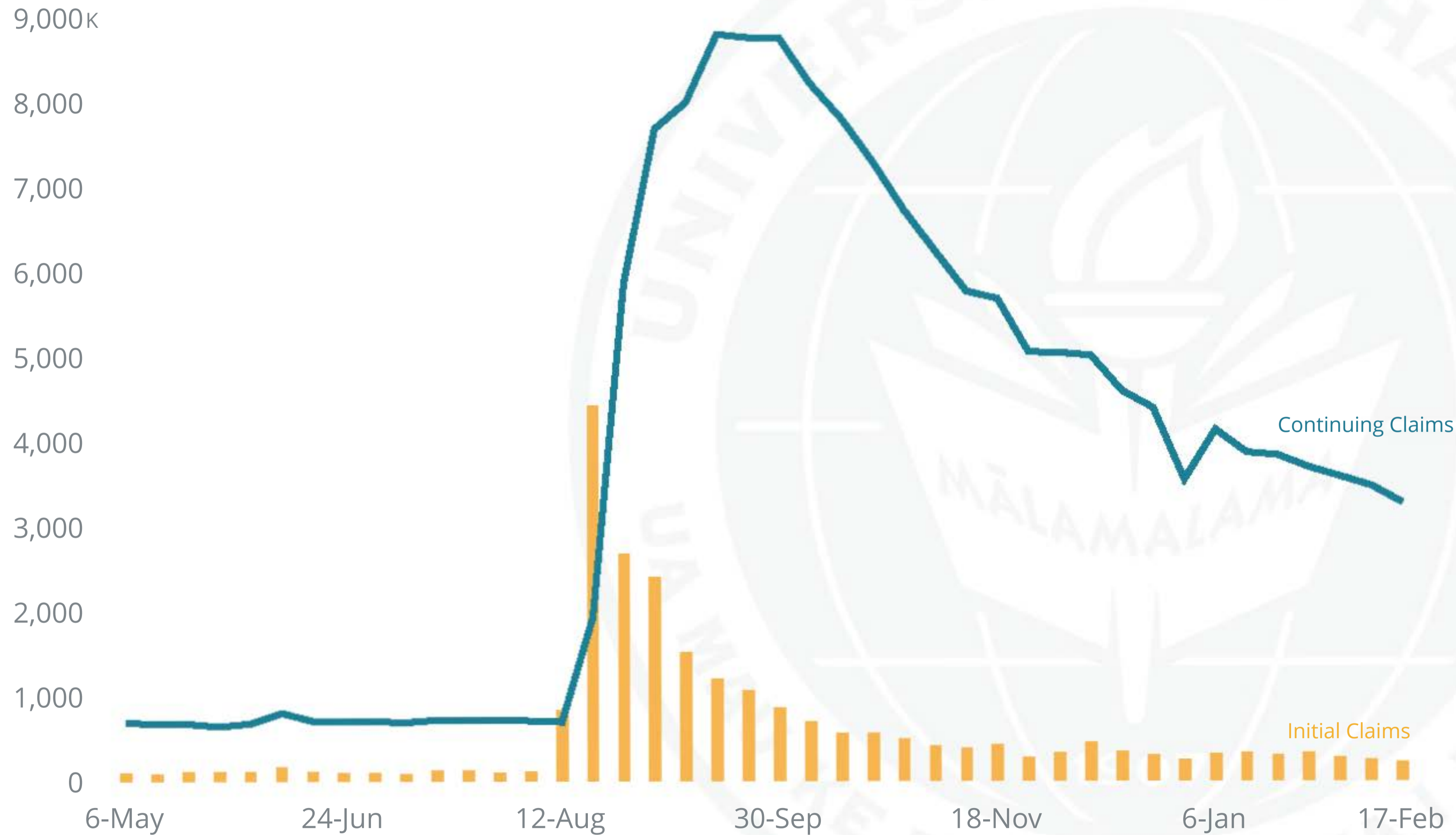
Initial results suggest a jump in rates of depression



Source: [Initial Findings From The Maui Wildfire Exposure Study](#)

Job Market Update— UI benefits are running out for some

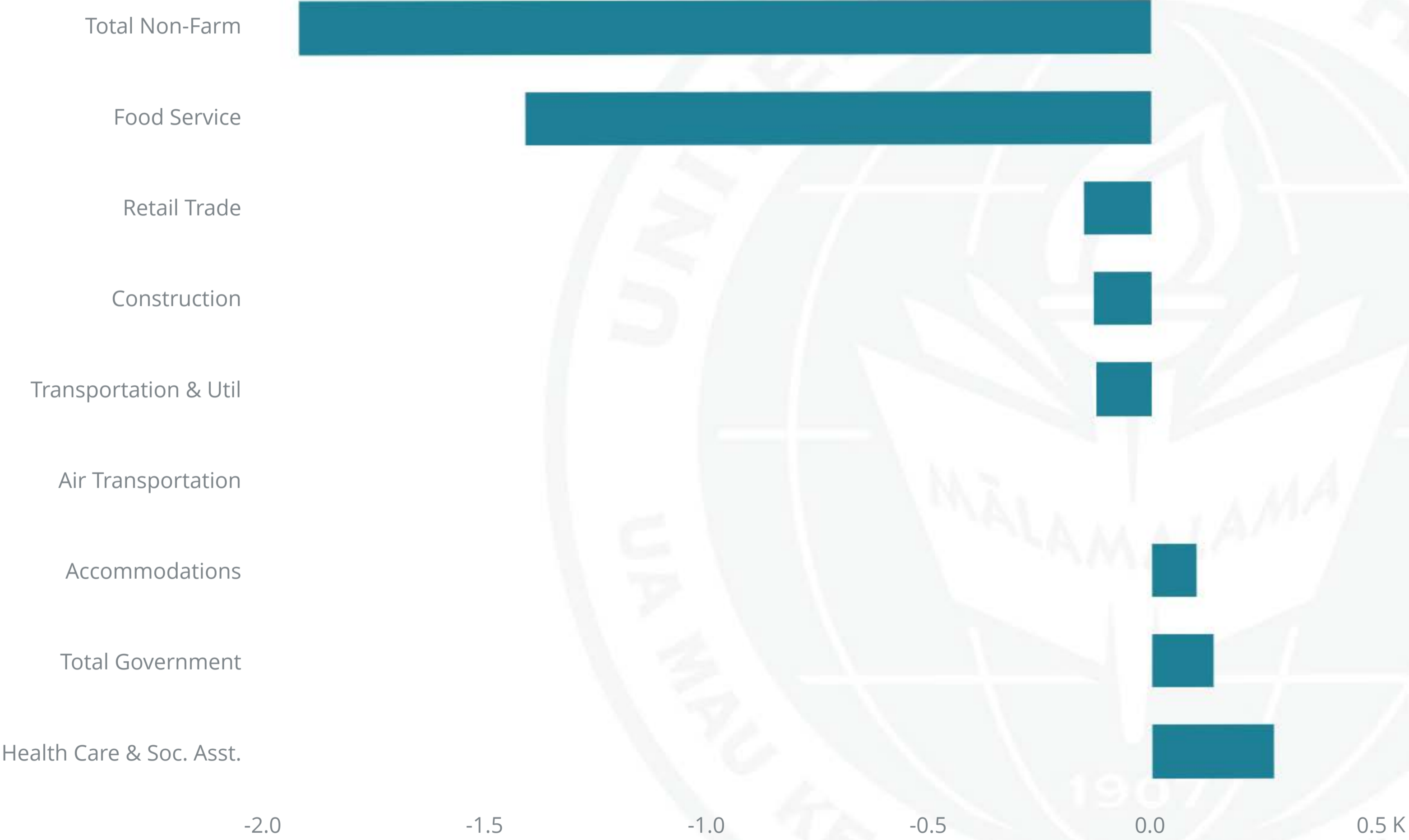
Maui county initial and continuing claims for unemployment insurance



Source: DLIR, [UHERO.Data](#)

Maui County job losses —mostly where you would expect

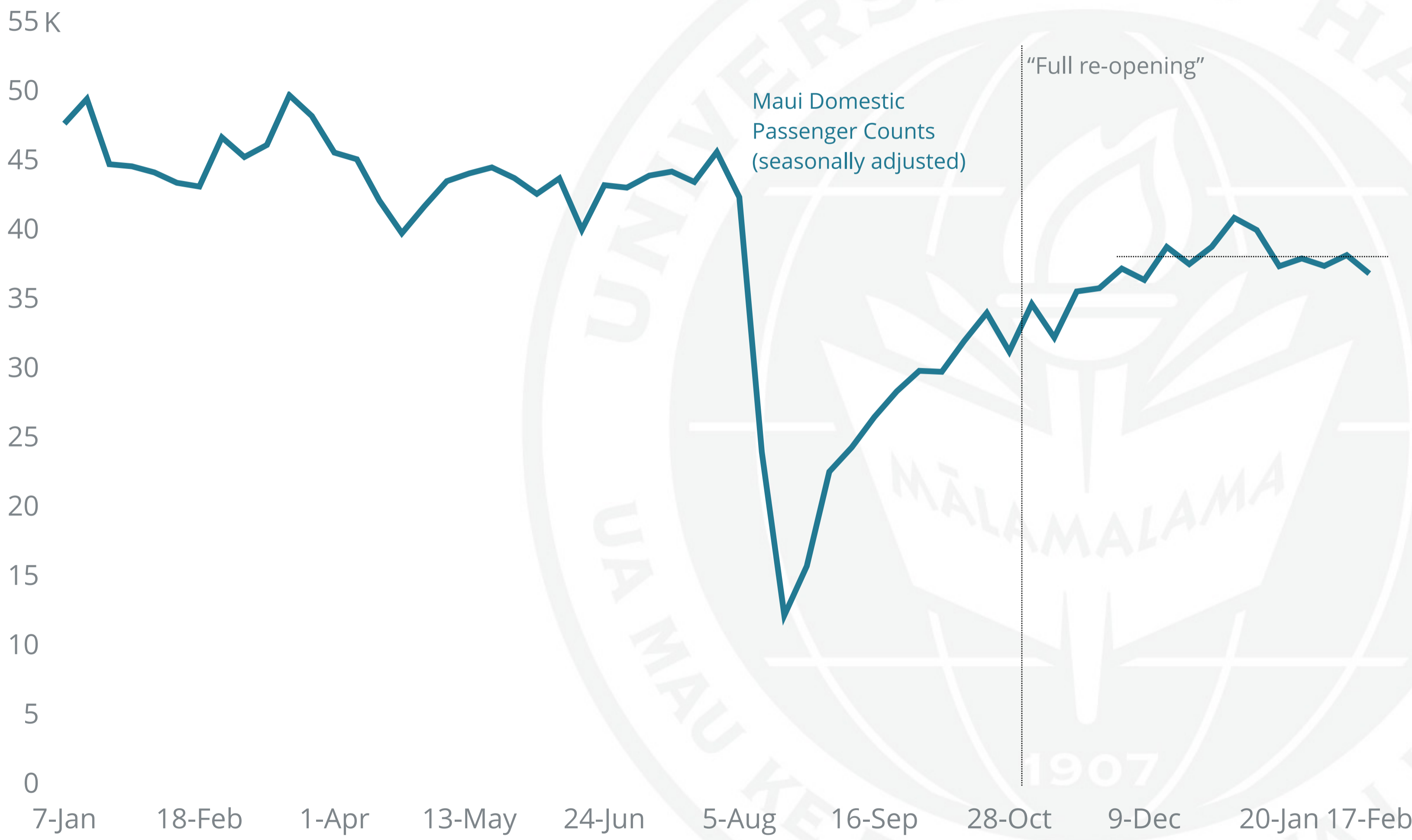
but this time accommodations and air transport have seen little impact



Source: BLS, [UHERO.data](#)

Initial passenger count recovery was faster than expected

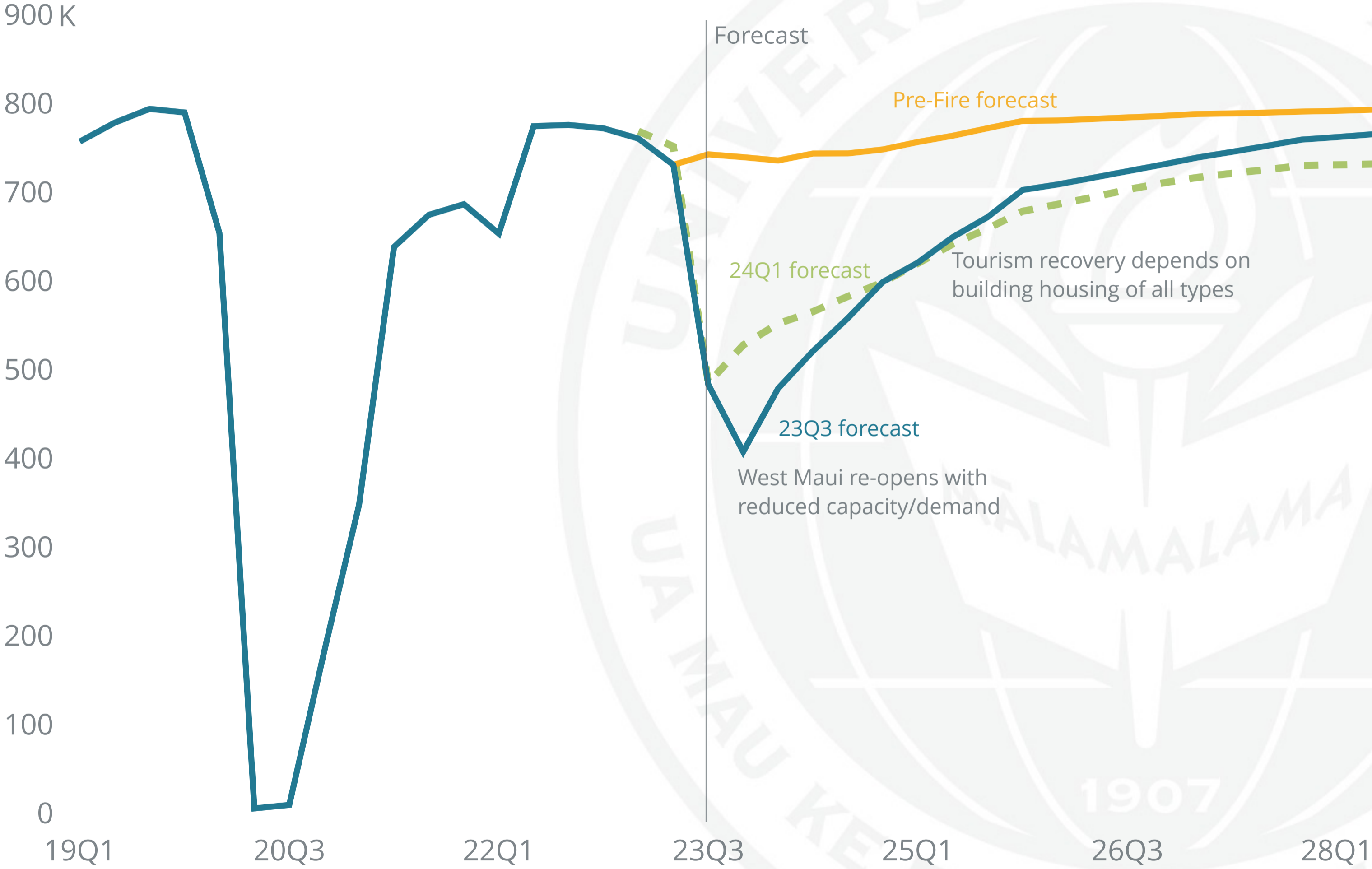
but recovery has largely stalled since December



Source: DBEDT, UHERO.Data

Initial visitor arrivals forecast was too pessimistic

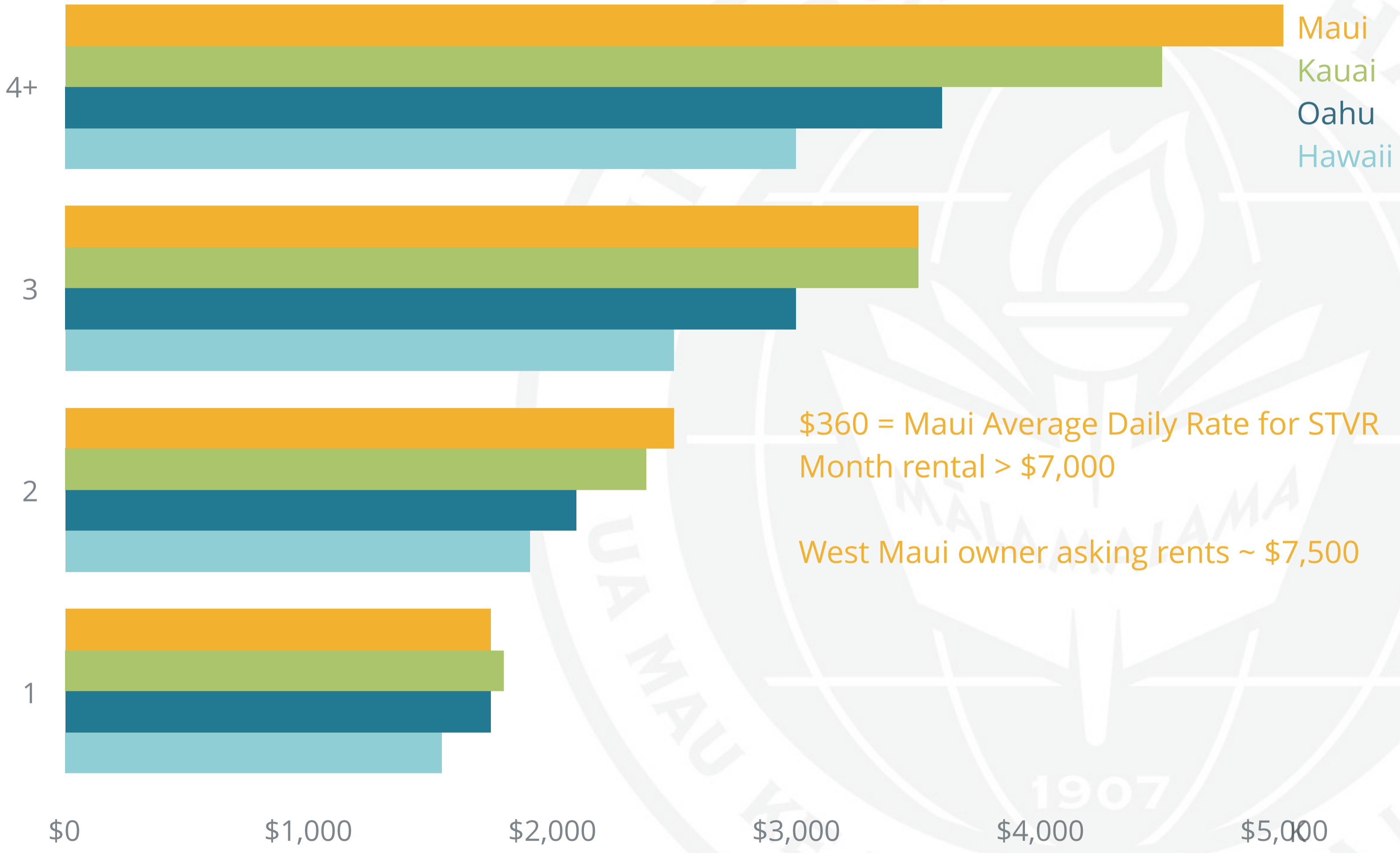
slow progress on housing suggests recovery will slow



Source: HTA, UHERO forecasts.

Housing on Maui is completely out of reach

Median asking rents for 2023Q4



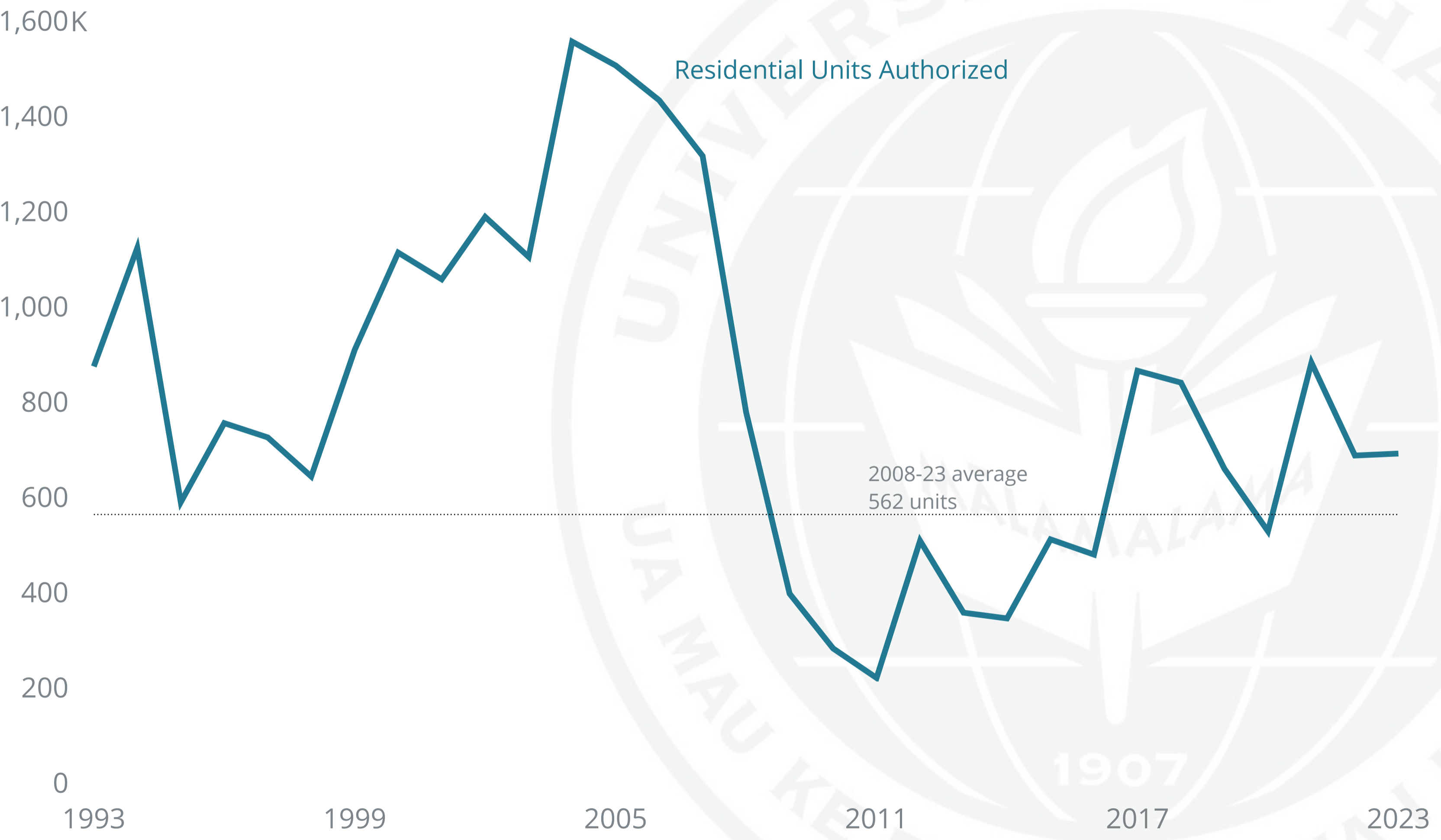
\$360 = Maui Average Daily Rate for STVR
Month rental > \$7,000

West Maui owner asking rents ~ \$7,500

Source: Craigslist, UHERO.

Clearly something has to change

Maui permits roughly 600 housing units each year

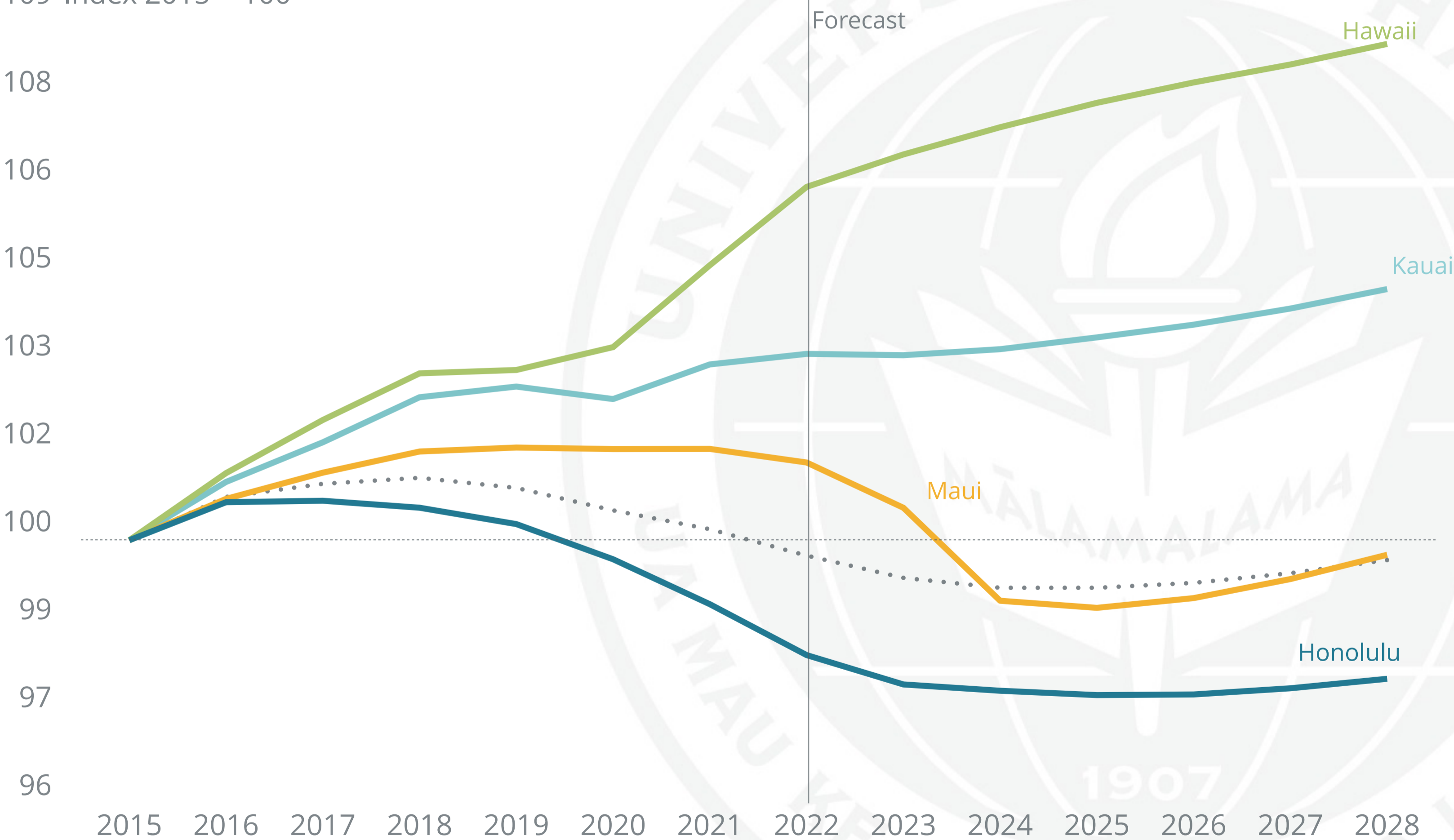


Source: DBEDT, [UHERO.data](#).

Longer term, economic growth depends on housing

Maui County population & labor force are expected to remain below 2015 levels

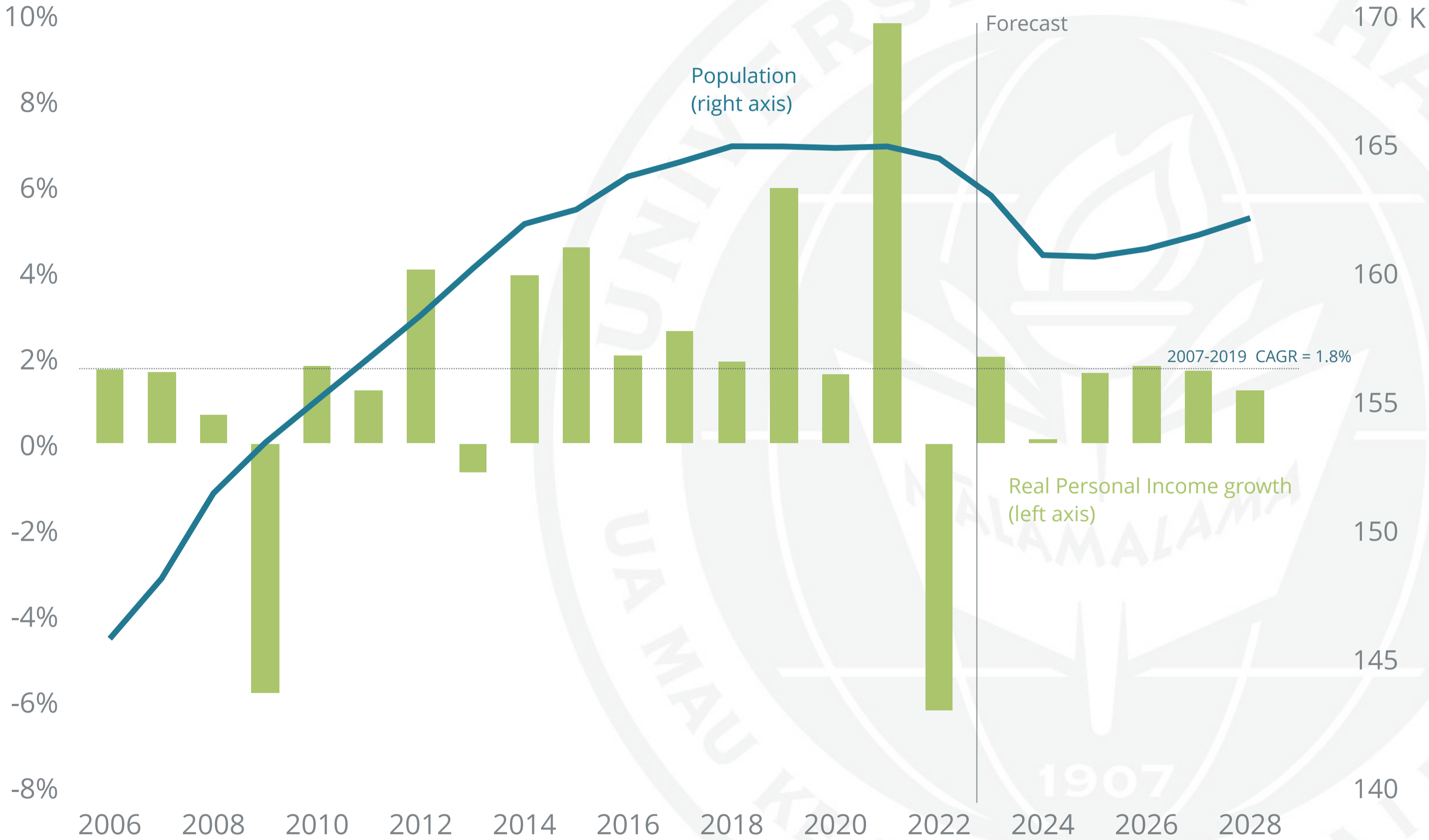
109 Index 2015 = 100



Source: Census, [UHERO.data](#)

Growth resumes with rebuilding, and then slows below trend

but stagnant population will limit long-term growth



Source: BEA, CENSUS, UHERO estimates of intercensal population (2011-2023), [UHERO forecasts](#).

FIND OUT MORE ABOUT YOUR NEIGHBORHOOD

Create your own neighborhood fact sheet

[Get started here](#)

Residents of Hawai'i face the highest housing costs in the nation. High housing costs lower the standard of living for residents and hinder the State's ability to attract workers. Some households are forced to live in crowded conditions, some leave the state to find housing elsewhere, and some are forced to survive without housing at all. To inform discussions on the way forward for housing in Hawai'i, UHERO released the first edition of an annual report on the state of housing. In this interactive dashboard, users can explore housing market data across Hawai'i's neighborhoods.

Build your neighborhood factsheet in 2 easy steps

STEP 1: SELECT YOUR NEIGHBORHOOD IN THE MAP

[Switch to county map](#)



For housing-related facts about the area affected by the wildfire in Lāhainā, click below

[Lāhainā fire affected area](#)

... OR IN THE DROP-DOWN MENU BELOW:

Please select an option below

- Lāhainā fire affected area
- Lāhainā fire affected area
- Hawai'i counties
 - Hawai'i County
 - Honolulu County
 - Kaua'i County
 - Maui County
- Hawai'i zip codes
 - ʻĀina Haina, Kuliouou (96821)
 - Ala Moana, Ward, etc. (96814)
 - Anahola (96703)
 - Captain Cook (96704)
 - Discovery Harbour (96772)
 - Downtown Honolulu, Pauoa, etc. (96813)
 - ʻEwa Gentry (96706)
 - Haʻikū-Paʻuwela (96708)
 - Hanalepe (96716)
 - Hauʻula (96717)
 - Hawai'i Kai (96825)
 - Hawaiian Acres (96760)
 - Hawaiian Beaches (96778)
 - Hawaiian Ocean View (96737)
 - Hawaiian Paradise Park (96749)

Lāhainā fire affected area

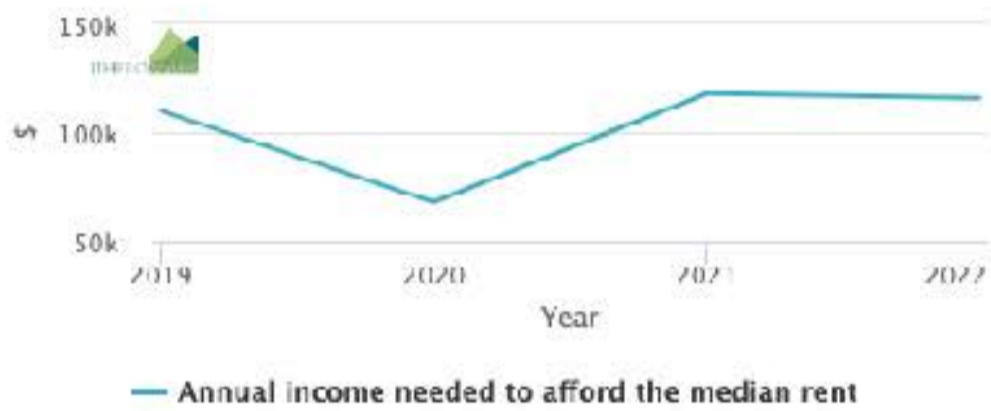


- Lāhainā zip code
- Lāhainā town
- Directly fire affected area

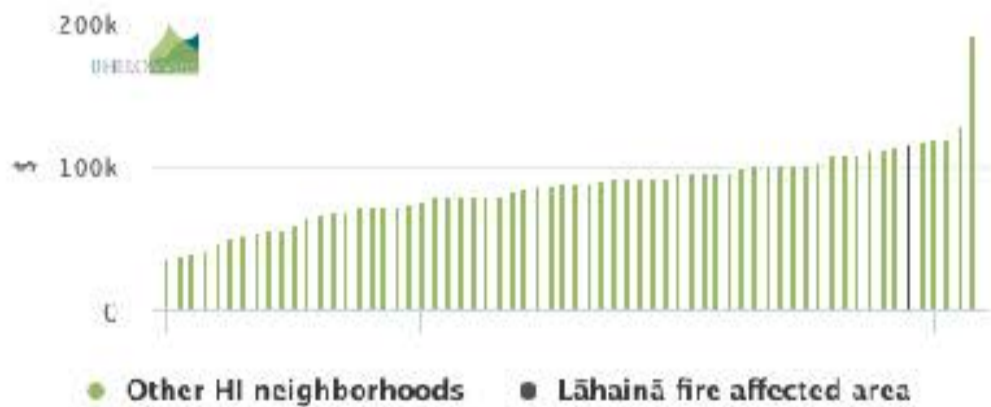
Rental Market

Spotlight: Rental Affordability

Annual income needed to afford the median rent in Lāhainā fire affected area



Annual income needed to afford the median rent in Lāhainā fire affected area vs. other HI neighborhoods in 2022



Rental Market Summary Data

Rental Population	
Renter share (Lāhainā town, 2020)	51%
Rents	
Median rent (Source: Craigslist, 2022)	\$2,898
Rental Affordability	

Zoning

Spotlight: Zoning

Zoning map for 2021 in Lāhainā fire affected area



Percent of residential land zoned multi-family in 2021 in Lāhainā fire affected area vs. other HI neighborhoods



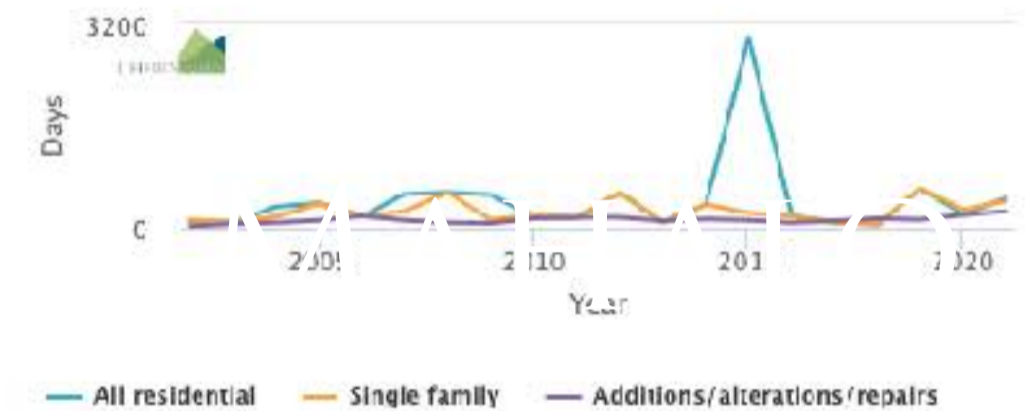
Zoning Summary Data

Zoning	
Total residential area in acres (2021)	404
Population per acre (2021)	31
Share of residential land zoned multi-family (2021)	0%

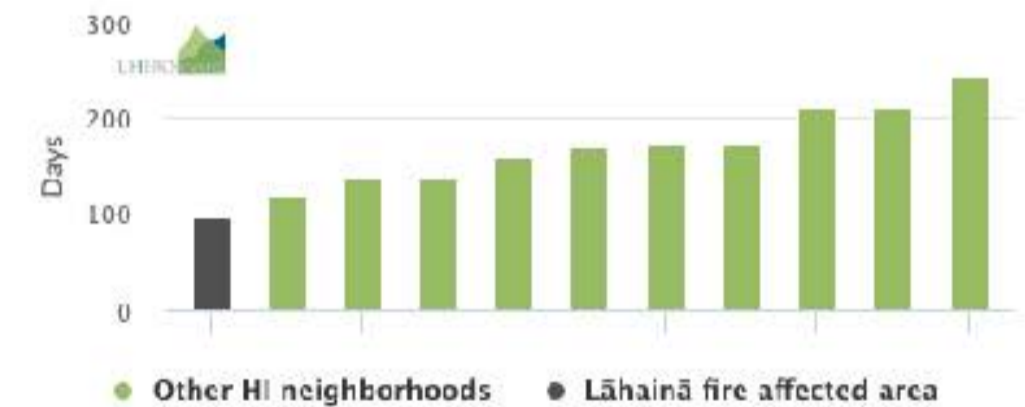
Housing Stock

Spotlight: Median Permit Processing Time

Median permit processing times in Lāhainā fire affected area



Median permitting processing time for single family homes over the past five years in Lāhainā fire affected area vs. other Maui neighborhoods



Housing Stock Summary Data

Housing Characteristics	
Housing units (2022)	2,376
Median unit age (2022)	46
Median property value (2022)	\$585,600
Total value of all properties (2022)	\$1,963,169,400

Insights



BLOGS



NEWS



BRIEFS



FORECASTS



REPORTS



PUBLICATIONS

[Ecological Economics and the Circular Economy](#)

December 8, 2023

By Kimberly Burnett, James Roumasset, and Christopher Wada. The Circular Economy In 1969, Belgian industrial designers Paul Jorion and Jacques Brajt proposed the circular concept.

[Read More >](#)

[New Hawai'i Study Examines Dynamics of Electricity Pricing](#)

November 28, 2023

In a new study titled "Distributional and Welfare Impacts of Dynamic Pricing for Commercial and Industrial Electricity Users: Evidence from O'ahu, Hawai'i," UHERO Fellow Nori

[Read More >](#)

[Dissolving the Hawaii Tourism Authority](#)

April 5, 2023

Read the summary blog post. By Paul Brewbaker, Frank Haas, and James Mak. State lawmakers in the 2023 state legislature are bashing the Hawaii Tourism

[Read More >](#)

[UHERO Forecast for the State of Hawai'i: Wildfires deliver heavy blow to Maui economy](#)

September 22, 2023

The tragic Maui wildfires have inflicted deep pain and loss on the affected communities, and sorrow among all of Hawai'i's residents. There are also economic

[Read More >](#)

[The Risks of Sea Level Rise: Perceptions and Policy Preferences among Hawai'i's Elected Officials](#)

December 4, 2023

Read the summary blog post. Due to its remote geographic location and extensive coastlines, the State of Hawai'i is particularly vulnerable to climate change and

[Read More >](#)

[Effects of alternative pricing structures on electricity consumption and payments in the commercial and industrial sector](#)

November 28, 2023

Abstract: We investigate the distributional and welfare impacts when commercial and industrial (C&I) electricity end users face a dynamic pricing structure as opposed to a

[Read More >](#)

[Adaptation Strategies for Sea Level Rise: Perspectives from Hawai'i's Elected Officials](#)

December 4, 2023

By Ketty A. Loeb and Colin D. Moore. Read the full report. Due to its remote geographic location and extensive coastlines, the State of Hawai'i

[Read More >](#)

[New Research Reveals How Homeowners Shape Housing Policies](#)

November 6, 2023

A recent study, "Homeowner Politics and Housing Supply," authored by Justin Tyndall and coauthors, offers valuable insights into the relationship between homeowners and city councilors.

[Read More >](#)

[Public Campaign Financing: Evidence and Opportunities for Hawai'i](#)

February 28, 2023

By Colin Moore. Concerns about the corrupting influence of money in politics have led to renewed interest in public campaign financing. Some argue that using

[Read More >](#)

[UHERO Forecast for the State of Hawai'i: Promise and Peril for the Hawaii Economy](#)

May 12, 2023

Recent developments bring both promise and peril for Hawai'i. Tourism prospects are positive, despite the delayed Japanese market recovery. Construction activity will remain high, and

[Read More >](#)

[After the Maui wildfires: The road ahead](#)

August 31, 2023

By Steven Bond-Monaghan, Jaljala Bhatia-Smit, Carl Borham, Leah B. Zamer, Kim Burnett, Makena Coffman, Peter Fuleky, Byron Gangnes, Rachel Inafuku, Ruben Juarez, Summer La Croix, Colin

[Read More >](#)

[Homeowner politics and housing supply](#)

November 6, 2023

Abstract: This paper examines whether homeowner opposition to nearby housing development affects local councilors' votes on housing bills. Homeowners benefit financially from restricted housing supply

[Read More >](#)

[When is economic growth too strong?](#)

November 8, 2023

By Byron Gangnes. To most of us, faster economic growth is a good thing. It reduces unemployment, raises profits and wages, and generates healthier government

[Read More >](#)

[Small Business Survey](#)

October 16, 2023

The University of Hawaii Economic Research Organization (UHERO) has been contracted by the City and County of Honolulu to assist with better understanding the needs.

[Read More >](#)

[Hawai'i Tourism In Search of the Promised Land](#)

October 13, 2022

By Paul Brewbaker, Frank Haas and James Mak. Public pressure has been mounting on the Hawaii Tourism Authority (HTA) to shift its focus from mainly

[Read More >](#)

[UHERO Forecast for the State of Hawai'i: Hawai'i's Soft Landing Still in the Cards](#)

March 10, 2023

Our Hawai'i outlook continues to see economic slowing but no recession. While international tourism will continue to recover, domestic travel will soften as the US

[Read More >](#)

[Public Health Report: Shaping Health in Hawaii - The Influences of Poverty, Housing and Food Insecurity](#)

July 12, 2023

In June 2023, UHERO's public health team, in partnership with the Pacific Alliance Against COVID-19, carried out the third wave of the UHERO Rapid Health

[Read More >](#)

[The intergenerational transmission of mental and physical health in the United Kingdom](#)

October 13, 2023

Abstract: As health is increasingly recognized as a key component of human welfare, a new line of research on intergenerational mobility has emerged that focuses on broad

[Read More >](#)

[Reducing fire risk and restoring value to fallow agricultural lands](#)

October 23, 2023

This blog was conceived via conversations among UHERO faculty and fellows from diverse backgrounds from environmental economics, ecosystem services, economic diversification, and fire and ecosystems.

[Read More >](#)

[Legacy of Health Across Generations Unveiled in UK Study](#)

October 13, 2023

In a new publication, "The Intergenerational Transmission of Mental and Physical Health in the United Kingdom," Tim Hilday and team delve into the intricate web

[Read More >](#)

[Measuring the Burden of Housing Regulation in Hawai'i](#)

April 14, 2022

By Rachel Inafuku, Justin Tyndall, and Carl Borham. Home prices in Hawai'i are among the highest in the nation; in 2021, the median single-family home resale

[Read More >](#)

[UHERO Forecast for the State of Hawai'i: Global war on inflation will hinder Hawaii growth](#)

December 16, 2022

The global outlook continues to darken, but prospects for Hawai'i remain largely unchanged from our last report. Rising interest rates, dwindling pandemic-era savings, and

[Read More >](#)

[The Hawai'i Housing Factbook](#)

June 28, 2023

Residents of Hawai'i face the highest housing costs in the nation. High housing costs lower the standard of living for residents and hinder the State's

[Read More >](#)

[Embedding local values in Payments for Ecosystem Services for transformative change](#)

October 3, 2023

Abstract: The potential for Payments for Ecosystem Services (PES) programs to integrate nature's diverse values into decision-making, and thereby support broader transformative change, is of

[Read More >](#)

[The Nature, Causes, and Consequences of Student Deserterion and Criminalization](#)

October 9, 2023

By Katherine Jordan and James Roumasset. 14

[Inclusion of local values underpins success of payments for ecosystem services - read more in UHERO Environment's new publication](#)

October 3, 2023

UHERO Environment's Leah Roemer is part

September 21, 2023