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CITY COUNCIL
HONOLULU, HAWAII

I am writing to strongly object to the increased tax rate for non owner occupied property. I was born and raised here on Oahu and bought my home on the North Shore in 1984. I paid \$180,000 for it. My wife and I bought this for a place to go to on the weekends and rest--a sanctuary if you will. We never intended this to be " an investment property" or to plan on selling it. Our children have spent countless hours there and love the place just as much as we do.

In the meantime the value has grown to \$2,300,000 ! This certainly wasn't planned. The tax hit is huge and this has made it a financial challenge. Added to this is the Homeowners and Flood insurance. This new category has created an even more onerous situation. To presume that all non owner occupants are in an investment category is just plain wrong and unfair. I am in a retirement mode as well and will soon be on a fixed income. How are we supposed to be able to stay in our own homes with this significant hike in the taxes ??

The end result of doing this will just force more of us locals to have to sell our beloved beach homes. Another result of this is that it will encourage us to rent these home out to help defray the expenses. I don't think this is what you intended.

Please get rid of the graduated tax rate. It just seems unfair and creates a huge burden for many of us. Presuming that all non owner occupants have their properties as investments is flawed reasoning and untrue. Thank you for your understanding .

Sincerely yours,
Peter Halford
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