

RES24-065 Testimony

MISC. COMM. 97

PLANNING AND THE ECONOMY (P&E)

PLANNING AND THE ECONOMY (P&E) Meeting

Meeting Date: Mar 21, 2024 @ 09:00 AM

Support: 177

Oppose: 31

I wish to comment: 13

Name: Chuck Prentiss	Email: prentissc@outlook.com	Zip: 96734
Representing: Keep It Kailua	Position: Support	Submitted: Mar 16, 2024 @ 10:30 AM
<p>Testimony:</p> <p>Keep It Kailua fully supports this resolution. Legislative bills HB1630 HD1 and SB3202 SD2 are completely contradictory to protecting existing neighborhoods, continuing county home rule, and are a knee-jerk reaction to the housing problem which will produce little housing while creating serious economic and psychosocial disruptions to existing residential neighborhoods. We note that the bills do not even require the housing to be affordable.</p>		
Name: Linda Woo	Email: dog_legleft@hotmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Mar 16, 2024 @ 11:33 AM
<p>Testimony:</p> <p>I have lived in my home in Kaimuki for almost 30 years...I had a beautiful view, knew all my neighbors and sadly watched them age as some have past or have moved into Senior Care. These homes have been left to their children and many are now sold off to foreign owners and developers dismissing the laws, destroying historical homes with no permits then creating monster homes killing the quaint neighborhoods all over the island</p> <p>Currently, the lot in front of me has been sub divided on 7800 square feet of land, building 2 two 5 bedrooms homes each 3 stories high, there are no homes on this neighborhood over two stories, yet somehow you at the DPP allowed this and will be taking away the view I have had since I've lived here. Your building inspector smugly said to me on the phone that this is allowable so what, you'll lose view, non plussed.</p> <p>I was at a friend's home down the street in Kahala and the lot next door is for sale. The is lot is over 11,000 square feet...there are no view yet those lots are not allowed to be subdivided, same zip code as Kaimuki but different law, please explain. What makes Kaimuki vs. Kahala so vastly different as to what can or cannot be done for subdividing?</p> <p>We are/have lost our precious views to foreigners who build sub par homes and rent them illegally. Once these homes are built there is no enforcement on how the rentals are handled, parking becomes a nightmare but yet it's allowable to build ten bedrooms and have 2 parking stalls...where does everyone park.</p> <p>In addition, these illegal home builders view you in the DPP as morons and are laughed upon as a joke. The fines are so minuscule it's worth keeping it illegal than to change. There is zero enforcement, building inspectors are paid to turn a blind eye (yes I know this) and yes, they still work for you. Instead of rotating inspectors to work different neighborhoods the same inspector works the same hood and pretty much has it in their pocket advising these developers on how to fix their home to get approval instead of giving a fine. There are no check and balances or accountability, and who checks on the building inspectors?</p> <p>Now you want to allow even smaller lots the same opportunity to destroy what we have left of our precious views and space. I call the police weekly to fine these renters who block my driveway and park on the sidewalks. Renters throw trash on the street let their dogs poop on my lawn without picking up, it goes on and on, nobody cares until we call the police.</p> <p>We are over crowded in Kaimuki, Kapahulu, and Palolo and other similar neighborhoods. The areas were not meant to take on the kind of infrastructure these illegal monster homes and exceptional special homes you allow to have built.</p> <p>Your hearings should be about enforcement of higher fines and giving local families their homes back, barring foreign investors and developers to take over our Hawaii. Shame on you for even bringing this bill up.</p>		
Name: Kauai Lucas	Email: lucas@kaulana.net	Zip: 96821
Representing: Self	Position: Support	Submitted: Mar 16, 2024 @ 11:34 AM
<p>Testimony:</p> <p>Chair Waters and Honolulu City Council Members -</p>		

Let's call 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT the ghetto bills. We will turn Honolulu into Tropical Trash like the ugly places in California and Florida. Can we really expect DPP to handle this ON TOP of the current backlog? This is not the appropriate way to add density. Let's let DPP continue to develop an effective, manageable administration and permitting process; and then craft a vehicle for livable density.

me ka pono,
Kauai Lucas

Name: Steve Glazier	Email: ssglazier@icloud.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 16, 2024 @ 01:30 PM

Testimony:

While I understand that the Hawai'i legislation regarding rezoning to allow building homes on lots as small as 2000 sq ft is matching Federal laws in the works to provide funds for low cost housing as Senator Schatz promoted, the state house bills go too far. Many of our neighborhoods simply do not have the infrastructure to handle the increased density. Certainly the Federal policies and laws can be met with more careful, selective zoning rules and this City Council resolution speaks directly to that end.

Name: Cynthia Niederlitz	Email: Cindy.lum808@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 17, 2024 @ 01:21 PM

Testimony:

I support this resolution. My concern is about combatting monster homes and I believe allowing more communities to feel the impact of these negative effects would be bad for our beautiful Hawaii.

Name: Stephen Yuen	Email: stevey@g70.design	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 17, 2024 @ 02:02 PM

Testimony:

This testimony is written in strong support of Council Resolution 24-065

Architect and life-long resident.

Before adopting SB3202 and HB1630 legislation, the State should look for ways to encourage the counties to get the many unbuilt homes already approved and permitted under construction and built.

Before adopting such legislation, the State should look closer at the county zoning and prevent this legislation from being used to disrupt older working class neighborhoods like Kaimuki, where many lots are already smaller 5000sf zoning lots and even current allowances for maximizing floor area have resulted in loss of quality of life, lack of street parking, chopping down of large trees, attempts to build monster homes.

Consider avoiding legislation which would allow an interpretation that would permit 6 homes on a 5000sf lot in an area of older homes like Kaimuki or Kapahulu—this would be equal to over 52 homes per acre which is similar to apartment and mixed use zoned areas where zoning allows towers of 200 feet height and a floor area of 2.5FAR. Change of this magnitude requires planning as opposed to a blanket permission for upzoning on ANY residential zoned area.

Consider avoiding R zones altogether and target this increase in B, BMX, apartment, AMX and other zoning where in other parts of the US communities have inserted residential with great success

Best of all, leave it to the counties to develop planning strategies by specific location to increase affordable housing.

Name: Jeannine Johnson	Email: jeannine@hawaii.rr.com	Zip: 96821
---------------------------	----------------------------------	---------------

Representing: Self	Position: Support	Submitted: Mar 17, 2024 @ 06:20 PM
Name: Candace Yap	Email: Candace808@yahoo.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 17, 2024 @ 08:37 PM
<p>Testimony:</p> <p>I am against the resizing of residential neighborhoods to allow for multiple dwellings on single family lots also known as monster homes on lots as small as 2,000 square foot as it will impact the water, sewer, electrical lines as well as crowd the streets even further. This is likely to cause more fights and criminal behavior due to the congestion it would create. ADU units have already been approved. Let's see how these ADU units impact the water, sewer, electrical lines and crowding of the streets for parking. I just drove through Waimanalo today and noticed the orange cones on the heavily congested streets so the public cannot park although it is public parking.</p>		
Name: Makana Hicks	Email: cane.valve-0q@icloud.com	Zip: 96822
Representing: Self	Position: I wish to comment	Submitted: Mar 17, 2024 @ 10:00 PM
<p>Testimony:</p> <p>Aloha,</p> <p>I wish to provide comments regarding this resolution.</p> <p>HB 1630/SB 3202 identifies a genuine mechanism through which housing in affordable could be made. Overly large lot sizes are a substantial impediment to increasing homeownership among kama'aina. Additionally the sprawl such developments incur, and freezing them into place as our current zoning regulations do, socializes costs that all must pay but that single-family home owners disproportionately benefit from.</p> <p>The costs of many city services can be measured by mile: from TheBus routes to fresh water pipes and sewer lines. Single family neighborhoods drive up those costs, but pay less than do denser ones. 2721 Hillside Ave in Manoa for instance generates annually ~\$7.5k in property tax revenue on a 12,000 square foot lot. 1025 Maunaihi PI on the other hand generates ~\$14k in property tax revenues on a 9,600 square foot lot.</p> <p>Apartment districts in other words subsidize single family districts. Enabling greater density is not merely a matter of affordability, but of fiscal prudence and tax equity. On that basis the city should be focusing on increasing density. This should be done particularly along TOD lines as the city has focused on previously and since doing so allows for additional affordability benefits from eliminated parking requirements. It must also be done in older neighborhoods as a gradual increase in density allows for the sort of housing that kama'aina actually desire.</p> <p>While HB 1630/SB 3202 would seem to align with these prudent policy decisions they in fact do not. Both bills belabor affordability as their end goal but provide no measure of that nor any means through which they intend to ensure that end.</p> <p>These bills are written with no actual link to affordability: instead the affordability they promise is expected to come through a mechanism called filtering: a fact their sponsors readily admit. In this process, new market rate homes gradually become more affordable. This process, while real, is very slow.</p> <p>Rosenthal (2014) estimates that it occurs at a rate of 1%/year for a purchased home and 2.5%/year for a rental unit: that is the income level of a prospective buyer of a home decreases by around 1% per year after the home is built. This would mean that a home built today and sold at today's market prices can be expected to be affordable to someone making median incomes in around 80 years.</p> <p>Where such upzoning has occurred, there has been little success. Real rents in Minneapolis are up 8% (30% in absolute terms) according to Census data since they pursued a similar measure. And homeownership affordability as measured by the Atlanta Fed has decreased by around 50%—the median mortgage going from around 21% of median incomes to over 35% of median incomes.</p>		

The density changes enabled by HB 1630/SB 3202 are prudent fiscal policy, but Hawaii's preeminent concern is our cost of living crisis and in particular our housing affordability crisis. These bills, despite their flowery language, would do nothing to address that. They enable greater affordability, but without a mechanism for achieving that are more likely to do nothing more than drive up developer profits.

Should the Legislature pass them, Honolulu would be wise to tie such subdivisions and density increases to the affordability the Legislature promises.

Mahalo for the opportunity to testify.

Makana Hicks

m.makana.h@gmail.com

Name: Vanessa Distajo	Email: vanvanes@aol.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 17, 2024 @ 10:39 PM

Testimony:

Dear Chair Kia'ina, Vice Chair Cordero, and Council Members,

I support the Resolution 24-65 to express the City's strong concerns regarding the proposed State zoning bills HB 1630 and SB 3202. I am very grateful and commend your responsiveness to your constituents in writing this timely resolution.

These two bills would have alarming ramifications for historic communities like Mnoa, which happen to reside in the State's urban district. Our community is mainly zoned R-5 and R-7.5 for single family homes. Many of these "single family homes" are actually occupied by multigenerational families pooling their money to afford expensive mortgages. We have aging infrastructure, including sewer systems which cannot handle the current capacity; frequent power outages; and narrow, substandard roads with non-existent sidewalks that may impede safe evacuation in case of fires. There are already traffic, parking, noise, and density issues in many Mnoa neighborhoods due to the proliferation of monster houses and temporary vacation rentals such as Airbnb and VRBO. Furthermore, maximizing construction in the fashion that the bills would allow will increase the amount of concrete in the watershed, creating more street run off, nonpoint source pollution, and flooding risk, while devastatingly decreasing the amount of permeable land, green space, and canopy trees that are needed for a healthy community and sustainable environment. These environmental impacts are paramount because if we do not make wise choices with respects to urban planning, then we may end up with fresh water shortages in the future. We need smart development!

Our neighborhoods have a carrying capacity. Counties should determine zoning for individual communities after considerable community engagement. Other means of increasing affordable "middle" housing should be pursued, such as improving and expediting the permitting processes; eliminating short term rentals; or supporting housing in the second city of Kapolei or along the rail line.

These bills present the noble intent to ease the housing crisis in our state, however, they do not contain any affordability perimeters with enumerated AMI ranges, price caps, or rent control measures to ensure that local families can actually afford the new dwellings. As recent research from other states show, the land values will continue to increase over time even after single family zoned housing is eliminated, making it even more unaffordable for our local families. Therefore, I implore you to adopt this resolution to ask your colleagues in the State Legislature to either oppose all versions of both SB 3202 and HB 1630, or amend the bills to exclude the City & County of Honolulu. These bills do not provide the right approach to solve our housing problems. Instead, they will simply line the pockets of greedy developers from the continent, who already own about a third of our State's real estate.

As a final thought, please consider that the average local person is busy working and does not have time to peruse housing related bills. The testimony on the bills thus far has mainly been from construction industry insiders, lobbyists, and affordable housing advocates. Your constituents most likely don't know what is going on and how the votes will forever change their neighborhoods and impact the future of their families. We need your voices to resound on this matter.

Please do everything in your power to take a stand on these State bills; advocate for well-planned, smart, sensible, sustainable, and genuinely affordable development; and show your constituents that you care about preserving the unique neighborhoods

within our beloved City & County of Honolulu.

Thank you for your consideration!

Mlama pono,

Vanessa Distajo

Name: Anthony Grise	Email: apgrise@gmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Mar 18, 2024 @ 08:21 AM

Testimony:

Aloha,

I oppose resolution 24-65 as I think the outrage against eliminating single family zoning is once again a reactionary NIMBY response from a community that has seen fear mongering terms such as "monster" houses in local news.

Building more housing, in a place which may soon see it's indigenous population replaced because they cannot afford to stay here, is never scary. There is nothing "monstrous" about a housing solution for oahu.

The measures in the house and senate are only allowing for up to four (4) dwellings on lots that initially were only meant for one. This isn't going to turn Oahu into a concrete metropolis more than it already is. It will allow for our neighborhoods to be mixed use. People can still own and keep their single family homes, and others can split their homes as they see fit, within reason.

Mahalo,
Anthony

Name: Jacqueline Wah	Email: wah.jackie@gmail.com	Zip: 96839
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 08:29 AM

Testimony:

I STRONGLY SUPPORT Resolution 24-65.

SB3202 and HB1630 do not have enough safeguards to prevent people from taking advantage and using them as loopholes to build monster lots which would negatively impact our communities and the livability of our neighborhoods.

I am not opposed to ways to add more housing, as we sorely need it, but any bills put into place should balance the need for more housing with the needs to also protect the liability of our neighborhoods.

Name: Chaz Kini	Email: chazkini@hotmail.com	Zip: 96821
Representing: Self	Position: Oppose	Submitted: Mar 18, 2024 @ 08:42 AM

Testimony:

We need more land and housing for our native Hawaiian people and generational locals. Not short term renters and tourists, they need to be kept in the hotels not in residential areas. And people should not be able to buy a second or third home if they are not a current resident and haven't been a resident for at least 10 yrs. It is only right to take care of our own people, then to help others.

Mahalo

Name: Chaz Kini	Email: chazkini@hotmail.com	Zip: 96821
--------------------	--------------------------------	---------------

Representing: Self	Position: Oppose	Submitted: Mar 18, 2024 @ 09:58 AM
Testimony: If these housing don't help native Hawaiians and generational locals we don't want it.		
Name: Patricia Watson	Email: pat.watson@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 10:40 AM
Testimony: First I apologize if you are getting testimony from me more than once, I tried previously & apparently my testimony did not go through. I strongly support this resolution as written and hope that the legislature understands that HB 1630 & SB 3202 might be a good fit for some of the islands, it does not work for Oahu. The legislative bills would give opportunity to those who already misuse lands the freedom to build more houses on smaller lots & make even more profit. I believe that it will create chaos in the real estate market as land will become more valuable as profits would soar. So my 7,500 sf lot would now allow for 9 units, please tell me how attractive that would be for those who already build monster houses? This doesn't mean more affordable anything for local families, this just means the price would escalate for the land. When the units are built, these developers will will sell for the highest price or rent for the maximum profit, again how does that help or guarantee anything for local families? When one thinks through what would happen to the look of neighborhoods with a hodgepodge mixture of buildings & the increased number of cars everywhere, it is a frightening thought. We already have to allocate parking in certain areas of the island, again this would exacerbate that issue. As noted in the resolution, Oahu needs to be exempted. The legislative bills are not the answer, they are creating new problems with what I believe are frightening consequences. Councilmembers thank you for your efforts with this resolution. Let us hope that the legislature realizes that their bill is not a good fit for Oahu.		
Name: Keith Watanabe	Email: ampeep@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 11:20 AM
Testimony: Apparently, the idiots in the State have no idea of the consequences of their bill. I strongly support Resolution 24-65 because the can help prevent the disaster that eliminating single family housing would result in. The two State bills are in line with the democratic party's stated objective of eliminating all single family housing in the U.S. The City Council and many members of the public have spent a lot of time and effort to combat the proliferation of monster houses in our communities. Now the State comes in & attempts to undo all of these efforts. Most members of the legislature are lawyers because supposedly they know laws. However in many European countries this is not the case. They have members with wide ranging expertise, such as those who know about city planning, medicine or ethics. Now we have those who have no idea of the repercussions of their decisions proposing totally moronic laws.		
Name: Seth Kamemoto	Email: skamemoto@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 11:26 AM
Testimony: As a resident of Manoa, a low-density residential Valley/Ridge Neighborhood as defined by the City's draft Primary Urban Center Development Plan (PUCDP) and described with "unique topographical constraints...[that] make them generally unsuitable for much additional growth," I wholeheartedly support Resolution 24-64 and agree with the City Council's strong concerns relating to HB1630 HD1 and SB3202 SD2 relating to urban development. Forcing a minimum higher density on every residential lot is a shotgun approach that will have unintended consequences. Many existing Valley/Ridge Neighborhoods on the island (including Manoa) already have allowed Ohana units or ADUs. This would be a second dwelling unit on each lot, but also has stipulations that require that these units are still within a family (for Ohana) or at least owner-occupied (for ADUs). This new proposed law would allow three dwelling units with no stipulations; these could be three investment rentals, and that type of pressure could raise property values and potentially price current residents out.		

Even with Ohana/ADUs allowed currently, many existing residents cannot get permits due to existing lack of water or sewer capacity. This law would do nothing to support that fundamental problem. It could arguably make the problem worse, as it could allow fewer lots to consume more of our already extremely limited infrastructure, leaving less for the remaining lots.

The often cherry-picked Housing Study in 2019 that claimed that Hawaii needs 50,000 housing units was quite clear that larger units (3+ bedrooms) are in very high demand. Local families need homes large enough to raise their families, and to support extended families if that is their living condition of choice. This law would make it more likely that a larger quantity of housing units might be generated, but these units would probably be smaller and would not match the demands of many local families. A subdivided R7.5 lot of 2000 sqft with the same underlying building codes as R7.5 would create a max livable area of 1400 sqft. If that were split among three allowed dwelling units, this would be units of around 467 sqft each. These would be either large studios or very small 1-bedrooms, much smaller than the 2+ bedrooms that many of our local families need.

In general, I don't believe that we should be encouraging maximum density in the low-density neighborhoods. An existing R7.5 lot could currently build a single-family 5250 sqft home; this is an extremely large residence. One thing that currently limits existing landowners from maxing out like this is that 5250 sqft is simply ridiculously large for one single-family home. However, if three dwelling units were allowed by-right, as this law proposes, this could look like three 1750 sqft dwelling units. This would incentivize existing landowners in the low-density neighborhoods to max out on buildings. But three times the housing units would mean three times the traffic, and three times the burden on infrastructure. The valley neighborhoods are already at risk of overdevelopment that would increase impervious surfaces and create a larger flood risk for the entire island. Let's not encourage this type of overdevelopment.

Thank you for your consideration,
Seth Kamemoto

Name: Randall Mau	Email: speccentral@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 12:23 PM

Testimony:

This is written testimony to support Tommy Waters in his drafting of RESOLUTION EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT.

It is very concerning to myself and many many people I have spoken with that Mr. Stanley Chang is continuously pushing on packing in residential dwellings into residential neighborhoods. My understanding is that he initially tried pushing on in favor of supporting Monster Homes in neighborhoods that already have challenging issues with parking, permeability surface areas, water/sewer infrastructures, etc.

In speaking with people that I have discussed Mr. Chang's proposal and vision with, we all feel that this will truly be devastating to the culture, charm, and the safety of the residents and their children of the many Hawaii neighborhoods.

We are continuously eroding for the charm of Hawaii with developments such as what Stanley Chang is proposing and we really need to take a stance to keep Hawaii ,Hawaii and preserve the historical homes and neighborhoods in the islands and not create mini cities within the neighborhoods. Mr. Chang should focus his efforts in searching out state or city lands that are vacant and appropriate for high density living that is close by the rail system and not impeding in designated R5 zoning lots and larger lot neighborhoods.

#1) Parking is already very difficult in many neighborhoods were individuals are even placing cones to reserve parking stalls. You will start to see even more of this taking place which would elevate more situations with confrontations and disagreements.

#2) There will be greater reduction of permeability of surface areas in neighborhoods due to concrete and homes on lot which will lead to runoffs, increase flooding which I have continued to see and witness with neighbors in recent years.

#3) The water and sewer infrastructures are old and may not be able to handle the additional new dwellings in the neighborhoods which will require additional costs by the City to replace to accommodate the additional new dwellings.

#4) There are streets with no side walks and children walk to and from their homes to their school. With the additional traffic flow and cars wedge into the shoulders, this makes walking on the streets dangerous for children and pedestrians due to the density of

the traffic, homes and parking of cars.

#5) Families will pay higher costs to own and rent homes in neighborhoods with more yard space for their children to have a safe environment to play on their properties. We do not want to erode from the already declining availability of these homes with the continuous building on properties of allowing 1 home per 2000 sq ft which can equate to 2 homes on a R5 property.

#6) If these R5 properties in neighborhoods have 2 homes built on them, they should then be considered A2 Zoning properties and pay higher property taxes like what we have to pay owning A2 Zoning properties.

SOLUTION:

On Oahu- We ask that Stanley Chang creates a proposal centered around pushing for securing State lands on the west side of Oahu constructing affordable units surrounding the rail if he wants to pursue his vision of providing apartment buildings he saw while visiting Singapore.

We ask that his proposal includes areas outside of neighborhoods where families can enjoy some separation from the congestion seen with high density city living and where families, children and pets can have larger safe places to play at their homes.

Name: Bonnie Bowles	Email: bbsaleshi@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 12:25 PM

Testimony:

I am deeply concerned about these measures as currently written and worry this bill would negatively impact our ability to combat monster homes, which have become increasingly prevalent across the city. I am concerned with this top down approach, as I believe that the county councils are better positioned to work with our communities and assess these situations on a case by case basis, and that mandates such as this hinder our ability to make informed and reasonable decisions as it relates to development.

Name: J. Blaine Rogers	Email: jblainerogers@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 12:35 PM

Testimony:

I strongly support Resolution 24-65 that expresses concern about SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

There is enough of a monster house problem already.

Name: Kimberly Towler	Email: Towlerkimb@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 12:43 PM

Testimony:

I am in support of Chairman Waters' proffered Resolution. I have lived on Koko Head Avenue 14 years, and on Oahu for 39 years. In the last five years, several lots have been developed as "monster homes." HB 1630 and SB 3202, allowing two additional housing structures on existing urban lots, seems like it would enable such housing. It would crowd existing homes in old neighborhoods like Kaimuki. Although there is a provision for water, there is none for sewer, road use or parking. We need good solutions to homelessness and our unaffordable housing prices, but this is not the way to do it.

Thank you,
Kimberly Towler

Name: Janyce Mitchell	Email: jrmitchell01@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 12:57 PM

Testimony:

Dear Council Members,

I strongly support resolution 24-65 that expresses concern regarding state legislature bills SB3202 and HB1630 (in all of their versions). These bills control zoning for the entire state. The bills are really aimed at eliminating single-family zoning across the entire state. These area terrible ideas. Individual counties, as well as communities within the counties, have their own goals, needs, and character . The counties should be allowed to form zoning plans that forward their goals and address their needs while preserving their character without undue interference by bills such as these. There are also insufficient protections in these bills for environmental and cultural concerns. In addition, these bills give short shrift to infrastructure. Anyone living in an established, single-family neighborhood, which already has occasional water main breaks and present challenges in obtaining additional sewer permits for ADUs, understands that attempts to increase density in all of these areas is a bad idea. SB3202 and HB1630 will only further encourage developers to buy up homes in residential neighborhoods to develop higher density housing. This will drive up prices and drive out local families. Please support this resolution and oppose SB3202 and HB1630.

Thank you for your time and consideration.

Name: Jun Look	Email: junlook@yahoo.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 01:21 PM

Testimony:

SB 3202 and HB 1630 is so poorly thought out. How it ever got out of legislative committee shows that no one was paying attention.

We need a clear message to monster home developers that what we put as housing in our community has to reflect our community.

And that means, no cramming of homes into small lots. Whether one giagantic one or many small ones. Enough already!

Name: Melissa Maii	Email: lelemissy@mac.com	Zip: 96825
Representing: Self	Position: I wish to comment	Submitted: Mar 18, 2024 @ 01:42 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Leslene Collado	Email: lyuki@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 01:47 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Herbert Schreiner	Email: herbschreiner808@gmail.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 18, 2024 @ 01:52 PM

Testimony:

Aloha, I oppose Resolution 24-65 for many reasons. The monster home theory is one. There is already an ohana housing option allowed within the current zoning rules and guidelines. I understand there are thousands of ohana permits already in the works. My main reason for sending in my testimony is what it would do to the infrastructure. The parking is the main one. By piling several homes onto one lot it would not allow for adequate on property parking. The streets would be overtaken with parking issues. The other main reasons are the added traffic, sewers, water and other infrastructure issues this would affect. Thanks for allowing me to voice my concerns. Mahalo & Aloha, Herb

Name: Shawn Zaa	Email: shawnzaa@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 02:28 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Franco Salmoiraghi	Email: frankieleehawaii@gmail.com	Zip: 96839-1708
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 02:43 PM
<p>Testimony:</p> <p>I SUPPORT Resolution 24-65.</p> <p>Please put safeguards in place to protect our communities from those who would take advantage of the system and vote in FAVOR of this resolution.</p> <p>Thank you.</p>		
Name: Reyna Sueoka	Email: 00komorebi00@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 02:43 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Tami Nakasone	Email: tami.nakasone@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 03:00 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Gregg Hutchings	Email: modelcarsmag@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 03:03 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630.</p> <p>These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county.</p> <p>Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name:	Email:	Zip:

Mary Morioka	mkimiem@hawaii.rr.com	96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 04:27 PM
<p>Testimony:</p> <p>PLEASE . . . Resolution 24-65 focuses pressing concern for SB3202 and HB1630 and I strongly support it . These State bills to eliminate single-family zoning is a lazy and irresponsible one-size-fits-all approach that doesn't consider or reflect the diversity or differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract and, encourage rash developers, drive property values up, and price local families. This contaminated homogenize concoction will "kill the goose" and further infect our beautiful golden island-way.</p>		
Name: Laurie Baron	Email: lauriebaronhnl@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 04:47 PM
<p>Testimony:</p> <p>RES24-065 SUPPORTING Council resolution 024-65</p> <p>Aloha Chair and member of the City Council.</p> <p>I strongly support Resolution 24-65 that expresses grave concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>It is not helpful, but would be destructive of our communities, to throw out zoning rules created and upheld for many years and decades. Please do not accept the Waikiki-ization and commodification of our residential green spaces for short term needs.</p> <p>Mahalo nui loa, Laurie Baron Kane'ohe, Hawai'i</p>		
Name: James Logue	Email: jameslogue412@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 06:07 PM
<p>Testimony:</p> <p>I support this Resolution as the impacts of SB3202 and HB1630, as currently written, would have detrimental impacts to residential communities that are already overburdened with increased traffic flow and surrounding urban density. These bills would create dramatic change to our residential communities. Mahalo for your time.</p>		
Name: Torie Nakata-Nagao	Email: tatatatorie@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 06:09 PM
<p>Testimony:</p> <p>I strongly support this resolution. HB1630 and SB3202 will attract more developers to buy up our land and build unaffordable housing.</p>		
Name: Julianne Nguyen	Email: jhairstpa@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 06:38 PM
<p>Testimony:</p> <p>This HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT. is a very concerning</p>		

bill that Stanley Chang is wanting to move forward.

Am in complete agreement with the Chair of City Council and thanks to Tommy Waters who is pushing back on Stanley Chang's proposal by putting forth a resolution to overturn this concerning initiative of multi dwellings on small lots.

Our neighborhoods will be destroyed with high density, unruly parking. busy and unsafe walking streets especially in areas with no walkways, etc.

He had previously initiated pushing a version of Monster homes in our neighborhoods which is frightful.

Hawaii will not remain Hawaii with this type of viewpoint towards increasing homes in small lots in nice quaint neighborhoods.

There will be more homes and high density in these established neighborhoods and these Hawaiian historic homes will no longer exist as developers will buy up properties in these neighborhoods and squeeze in additional homes in these small lots

compromising the charm and posing more sewer/ waste water issues among our already taxed water systems.

Also is the permeability surface areas which may be compromised with all the concrete and structures on the property leading to flooding in some of the neighborhood problem areas.

Regards,
Julianne

Keep Hawaii- Hawaii especially in the neighborhoods and why we choose not to live in Kakaako!

Name: Lisa Marten	Email: repmarten@capitol.hawaii.gov	Zip: 96734
Representing: State House District 51	Position: Support	Submitted: Mar 18, 2024 @ 07:31 PM

Testimony:

Aloha Council members,

I thank you for your past efforts to ban "monster houses" that are problematic in my District, and now for your efforts to stop the State Legislature from making monster houses legal. The Bills force Honolulu to approve applications for subdivision of 2,000 square feet. It forces Honolulu to approve three dwellings per lot with no special size limitations on the additional dwellings, and no additional limitations on the number of residents in each dwelling. Currently each dwelling can have 5 unrelated adults and their families. With 3 dwelling per lot, that is 15 unrelated adults and their families in a 2,000 sq ft lot. That is like the density of barracks or dorms but without planned shared amenities.

Increased, unplanned density in our suburban neighborhoods will lead to insufficient street parking, less storm water absorption, and a heat island effect. In addition, investors will bid up property prices in order to subdivide and/or develop multiple units on each lot. While this may increase rental stock, it will put home ownership out of reach of many more of my constituents.

I can tell you that this has been sold at the Legislature by the introducers with claims that all the Counties are in support. I found that hard to believe, since if that was the case, the Counties could enact these rules without it being forced upon them by the State. I am glad to see today that I am not the only one fighting to preserve our neighborhoods.

Mahalo, Lisa

Name: Kathy Shimata	Email: kshimata@hawaiiantel.net	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 07:41 PM

Testimony:

I strongly support Resolution 24-65 that expresses serious concerns about SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Urban infill is appropriate in some neighborhoods. However, allowing for more density in all our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Neil Frazer	Email: neilfrazer@icloud.com	Zip: 96734
Representing: Frazer-Frantz Family Hui	Position: Support	Submitted: Mar 18, 2024 @ 09:40 PM

Testimony:
Mahalo to Honolulu City Council for Resolution 24-65. My family is strongly opposed to SB3202 and HB1630 because those bills violate an important principle of good government (subsidiarity), which is that decisions should be made as locally as possible. Zoning decisions are the natural purview of cities and counties, not state governments.

Name: Jolyn Okimoto	Email: jokimoto@stanfordalumni.org	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 11:22 PM

Testimony:
Dear Councilmembers,

I strongly support Resolution 24-65, which expresses deep concern about SB3202 SD2 and HB1630 HD1. These proposed Senate and House measures would force a higher density on every residential lot in the urban district. This is an approach that would develop communities well beyond their capacity in terms of traffic and infrastructure. Individual monster homes can and do wreak havoc on neighborhoods. But the proposed measures' authorized increased density of twice or more, throughout urban districts, would adversely affect neighborhoods on a completely different scale.

From the City's Primary Urban Center Development Plan's website: "The Primary Urban Center stretches from Khala to Pearl City extending along a portion of the southern coastline to the top of the mountain watersheds and is the most populous of the island's eight planning areas." Since the Primary Urban Center is already the most populous of the planning areas, increased density measures should not be forced upon it by the Legislature. Increased density would make the Primary Urban Center less habitable due to factors such as traffic pollution and increased flood risk due to more buildings and impervious surfaces. Flooding can start in one area and quickly spread, making it a widespread concern.

Many thanks to Chair Waters for his introduction of Resolution 23-65. I reiterate my support.

Thank you,
Jolyn Okimoto
Honolulu

Name: Natalie Iwasa	Email: iwasajunk@mail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 18, 2024 @ 11:46 PM

Name: Susan Cortes	Email: jblattau@gmail.com	Zip: 96712
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:43 AM

Testimony:
We need to protect housing for local families, and should protest any measures that make neighborhoods into commercial short term rentals, our working community needs to be supported through housing availability.

Name: Jim Blattau	Email: jimblattau@gmail.com	Zip: 96712
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:47 AM

Testimony:
We should support single family dwellings in neighborhoods that should be available to local families. Obstacles should be in place to discourage greed of investors that undercuts the common good of our communities. Our Hawai'i ohana needs housing.

Name: John Otto	Email: ottobond808@gmail.com	Zip: 96816
Representing:	Position:	Submitted:

Self	Support	Mar 19, 2024 @ 09:34 AM
------	---------	-------------------------

Testimony:

I strongly support this resolution. The state bills have major consequences for our entire state. But many residents are clueless or have been misled to believe this will actually produce affordable housing.

These politicians are playing a game to further their political careers at the expense of local families. It's obvious these bills are directly related to Schatz's YIMBY money. Is that money worth the irreversible damage to Hawaii?

I would like to commend Tommy Waters, Esther Kiaaina and Calvin Say for doing the right thing instead of caving to the obvious political pressure. Mahalo for your courage.

Name: Judy Bishop	Email: jbishop@bishopco.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 11:16 AM

Testimony:

I fully support your Resolution RES24-065 regarding opposition to SB3202 and HB1630, which are horrendous, poorly thought out, destructive bills. I further support RE24-65 because the proposed bills allowing increased density of housing without regard to our aged, inadequate infrastructure and overly dense, crowded suburban neighborhoods will be a tragedy ! already our neighborhood is so packed everyday with not only densely populated residents but also with tourists! Additional housing in our neighborhood will be used as vacation rentals-not affordable housing for residents!! The use of residential housing for vacation rentals is already not enforced and it will only get worse! And to give no power to localities to judge for themselves isn't a democracy ! you are not allowing for all the differences in neighborhoods. Further density in my neighborhood in Kailua will be a great danger in the event of natural disasters such as tsunami, hurricane, or fire. The roads were built for low density houses with very few cars- now the number of houses has more than tripled and the number of cars is off the charts! This is frighteningly dangerous and will not accomplish what it claims to resolve.

Name: Patrick Watson	Email: surftone@hotmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 11:29 AM

Testimony:

Aloha and mahalo for allowing me to testify,

I wish to strongly support Resolution 24-65 in an attempt to prevent SB3202 and HB1630 from being passed. These senate and house bills as written appear be designed to eliminate single-family zoning and this is not a reasonable answer to our state housing crisis. This might work for other states with ample land to build on, but not Hawaii. We are already too crowded and these proposed house and senate bills are just one more step towards Oahu becoming Hong Kong and erasing the Aloha and beauty from our islands and state. Please research Hong Kong's monster buildings and see what cage and coffin apartments look like, and what they cost to rent. Is this where we are headed?

Our community of Kaimuki just recently celebrated a small victory over a single notorious monster home developer at 3615 Sierra Drive, after 3 years of public outcry and suport from our awesome city councilmembers, Rep. Sayama, DPP Director Apuna and Mayor Blangiardi. Mahalo to all of you for your hard work and efforts!

You can google 3615 Sierra Drive and still see the former beautiful single story family style home that existed there before it and the surrounding trees were demolished and replaced by a two story stonehenge of apartment complexes.

These new bills allowing for more density in our residential neighborhoods statewide will not only neutralize our recent victory and precedent set against monster homes, but in essence condone another version of monster home problems by encouraging overdevelopment and elimination of single family neighborhoods, driving property values up, and price local families out of ever dreaming of buying a home.

The root of the problem is allowing non-residents and foreign investors to continue to buy properties during a housing crisis. I've heard the Governor say many rental investment properties owned by non-residents sit empty, and that by placing locals in those

properties the crisis would almost entirely be solved. Please start there.

Mahalo and God Bless you folks,

Patrick Watson.

Name: Sharon Lovejoy	Email: Lovejoy@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 11:34 AM

Testimony:

I strongly support the council's resolution expressing strong concern about SB3202 and HB1630. This drastic change to our land use/zoning is highly problematic, and risks making the cure for the current housing problems worse the current problems. The proposed drastically increased density under a "one size fits all" approach is likely to exacerbate problems rather than fix them.

Name: Leslene Collado	Email: lyuki@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 11:44 AM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Gail Baron	Email: gailbaron@mac.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 12:10 PM

Testimony:

I strongly support Resolution 24-65 and ask the Council to move quickly against Legislation SB3202 and HB1630. These Bills are a slap in the face, once again, to the Citizens of our state and the efforts of our City and County to responsibly plan our communities for all the people of Honolulu. Mahalo.

Name: Debbie Yee	Email: debbieyee9@gmail.com	Zip: 96816-3328
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 12:18 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Anne Towey Joyer	Email: annetoweyjoyer@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 12:35 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

<p>Mahalo,</p> <p>Anne Towey Joyer</p>		
<p>Name:</p> <p>Aileen Arashiro</p>	<p>Email:</p> <p>arashiroa001@hawaii.rr.com</p>	<p>Zip:</p> <p>96734</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 19, 2024 @ 12:36 PM</p>
<p>Testimony:</p> <p>To Whom It May Concern:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>How is this better than monster homes?! Same impact to local families who hate them...especially me! Do something for us instead of the greedy developers who don't care about us and our environment!</p>		
<p>Name:</p> <p>Jan Joyer</p>	<p>Email:</p> <p>jmjoyer@gmail.com</p>	<p>Zip:</p> <p>95820</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 19, 2024 @ 12:36 PM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Mahalo,</p> <p>Jan Joyer</p>		
<p>Name:</p> <p>Max Towey</p>	<p>Email:</p> <p>maxtowey@gmail.com</p>	<p>Zip:</p> <p>96734</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 19, 2024 @ 12:37 PM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Mahalo,</p> <p>Max Towey</p>		
<p>Name:</p> <p>Kathleen Sato</p>	<p>Email:</p> <p>katsat@hawaii.rr.com</p>	<p>Zip:</p> <p>96816</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 19, 2024 @ 12:58 PM</p>
<p>Testimony:</p> <p>I am extremely concerned about the State Legislature's proposed measures HB1630 HD1 and SB3202 SD. It could drastically change neighborhoods, yet almost all Honolulu residents are not even aware of it. Why has any dissemination of information been so meager? Why has there been no well-publicized public meetings about it? It is incumbent on the City Council to become intrinsically involved with this matter since it affects most of your constituents and directly impacts the quality of life on O'ahu. I have so many questions. How is it different from Monster House development—or is it much different? What will this look like?</p>		

What are the restrictions on what can be built? How will it impact our neighborhoods? I personally am not against greater density as long as it's done the right way—with careful planning and attention to location, transportation, traffic, safety, aesthetics and infrastructure. But it seems like this measure is stealthily zipping through the Legislation with no Sunshine, and the City Council must help the public know exactly what it is about before it's too late. Hopefully the passing of RES24-065 will be the first of many steps taken so that the public, not special interests, decide what is best for their neighborhoods and Hawaii's future.

Name: Chuck Gray	Email: chuckla808@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 01:48 PM

Testimony:
SB3202 and HB1630 must be stopped.
Single family zoning is essential our community

Name: Joanne Fujita	Email: joanefujita@usa.net	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 01:49 PM

Testimony:
I strongly support Resolution 24-65 that expresses great concern about State bills SB3202 and HB1630 which would allow 3 or more dwellings on residential lots as small as 2,000 square feet. These bills will make it virtually impossible to combat monster homes and similar developments in neighborhoods that lack the infrastructure to support such high density. Allowing such construction is not good for anyone, especially the end users of such construction who will have to deal with the resulting traffic congestion, lack of parking and scarcity of green space. I understand that there is a shortage of housing and that the problem's solution will necessarily involve greater density. However, the abovementioned bills will greatly hinder our ability to make informed and well-designed development decisions to solve the problems we face, and instead, invite chaos.

Name: Kristine Headrick	Email: tinagray808@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 01:50 PM

Testimony:
Zoning laws that are in place should be maintained. Unplanned, rushed spot development will ruin the basic structure of neighborhoods.
This is a knee jerk reactionary response. A lot of these monster home, apartment buildings will be used for the wrong reasons; Vacation rentals, transplants, not for local residents.
Please stop SB3202 and HB1630.

Name: Deborah Merwick	Email: dmerwick@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 02:50 PM

Testimony:
I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Linda Morikone	Email: lindamorikone@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 02:59 PM

Testimony:
I'm against increasing the density of building multiple units on a single family lot for the primarily for the following reasons.

1. Street parking is already a huge problem. Single family dwellings already support multiple drivers.
2. Allocation of resources and services will be taxed.
3. Developers and outside investors will price out local families by building monstrous houses affordable only to the rich investors.

Name: Quinn McArthur	Email: qam@hawaii.edu	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:38 PM

Testimony:

As a Native Hawaiian college student, I support this resolution. The state bill wil drive land value up and force more locals out of state. Time and again our local government has made false-promises and mishandled local housing needs.

Name: Paul Scott	Email: paulscott@engineeredsystemshawaii.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:40 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Allyson Goldman	Email: a.goldman368@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:42 PM

Testimony:

I support this resolution. I'm a recent college graduate and will not be able to buy a home here.
Upzoning does not lead to affordable housing. Upzoning makes land more valuable to developers which then leads to overpriced housing. Please do the right thing for local families.

Thank you,
Ally Goldman

Name: Judith Mick	Email: ppchawaii@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:42 PM

Testimony:

Aloha- It is very important that we not allow additional buildings on small lots in Hawaii. It will ruin neighborhoods by forcing people to so close together and just open more mainland investment that does not help local people.
Mahalo, Judy Mick, Kailua

Name: David Fell	Email: davidfell60@gmail.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:46 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Albert Morgan	Email: albertmorgan1@me.com	Zip: 96734
------------------------	--------------------------------	---------------

Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:46 PM
Testimony: Aloha, I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. Mahalo		
Name: Milton Morikone	Email: morikone3371@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:47 PM
Testimony: I oppose the bills to increase the density of single family homes which will result in monster houses		
Name: James Moonier	Email: moon@alphacap.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:53 PM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.		
Name: Nancy Schnur	Email: silverlining123@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:55 PM
Testimony: I fully support the council's resolution 24-65 that expresses concerns about SB3202 and HB1630. How can you possibly support multiple homes on one 2000 sq ft lot yet oppose monster houses? In the end it is still multi-family units moving in to what was always meant to be a residential area. I live in Maunawili and we pride our selves on living in a quiet neighborhood with no monster houses and lots of green space. I cannot imagine what would happen to a neighborhood like ours if you pass either of the bills. Are developers driving this? Are you going to put them in your neighborhood first? PLEASE consider resolution 24-65. Respectfully, Nancy Schnur		
Name: Randal West	Email: rwest402@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:58 PM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.		
Name: Diane Peters-Nguyen	Email: dpetersnguyen@gmail.com	Zip: 96734

Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 03:59 PM
Testimony: I support the RESOLUTION which opposes the HOUSE and SENATE bills. These are extremely ill advised bills which are being stealthily fast tracked through the legislature.		
Name: Barbara Germann	Email: 4beege@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:00 PM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. Our sewage infrastructure cannot support this, nor the current parking situation in most neighborhoods that is problematic, given the current density.		
Name: Andrew Hood	Email: ahood@srgii.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:00 PM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.		
Name: stephanie Frazier	Email: alohasteph@mac.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:01 PM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.		
Name: Jesko Onken	Email: jesko.onken@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:04 PM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning do not take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide may further attract developers and may significantly change the character of single-family neighborhoods over time. While smaller properties with higher population density may be desirable in some neighborhoods to lower individual housing costs, there may be other neighborhoods in which such density may be detrimental, for example for neighborhoods that are already dealing with significant traffic or parking issues during certain periods, such as Lanikai in Kailua.		
Name: Rebecca Wigen	Email: beckyp77@gmail.com	Zip: 96734
Representing:	Position:	Submitted:

Self	Support	Mar 19, 2024 @ 04:15 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. It's hard enough to find street parking as it is. Dividing lots further would make things even worse.</p>		
Name: Catherine Sophian	Email: socat64@gmail.com	Zip: 96744-4216
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:24 PM
<p>Testimony:</p> <p>The most obvious consequence of the proposed bill against which this resolution speaks is that it will allow population density--and with it the number of people living in Hawaii--to rise dramatically. Given the high desirability of living in Hawaii, any change in rules that allows for more dwellings per lot will inevitably result in increased density because there are enormous financial gains to be had by taking advantage of the opportunities created. But we do not have adequate infrastructure even for the population we now have, as evidenced by frequent sewage breaks, electrical outages, traffic jams, shortages of hospital beds, and so on. And all of the infrastructure problems we now have are at risk of growing worse due to climate change and sea level rise. Both the burden of living with those problems and the costs of any potential remedy will fall on all Hawaii's tax-paying residents, not just the landowners who take advantage of the new law to rake in big profits. Please, think again. Don't do this. Thank you.</p>		
Name: Chris Etzkorn	Email: etzkorn.christine@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:36 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Ana Murray	Email: ana@beachhousehawaii.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:36 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Thomas Cestare	Email: cestare@hawaii.rr.com	Zip: 96734
Representing: Lanikai Association	Position: Support	Submitted: Mar 19, 2024 @ 04:48 PM
<p>Testimony:</p> <p>We support Councilmembers Waters and Kiaaina's Resolution 24-65.</p> <p>The Lanikai Association strongly supports Resolution 24-65 that expresses strong concern for SB3202 and HB 1630.</p> <p>These State Bills to eliminate single family zoning is an irresponsible approach that doesn't take into consideration the differences between each neighborhood and county.</p> <p>Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Further these Bills would have a negative impact on the city's ability to combat Monster homes.</p>		

Name: Terry Scott	Email: tscott001@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 04:52 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Jack Lutey	Email: luteyj@msn.com	Zip: 96712
Representing: Self	Position: I wish to comment	Submitted: Mar 19, 2024 @ 04:55 PM
<p>Testimony:</p> <p>I support Tommy Waters and Res24-065. Please do not turn our communities in to mini slums. Our roads and infrastructure were not designed for such high housing density. You will only be creating unknown problems down the road by packing multiple families and cars on a 5000 sq ft lot. Please have some for sight.</p>		
Name: Celeste Yamanaka	Email: celesteyamanaka@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 05:05 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Thank you, Celeste Yamanaka</p>		
Name: Jon Burford	Email: mentaloaf@gmail.com	Zip: 96734
Representing: Self	Position: I wish to comment	Submitted: Mar 19, 2024 @ 05:17 PM
<p>Testimony:</p> <p>In the past 10 years, I have developed housing including duplexes in Honolulu County. They were meant to provide much needed housing to the county without adversely affecting neighborhoods with overly dense or onerous structures. The monster housing bill(s) passed around the time of one of my projects ensured that our island neighborhoods kept their character and did not have their infrastructure overly taxed. I am born and raised on Oahu and firmly oppose allowing the kind of overtly dense development which the proposed bill would allow. Building multiple houses within 2,000 square feet of land would ruin our aina and communities and tax our delicate infrastructure far beyond its capacity. This is by far the worst level and type of overdevelopment that has ever been proposed as it has no geographical limits and would be abused at a scale unimaginable. Quite frankly this is grossly irresponsible and would turn our beautiful culture and neighborhoods into a sprawling free for all. Please ensure nothing like this legislation will ever be passed and take our land and communities out of the hands of the people who built it for generations.</p>		
Name: Jeffrey Hendrix	Email: lanikaijeff@gmail.com	Zip: 96734-3311
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 05:19 PM
<p>Testimony:</p> <p>I support Resolution 24-65 which expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family</p>		

zoning is a bad one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. We can't seem to control 'Monster Homes,' can you imagine how this will change neighborhoods and feed further corruption?

Name: Joel Grzebik	Email: joelgrzebik@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 05:28 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Abe Shimoda	Email: a.shimoda.dpt@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 05:37 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Jane Tonokawa	Email: djtono@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 05:57 PM

Testimony:

I totally support the Council's efforts to question the State's bill that will allow such dwelling arrangements on properties in our communities. This is not the way to tackle the housing shortage. It is at the expense of our home owners and land owners. Furthermore, the infrastructure (water access, power sources, road/parking) will become inadequate for the potential that this State bill would allow.

Name: Kevin Fraser	Email: kailuakev@gmail.com	Zip: 96734-3249
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 06:26 PM

Testimony:

I support Resolution 24-65 that expresses concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. We can not allow people who's only concern is loopholes that allow them to over develop for the sole purpose of turning a profit.

Name: Kathy Grindle	Email: kathyg@cbpacific.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 06:45 PM

Testimony:

I STRONGLY support Resolution 24-65 that expresses concern regarding SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible approach to Hawaii's housing issues. A one-size-fits-all approach does not take into consideration the differences between each island, county or neighborhood. Allowing across the board urban density in our

suburban residential neighborhoods will destroy the quality of life for the residents who love and call these neighborhoods home! It will over tax limited infrastructure such as utilities and roads. It will also attract developers from outside our communities that come to exploit the opportunity to profit from turning our tree lined neighborhoods into ugly over-populated areas. It will attract investors who wish to buy up homes with the intent to subdivide and gain from multiple rental streams or multiple sales. It will essentially destroy communities, turning them into "for profit" multi-family concrete jungles. It will degrade our environment in every way imaginable.

Hawaii's need for affordable housing cannot be accomplished by destroying our single-family neighborhoods. It must be solved with responsible projects in areas designed to handle the traffic, parking, sewer, water, electricity and other infrastructure needed for development. Dense-packing residential neighborhoods across the state with monster homes and lot subdivisions is not the answer! Each county and district should have the ability to identify areas that have sufficient infrastructure to support increased density, and to address how to accommodate growth for themselves.

Sincerely,

Kathy Grindle

Name: Nelson Lindsay	Email: nlindsay@hawaii.rr.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 07:09 PM

Testimony:

These bills could drastically increase the density of our neighborhoods. We'd be packed together like sardines! I strongly support Resolution 24-65.

Name: Andrew Laurence	Email: andrewlaurence2@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 07:17 PM

Name: Taylor Campbell	Email: taylorpc@hawaii.edu	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 07:43 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. I understand that these bills were probably proposed in order to address the affordable housing crisis, but my fear is that it does not reflect the differences between each neighborhood and county, and will be exploited by developers--further driving property values up, and pricing local families out.

I write you as a resident born and raised in Waimnalo, and this would likely bring us more harm than good.

Thank you for your consideration,
Taylor Piikea Campbell

Name: Luis Vega	Email: luisvega@hawaii.edu	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 07:54 PM

Testimony:

I strongly support this Bill. Leave lots as they are in Kailua (Coconut Grove)

Name: Suzanne Booth	Email: sebaraff@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 08:01 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-

family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. In addition, in Kailua, the infrastructure, specifically water is totally inadequate. The frequency of water main breaks, no water for hours has increased over the last few years. Adding more houses would have a disastrous effect.

Name: Linda Simao	Email: simaobl@hawaiiintel.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 08:21 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. In addition to those concerns, our infrastructure is barely capable to support the amount of people we have in our neighborhoods. Drastically increasing the number of residents will cause many problems such as the sewer system being unable to handle the capacity, the streets being unable to handle the additional traffic, residents having nowhere to park etc. Additional density in our already crowded neighborhoods is unacceptable. SB3202 and HB1630 should not be passed.

Name: Margaret Murchie	Email: Margaret@margaretm.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 08:38 PM

Testimony:

Please allow the counties to decide on Oahu zoning and any building should be focused out west and NOT in the settled urban residential neighborhoods, most of which are already highly dense. If a family has the room, then an adu or two, might be appropriate on a larger lot. We have already had a taste of the Governor's blanket lifting of the rules, with big campaign donor developers, taking advantage of fast tracking bills to build outside designated TOD areas, against current zoning regs. We don't like it but there is not much that we could do to stop super high-rises (with affordable labels slapped on) in medium density locations, displacing low income housing. Carpenters' union members came out in force to support same. There is lots of work for them in TOD areas around the rail and Maui will need lots of kokua, providing years of work. Allowing the state to build multiple dwellings on small lots will not escalate affordability as evidenced by monster home builder in Kaimuki, who profited greatly splitting up into small lots and selling for million. I am supportive of good planning, following the zoning rules in place, building truly affordable housing that is desperately needed. All focus should be, as agreed upon, building out west to support the rail. Vertical works there. We don't need the state interfering with their crazy plan. It is not pono. And while you are at it, raise the bar on the home owners' home exemptions especially for seniors, who have been living in their home for years. Rethink the unfair tax assessment process and reward homeowners with residential A properties who rent long term. Raise that bar too. All of this hurts locals, driving many to leave for the mainland.

Name: Ruth Hanlon	Email: rwhanlon@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 08:52 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: lynne matusow	Email: lynnehi@aol.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 08:53 PM

Testimony:

I strongly support this resolution I was astonished to read the bill which is mistakenly working its way through the legislature, If the

electeds across the street insist on moving this forward, they must exempt the city and county of Honolulu from their ill advised legislation. Our well thought out planning must not be ruined, due to an overreach, if I am correct, from a representative from a neighbor island who does not understand Honolulu.

Name: Jacob Wiencek	Email: wiencekjacob@Gmail.com	Zip: 96815
Representing: Self	Position: Oppose	Submitted: Mar 19, 2024 @ 09:27 PM

Testimony:

Aloha Council Members,

My name is Jacob Wiencek and I am a resident of Waikiki. I write to the Council today urging you to reject this resolution. Honolulu is in the midst of a housing and affordability crisis that is squeezing middle- and working-class families. Young people are leaving here to find greater opportunity and lower cost of living on the mainland. The status quo isn't working.

I understand and sympathize with the Council and their very real concern over "monster home" construction. However, the "monster home" issue is a symptom of the greater, underlying issue of unaffordable housing. We aren't building the housing we need.

I believe SB3202/HB1630 are part of the solution to our housing crisis. Land is at a premium here and more suburban development would only be wasteful. We need more density in our urban spaces so we can build the healthy, affordable communities we need to house families. The Council should not oppose this bill or seek an exemption. Higher density is a good thing. It's not something to be feared.

Name: Teri Lynn Sato	Email: teris@cbrealty.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 09:35 PM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, price local families out and bring more crime.

Name: John Miller	Email: dana86@hawaiiantel.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 09:35 PM

Testimony:

The city council is correct to have concerns over too broad a measure.

Housing development over the years has built to the needs of the day. You can not later blanket unreasonably limitless housing everywhere all at once.

Name: Candace Yap	Email: Candace808@yahoo.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 09:37 PM

Testimony:

I support the strong concern against the resizing of residential neighborhoods to allow for multiple dwellings on single family lots also known as monster homes on lots as small as 2,000 square feet as it will impact the already fragile lines for water, sewer, electricity as well as crowd the streets even further. This is likely to cause more harm than good with more fights and criminal behavior due to the congestion it will create. ADU's have already been approved, let us see how these ADU's will impact the already fragile lines for water, sewer, electricity and crowding of the streets for parking. I just drove through Waimanalo the other day and noticed orange cones on the heavily congested streets so the public could not park on the street although street parking

is for the public to park.

Name: Sarah Chinen	Email: schinen@hawaii.rr.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 09:47 PM

Testimony:

I applaud the City Council's stance regarding their concerns about SB3202 and HB1630. We don't need density just for the sake of density in our urban district. These two bills will feed the greedy pockets of developers and investors who have no interest in protecting our island's resources and beauty. It will strip away trees and green space and replace it with buildings and concrete. Soon, we will be overcrowded, polluted, and slum like if the visions of Stanley Chang become reality.

Our local families are moving away because they are "priced out of Paradise." Building more density will not lure them back because higher density will destroy Paradise and prices will be even higher. Please stop this thoughtless bill.

Name: Mary Anne Smith	Email: ma.deesse@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 10:22 PM

Name: Kathy Fay	Email: fay.kathy@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 10:38 PM

Testimony:

Aloha, I share the council's strong concerns about these bills which would allow 3 or more dwellings on residential zoned lots as small as 2,000 square feet, essentially eliminating single-family zoning throughout our State. We already have a problem with Monster Homes and these bills seem to be encouraging them.

Mahalo for allowing me to express my concerns.

Kathy Fay

Name: Jennifer Geis	Email: jgeis26@gmail.com	Zip: 96733
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 10:39 PM

Testimony:

I am writing to express my support for Resolution 24-65 as a means to show my concerns towards SB3202 and HB1630. These bills will have the effect of legalizing "monster houses" in every neighborhood without regard for the character of the neighborhood or feelings of the residents. While I understand the urge to build more housing, this is not the way. Each neighborhood is different and should not be forced to allow such buildings.

Thank you for your time,
Jennifer Geis

Name: Ted Bohlen	Email: tbohl8@yahoo.com	Zip: 96822
Representing: Hawaii Reef and Ocean Coalition	Position: Support	Submitted: Mar 19, 2024 @ 10:56 PM

Name: Laura Pike	Email: laurapike@earthlink.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 11:41 PM

<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
<p>Name:</p> <p>Faye Ramos</p>	<p>Email:</p> <p>fayemariamamos@gmail.com</p>	<p>Zip:</p> <p>96734</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 19, 2024 @ 11:59 PM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
<p>Name:</p> <p>Larry Baraff</p>	<p>Email:</p> <p>lbaraff@ucla.edu</p>	<p>Zip:</p> <p>96734</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 12:06 AM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
<p>Name:</p> <p>Francois Duval-Arnould</p>	<p>Email:</p> <p>alohafrancois@icloud.com</p>	<p>Zip:</p> <p>96734</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>I wish to comment</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 01:43 AM</p>
<p>Testimony:</p> <p>My family and I are across a monster house, 1356 Manu Mele street in Kailua. This property has been divided into 4 units apartments - fully rented- with full kitchens violating present zoning laws. I have written a complaint to the city and county 3 months ago and to my knowledge nothing has been done. The increase in traffic and noise is unacceptable. From what was then a single family home was divided into CPR. The intent of the owner an investor has always been splitting the 2 CPR into 4 units and I suspect 6,, 3 on each side.</p> <p>Without regard to the law he has in. Fact rented the 4 units out to 4 unrelated families. How much more density do we need?</p> <p>If I wanted to live in an apartment complex I would have done so years ago. Why are we forced into a condominium situation with disregard to our quality of life?</p>		
<p>Name:</p> <p>Daniel Chun</p>	<p>Email:</p> <p>dchun068@gmail.com</p>	<p>Zip:</p> <p>96816</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 02:19 AM</p>
<p>Testimony:</p> <p>I support Resolution 24-065 to help defer this state legislation that intrudes on county planning authority and destroys our existing lower density residential districts.</p>		
<p>Name:</p> <p>Emmaline Padeken</p>	<p>Email:</p> <p>emmakaolu@gmail.com</p>	<p>Zip:</p> <p>96744</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 03:22 AM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-</p>		

<p>family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
<p>Name: James Fitch</p>	<p>Email: kfitch1@gmail.com</p>	<p>Zip: 96734</p>
<p>Representing: Self</p>	<p>Position: Support</p>	<p>Submitted: Mar 20, 2024 @ 03:30 AM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning are an irresponsible, one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
<p>Name: Samuel White</p>	<p>Email: pokijo68@gmail.com</p>	<p>Zip: 96734</p>
<p>Representing: Self</p>	<p>Position: Support</p>	<p>Submitted: Mar 20, 2024 @ 04:13 AM</p>
<p>Testimony:</p> <p>I have been a homeowner in Kailua for 21 years. I moved here to have a smaller town feel. I believe these neighborhoods need to preserve that feel with people out in their yards and families.</p> <p>Goliath homes destroy that feel and can destroy lives. We paid to be in this neighborhood- a huge house with 10 tenants would destroy that.</p>		
<p>Name: Trevor Nagamine</p>	<p>Email: tnagamine.nb25@gmail.com</p>	<p>Zip: 96789</p>
<p>Representing: Self</p>	<p>Position: Oppose</p>	<p>Submitted: Mar 20, 2024 @ 04:22 AM</p>
<p>Name: Francine Won</p>	<p>Email: FWon909@gmail.com</p>	<p>Zip: 96734</p>
<p>Representing: Self</p>	<p>Position: Oppose</p>	<p>Submitted: Mar 20, 2024 @ 05:07 AM</p>
<p>Testimony:</p> <p>As my council person Lisa Marten has expressed concerns about measure... I too have grave concerns about this measure. I DO NOT want monster house development starting in our already packed communities. Street parking has become a major issue in my neighborhood along, and this measure would only cause more issues related to over-crowding, cost rises, tax increases, and outside developer invasion. Please do not approve this measure, and consider the long-term impact to our local residents.</p> <p>Thank you. Francine Won</p> <p>Born-raised Kaneohe resident, currently Kailua resident</p>		
<p>Name: Jeffrey Farris</p>	<p>Email: jfarris321@gmail.com</p>	<p>Zip: 96734</p>
<p>Representing: Self</p>	<p>Position: Support</p>	<p>Submitted: Mar 20, 2024 @ 05:44 AM</p>
<p>Testimony:</p> <p>Aloha,</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630.</p> <p>These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further erode our community's fabric and erase the neighborhoods we sought to call home. There are other ways we can address the housing shortage without destroying our existing neighborhoods</p> <p>I also have concerns about the impact these multi-family homes create in terms of fire safety as the flammable fuel increases</p>		

threatening neighbors with one or two family set-backs.

I ask that as our representatives, you work to solve this the correct way and not rush in to a quick-fix solution. Protect our neighborhoods please.

Mahalo

Name: Lea Hollingsworth-Ramsey	Email: llhollingsworth@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 06:03 AM

Testimony:

I wholeheartedly back Resolution 24-65, which raises significant objections to SB3202 and HB1630. These legislative proposals, aimed at abolishing single-family zoning, represent a reckless uniform strategy that overlooks the unique characteristics of individual neighborhoods and counties. Implementing such a policy across the board will likely entice more developers, escalate property values, and ultimately make housing unaffordable for the local population.

Name: Bruce Ramsey	Email: Bruceyzfr1@aol.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 06:05 AM

Testimony:

I fully endorse Resolution 24-65, voicing strong opposition to SB3202 and HB1630. These bills, which propose the elimination of single-family zoning, adopt a misguided one-size-fits-all tactic, neglecting the distinct attributes of each neighborhood and county. The widespread application of this policy is expected to draw in more developers, increase property values, and as a result, push housing prices beyond the reach of the local residents.

Name: Yoshiko Hollingsworth	Email: yokohollingsworth@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 06:09 AM

Testimony:

I support Resolution 24-65 because it stands against SB3202 and HB1630. Seriously, getting rid of single-family zoning with these bills? That's a blanket move that totally ignores what makes each neighborhood and county special. If this goes through everywhere, we're going to see more developers swooping in, property prices skyrocketing, and before you know it, regular folks won't be able to afford living in their own communities. Please don't do this to our communities. I want my grandchildren to be able to buy a house and stay in Hawaii.

Name: Sara Saldivar	Email: zoe11o@yahoo.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 06:21 AM

Testimony:

It will be very tempting to fill up every inch of space to make more money. This is not a solution to the high cost of housing. Prices will not come down enough to make homes affordable. Look on Zillow for studios and 1 bedrooms. Prices are still high per square foot. Very few will want to rent out their extra space for much less. Perhaps we can help Kama Aina achieve more financial freedom by having an economy that has jobs that pay well along with the education to attain those jobs.

Name: Chow Yu	Email: 321x@att.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 06:35 AM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-

family zoning is an irresponsible one-size-fits-all approach. It does not take into consideration the differences between each neighborhood and county, and the issues the community is currently dealing with. Allowing for more density in our residential neighborhoods statewide will further attract developers, will be detrimental to our communities, and will have negative consequences to our land and natural resource.

Name: Frances Tannen	Email: ftannen22@gmail.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 07:06 AM

Testimony:
PLEASE, PLEASE, DO NOT ALLOW MULTI-DWELLINGS ON THESE 2K FEET OR ANY SIZE LOTS. PLEASE THINK OF WE - THE PEOPLE - THINK OF PRESERVING LAND, NOT DESECRATING OUR AINA TO AGGRANDIZE THOSE OF DISREPUTABLE CHARACTERISTICS WHO "TAKE OUR LAND, MONEY" AND RUN.

RESPECTFULLY YOURS,
FRANCES M. TANNEN

Name: Cosette Harms	Email: cosettetmt@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:06 AM

Testimony:
We absolutely must support Resolution 24-65 that opposes the passing of State Bill 3202. In my familys 92 years as residents here in Lanikai we have experienced the change from a peaceful rural farming (watermelon) community into our present neighborhood of too many monster homes and traffic and parking challenges. Our infrastructure and the lay out of the neighborhood is not conducive for such a bill to allow this kind of subdivision and population growth. Individual neighborhoods throughout our state, and county by county, need to have their unique attributes considered and a one-size-fits-all bill would be a disaster.

Please do not pass State Bill 3202
Mahalo,
Cosette Harms

Name: RobertT Tanner	Email: aicorpbob@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:35 AM

Testimony:
I Support the Resolution, and oppose changing the residential zoning.

Name: Michael Groza	Email: mgroza@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:39 AM

Testimony:
I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Changing the density zoning in a community severely changes the neighborhood and community that a person chose to live in. Zoning changes come before a development ent and subsequent purchase, NOT AFTER! ThisResolution negates any reason for investing in a community if the zoning restrictions can change willy-nilly.

Name: Moana Kea Among	Email: keaamong@aol.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:41 AM
<p>Testimony:</p> <p>Aloha,</p> <p>I strongly support Resolution 24-065 as I have significant concerns with SN3262 and HB1630.</p> <p>As a Kapuna homeowner trying to hang on to my Kuleana for my Ohana has become an impossibility.</p> <p>We have become "Priced out of paradise ". Every adult in my Ohana has now come to the realization to survive, in this day and age here in Hawaii, we will have to give up everything we have and leave our way of living and our homes to support our children and grandchildren. We should not have to sacrifice our lifestyle and our homes and move out of state to keep our Ohana with a roof over our heads.</p> <p>Giving up our 74 year old home my parents built is something we should not be forced to do.</p> <p>Our counties and state have caused this mess and it's time now to repair it.</p> <p>Please support Resolution 24-065.</p> <p>Hawaii's people should not have to leave our homes to survive.</p> <p>We either become homeless or leave.</p> <p>This is WRONG.</p> <p>Mahalo Nui Loa,</p> <p>Moans Kea Among</p>		
Name: Noela Von Wiegandt	Email: noelavonw@yahoo.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:42 AM
<p>Testimony:</p> <p>Aloha,</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family is an irresponsible one-size-fits-all that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out and off the islands to the mainland. So many citizens of Hawaii are leaving because of the high cost of living, high rent, high taxes etc., this is unacceptable. Thank you very much.</p> <p>Noela von Wiegandt</p>		
Name: Richard Hagstrom	Email: rehagstrom@aol.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:52 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Francine Hagstrom	Email: francine33333@aol.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:57 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name:	Email:	Zip:

Roberta Cestare	cestare@me.com	96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 08:10 AM
Name: thalya demott	Email: thal.ofmanoa@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 08:13 AM
<p>Testimony:</p> <p>I am in strong support of Resolution 24-65 because it expresses justified concerns for SB3202 and HB1630. An overarching approach to housing shortages lacks in consideration for the differences between our various neighborhoods and counties. State bills eliminating single-family zoning are irresponsible because they can create increased density in our residential neighborhoods statewide, which will further attract developers, drive property values up, price local families out, and further stress our infrastructure.</p>		
Name: Debbie Schatz	Email: debbies@cbpacific.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 08:13 AM
<p>Testimony:</p> <p>I strongly oppose this band-aid solution for increasing low income housing. It will do the opposite- increase housing prices, increase density, overuse the infrastructure, create overuse of on-street parking and parking in setbacks creating driving hazards. (Kids going to school and drivers cant see them crossing the street because of residential parking on the corners). In addition the DPP is overwhelmed with a 2-3 year back up. THEY ARE RUINING LIVES ALREADY! I highly recommend you support DPP through bills and funding to let people build what they have planned for, put all funds into making the system in place work, not adding a 'new set of rules' to an already strained system. IN ADDITION the impervious space on a lot is limited so adding another structure with another roof, gutters, walkway, lanai, stairs, hardscaping, pool.... puts strain on the water management and the environment. Putting more houses on a lot is not the solution to low income housing.</p>		
Name: Levani Lipton	Email: Levani.rachel@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 08:34 AM
<p>Testimony:</p> <p>Dear Councilmembers,</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. This one size fits method all is not the solution to affordable housing. It benefits certain constituencies. It is time to put political will over political influence. Having a state law take precedence over county law especially in this case where there are so many variables creates unnecessary conflict with the already challenging issue of housing and development and will ensue in multiple cases of litigation where there are exceptions or caveats. Each county is different, each neighborhood is different, each island is different, each population demographic is different. Honolulu county doesn't have as much land as other counties with an abundance of land especially in rural areas and lower population density. Each county should be able to dictate what works for them. SB 3202 and HB1630 in my community of Kailua could mean the loss of familiar neighborhoods that we grew up in and the proliferation of monster homes. If those monster homes turn into vacation rentals at some point, our sense of community and place will be lost. We cannot afford to let this happen.</p> <p>Thank you for the opportunity to submit testimony. I strongly urge you to vote in favor and support of this resolution RES 24-065 expressing concern of HB 1630 and SB 3202.</p> <p>Sincerely, Levani Lipton</p>		

Name: Scott Whiting	Email: 321z@att.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 08:47 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Michael Dilks	Email: mikedilkshawaii@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 09:06 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Georgianne Won	Email: cocoa_won@mac.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 09:11 AM
<p>Testimony:</p> <p>As a life-long Hawaii (Oahu) resident, I would like to express my opposition to zoning Bill SB3202/HB1630. My representative Lisa Marten has expressed her concerns regarding monster house development, rising housing costs, outside developers, and increased homeownership costs putting more pressure on our local residents and pricing them out of their own neighborhoods. Please consider the grave negative impacts to our communities. Do not approve this bill.</p>		
Name: Kyree Naiwi	Email: kyreelnaiwi@gmail.com	Zip: 96792
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 09:13 AM
<p>Testimony:</p> <p>I wanted to discuss a matter regarding the report generated in Affinity. Specifically, I would like to explore the possibility of including both closed and active accounts in the report.</p> <p>The reason behind this request is that our current report only displays open accounts that have been identified as bad debt and sent to Guardian Capital. However, it is crucial for us to have visibility on closed accounts as well. This information would enable us to update Affinity and ensure that our active accounts align with Guardian Capital's records.</p> <p>Furthermore, we are also considering implementing a new workflow to maintain this process on a quarterly basis. This step would serve as a checks and balance system, assisting us in accurately tracking the transfer of bad debt accounts to Guardian Capital and the closure of such accounts.</p> <p>I would greatly appreciate any ideas or recommendations you may have during this process. Your expertise and insights would be invaluable in streamlining our operations and ensuring a seamless transition between our systems.</p> <p>Thank you for your attention to this matter. I look forward to your response.</p>		
Name: David Lewis	Email: dgl808@yahoo.com	Zip: 96734
Representing:	Position:	Submitted:

Self	Support	Mar 20, 2024 @ 09:14 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county.</p>		
Name: Bobbi Steer	Email: bobbisteer@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 09:41 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202/HB1630. Im opposed to the monster homes period because I don't trust some of our elected officials. I would like to know who authored the bills. If you know the source then youll know whats behind it.</p>		
Name: Bryan Li	Email: bryankkli@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 09:55 AM
Name: Ted Kefalas	Email: tkefalas@grassrootinstitute.org	Zip: 96813
Representing: Grassroot Institute of Hawaii	Position: Oppose	Submitted: Mar 20, 2024 @ 09:57 AM
Name: Linda Jenks	Email: Linda.Jenks@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:00 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county.</p> <p>Many of us residents have opposed Monster Houses being built near us, and this would legalize Monster Houses in every lot. I have concerns that investors will buy up lots to subdivide and build out to the limit of the law. As they do so, they will push up home prices, moving homeownership out of reach for our residents.</p> <p>Thank you Councilmembers Tommy Waters and Esther Kiaina for introducing this resolution.</p>		
Name: Nathan Ramos	Email: nathanramos167@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:04 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Linda Opple	Email: ljopple@gmail.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 10:07 AM

<p>Testimony:</p> <p>I vehemently oppose this bill. It will encourage developers to buy lots and construct housing to the maximum, ruining neighborhoods and creating density, traffic, and parking problems which we cannot even imagine.</p>		
<p>Name:</p> <p>Mark Fukui</p>	<p>Email:</p> <p>markfukui@contemporarylandscapingllc.com</p>	<p>Zip:</p> <p>96821</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 10:14 AM</p>
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>In my personal experience in Niu valley a single family home was bought by an out of state investor. They used foreign workers and demolished a heiau just to make way for a driveway that now serves three homes on the property. We don't need more situations like this. Communities will be changed for the worse if this bill is passed and more situations like this occur. Once these lots are changed they will never revert back.</p>		
<p>Name:</p> <p>Kirsten Oleson</p>	<p>Email:</p> <p>kirstenllo@gmail.com</p>	<p>Zip:</p> <p>96734</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 10:21 AM</p>
<p>Testimony:</p> <p>STOP MONSTER HOMES! Be careful of allowing too many buildings in lots, which will exacerbate issues like flooding, traffic, and parking. I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
<p>Name:</p> <p>Lisa Bishop</p>	<p>Email:</p> <p>elizabeth.e.bishop@att.ne</p>	<p>Zip:</p> <p>96825</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Mar 20, 2024 @ 10:24 AM</p>
<p>Testimony:</p> <p>Aloha Councilmembers,</p> <p>I strongly support this Resolution and urge the Honolulu City Council to pass it unanimously.</p> <p>It would be disastrous for Honolulu County to have the State instantaneously supersede all County Zoning ordinances and the hard work of generations of community stewards who have been working to craft and implement the community vision of generations of residents.</p> <p>Please pass this resolution and work with the state Legislature to defer these bills.</p> <p>With Aloha, Lisa Bishop Oahu District 4 Resident Homeowner Taxpayer Voter</p>		
<p>Name:</p> <p>William Fernandez</p>	<p>Email:</p> <p>bfernandez@gmail.com</p>	<p>Zip:</p> <p>96795</p>
<p>Representing:</p>	<p>Position:</p>	<p>Submitted:</p>

Self	Support	Mar 20, 2024 @ 10:31 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>These bills will significantly change the character of our beloved residential neighborhoods in a negative way. Providing adequately for future housing needs thoughtful discourse on where density should be increased in a sustainable way. Mahalo.</p>		
Name: Lisa Bishop	Email: elizabeth.e.bishop@att.net	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:32 AM
<p>Testimony:</p> <p>Aloha Councilmembers,</p> <p>I strongly support this resolution and urge the council to pass it unanimously and work with the State Legislature to defer these bills.</p> <p>With Aloha, Lisa Bishop O'ahu District 4 Resident Homeowner Taxpayer Voter</p>		
Name: Kenneth Cook	Email: kencook@hawaii.edu	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:33 AM
<p>Testimony:</p> <p>I support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. Furthermore, there is not enough street parking in neighborhoods with monster homes. How can 15 adults with potentially 15 cars find enough parking outside their home? Besides, a lot of 2000 sq. ft. is not large enough for 3 homes, even if they are wall-to-wall. 2000 is only 40 X 50 feet, or approximately 30 X 70 ft (=2100 sq.ft.)</p>		
Name: Abraham Aiona	Email: uncleabeswaimanalo@gmail.com	Zip: 96795
Representing: Self	Position: I wish to comment	Submitted: Mar 20, 2024 @ 10:34 AM
<p>Testimony:</p> <p>Aloha, This is such a bad idea and it will only lead to problems. No parking for residences. Whoever is trying to pass this should not be in office to serve the people of Oahu.</p> <p>Do not pass this.</p> <p>Abraham K. Aiona Waimanalo</p>		
Name: Talbert Takahama	Email: beachhawkhiker@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:35 AM
<p>Testimony:</p>		

I am 71 years old and a life-long resident of Oahu, and have lived in Kalama Tract, Kailua for nearly thirty years. I strongly oppose the House and Senate Bills that are the focus of Resolution 24-65, and support your attempt to fight back against their passing. I fear that such state legislation will irreparably harm and deform residential housing in Hawaii. Mahalo and Aloha.

Talbert and Margaret Takahama

Name: Ann Botticelli	Email: annbotticelli@me.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:37 AM

Testimony:

Mahalo Council Chair Watters and Vice Chair Kia'aina for introducing Resolution 24-65, which expresses strong concern about policy being considered in SB3202 and HB1630. These State bills would essentially allow more density in our residential neighborhoods statewide, which will further attract developers, drive property values up, and price local families out.

I hope this resolution is unanimously approved and transmitted to the state Legislature.

Name: Linda Oppe	Email: ljopple@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:38 AM

Testimony:

I made a mistake. I support the resolution, oppose the bills

Name: Patty Bel	Email: patriciabellmontana@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:41 AM

Testimony:

I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630.

These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Zoning should be decided on a City and County level. Blanket allowing for more density in our residential neighborhoods statewide does not consider infrastructure such as road access, available utilities, or capacity of existing schools. There will be unintended consequences and it will not solve the problem.

Name: Mollie Foti	Email: fotiprmk@hawaiiantel.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:49 AM

Testimony:

The above referenced bills are a terrible idea. I support the Councils resolution 100%. Please pass it.

Name: Mary Tubbs	Email: maliaoflanikai@gmail.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:52 AM

Testimony:

I am in SUPPORT of Resolution 24-65 that points out strong concern for the ramifications of increasing Monster Homes within SB3202 and HB1630. These State bills to eliminate single-family zoning are an irresponsible, simplistic approach that ignores the differences between neighborhoods and each county. Allowing for more density in our neighborhoods will further attract developers, drive property values up even further price out local families from buying a home. The increased density resulting from these State bills will make our neighborhoods even more congested, undesirable to live in, and unsafe for keiki to play in.

Name: Barbara DeBaryshe	Email: debaryshe@gmail.com	Zip: 96816
----------------------------	-------------------------------	---------------

Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 10:59 AM
<p>Testimony:</p> <p>I write in support of Resolution 24-65 that expresses strong concern for SB3202 and HB1630.</p> <p>These state bills make no sense to me. They seem intended to eliminate single-family zoning and replace it with wall-to-wall buildings of unsupportable density. For example, if four units are allowed on a 2,000 sq lot, how could that structure be anything other than a small apartment building with parking on the ground floor? If the purpose is to allow for emergency microhousing or kahuale, the bills should be rewritten.</p> <p>These bills also seem to override counties' authority to plan and control development.</p> <p>Lets build smart for local families in ways that preserve green space and allow for privacy and quality of life. These bills instead offer an open invitation to the kind of predatory developers who have been turning neighborhoods like Palolo, Kaimuki, and Kapahulu into a concrete jungle of defacto boarding houses.</p>		
Name: Stefanie Sakamoto	Email: ssakamoto@imanaka-asato.com	Zip: 96789
Representing: BIA Hawaii	Position: Oppose	Submitted: Mar 20, 2024 @ 10:59 AM
Name: Julie Rogers	Email: julierogershawaii@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:02 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB 1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up and price local families out.</p>		
Name: lois Crozer	Email: lbc@hawaiiantel.net	Zip: 96734-3274
Representing: Self	Position: I wish to comment	Submitted: Mar 20, 2024 @ 11:13 AM
<p>Testimony:</p> <p>I support any resolution that pushes back on the ridiculous idea that increasing density in our residential area is good for the State. I bought my house in R-10 because I wanted to be in nature, not so that we could live right next to each other! PLEASE stop pushing bills where you don't think about the aina. Covering our land in concrete would damage our already fragile reef, which is dying every day. Remember, we live on an island! We can't keep treating our home like it's some sort of commodity. No wonder the Hawaiians are upset at us. Where is the respect for where we live!!? Can't we work with the environment instead of paving over every piece of land? What about the residents who chose these bigger properties because they wanted to have some nature around. Also, the people who have money will develop and make more money. More speculators will come in and buy. COME ON! THINK!</p>		
Name: Ralph Bishop	Email: bishop_r@att.net	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:15 AM
<p>Testimony:</p> <p>Yet another Bill giving developers opportunity to ruin neighborhoods by cramming more housing onto every square inch of space available on any property. Community covenants were created to prevent over-saturating already densely populated neighborhoods. This is no more than a thinly veiled gateway for over-development by avaricious developers who would have no concern for the effect on our neighborhoods. Quash these Bills now.</p>		

Name: Beth Anderson	Email: kailua5@aol.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:32 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 because it expresses concern and opposition to SB 3202 and HB 1630. These bills which would eliminate single family zoning are irresponsible and would effectively severely damage the quality of life experienced in most single family home neighborhoods. We've already seen and experienced the destruction that monster homes have brought to many neighborhoods. I have family that had to sell their home and move from a desirable, quiet, pleasant neighborhood on Wilimania Rise because a monster home went up directly across the street from them. These bills would allow a situation ten times worse. This monster home was the equivalent of a small apartment building and the owner was basically a slum lord with no upkeep on the home or yard, transient tenants in and out, and cars blocking the street. Their previously serene, secure nicely cared for neighborhood became a nightmare. Allowing more density in single family zoned neighborhoods will lead to an increase in situations like this. Quality of life in these neighborhoods usually provide will plummet. Developers will seize on this opportunity to jam more buildings onto single family lots, property values and taxes will go up further pricing out local families. The state needs to come up with urban renewal projects in already high density parts of the City and County of Honolulu. Developers continue to build very high priced building units in Honolulu and provide very little to none affordable housing. Legislation should be directed toward changing that situation to increase affordable housing not toward ruining single family neighborhoods and turning them into dense urban areas. No responsible state or city government would do this in other states. Thank you for considering my opinions.</p> <p>Respectfully submitted, Beth Anderson</p>		
Name: Logan Fornes	Email: loganfornes@gmail.com	Zip: 20814
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:35 AM
<p>Testimony:</p> <p>I strongly support this resolution that expresses concern for sb3202 and hb1630. The state bills to eliminate single family housing and zoning is irresponsible.</p>		
Name: R. Fenstemacher	Email: hale_noa@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:41 AM
<p>Testimony:</p> <p>Aloha. I'm strongly against monster houses. They wreck the character of family neighborhoods and shouldn't be encouraged. This bill does exactly that, it encourages speculators to come into a neighborhood, buy up property, build to the limit of the law, then take the money and run, leaving the neighborhood with a monstrosity!</p> <p>The top-down nature of this legislation is offensive as the people affected most are steamrolled by it. It's their properties that are diminished, let them decide whether their family neighborhood is enhanced or suffers by building a monster house with 15 unrelated individuals and their families on one property!</p> <p>This proposed legislation should not be allowed to go anywhere!!</p>		
Name: George Lingle	Email: linglege@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:49 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Besides inundating an already overloaded Planning and Permitting Department with excessive new permits.</p>		

Name: Wesley Palmer-Lasky	Email: palmerwes@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:50 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. While we need solutions that increase the availability of affordable housing, I am concerned that these State bills will not do that. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Sincerely, Wesley Palmer-Lasky</p>		
Name: Makanani Bell	Email: makanani.bell@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:50 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning are irresponsible one-size-fits-all approaches that do not take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Christine Otto Zaa	Email: higoodneighbor@gmail.com	Zip: 96816
Representing: HI Good Neighbor	Position: Support	Submitted: Mar 20, 2024 @ 12:01 PM
Name: Mathew Johnson	Email: MathewJohnson@gmx.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 12:02 PM
<p>Testimony:</p> <p>Testimony for the:</p> <p>Honolulu City Council Planning and the Economy Meeting 03-21-2024</p> <p>SUPPORT for RES24-065</p> <p>To the Honorable Members of the Honolulu City Council:</p> <p>I am writing to you in strong Support of RES24-065.</p> <p>Over the past several years, I have testified before you, and supported your work to keep Oahu from becoming a slum of local developers and foreign investors who would build monster houses that are not fit for our neighborhoods. Now the threat to everything that makes Hawaii beautiful and orderly is coming from our own elected representatives at the state and federal levels.</p> <p>The current vehicles of this threat are in the State Legislature's HB 1630, H.D. 1, and SB 3202, S.D. 2, both titled "Relating to Urban Development." These bills worsen the problem by making monster lots in areas that are already crowded and stressed by trying to support too many people.</p>		

If passed, these bills will effectively undo all the work that the community and County government personnel did in recent years to address the many problems monster homes are imposing on Oahu's neighborhoods and residents.

Beyond Oahu, Kauai, Maui, and Hawaii island neighborhoods will likely undergo significant changes that forever alter their character, livability, and Hawaiian sense of place. Importantly, our county planning and permitting departments and other government entities have not proven up to the task of managing pressure and influence of developers impatient to make their fortunes on the backs of our people.

Please vote favorably on RES24-065 and let the state representatives, senators, governor, and beyond all know that this hasty, wrong-headed approach is not the solution to housing in Hawaii!

Sincerely,

Mathew Johnson
Kaimuki
MathewJohnson@gmx.com

Name: B.A. Alexander	Email: babs@ladybuglan.com	Zip: 96734
Representing: Self	Position: I wish to comment	Submitted: Mar 20, 2024 @ 12:15 PM

Testimony:
Aloha,

I am writing to support/share the reservations of the Honolulu City Council re:
HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT.

These bills are totally irresponsible.

~ Under the guise of increasing housing, these bills would lay waste to current zoning laws.

~ We do NOT have the infrastructure! The ex. infrastructure is becoming less reliable each passing year.

The State must accelerate its review of State-owned lands that can be 1. newly developed for housing OR 2. retrofitted for housing. Any such development MUST follow existing zoning laws. Writing laws such as these two bulls seek to circumvent any existing norm on development.

Aloha,

B.A. Alexander

Name: Frances Britten	Email: franbritten@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 12:21 PM

Testimony:

I strongly support the City Council's concerns above and vehemently oppose proposed changes to residential zoning.

Overcrowding in our neighborhoods, increased population density, inviting developers and developments into our community, as well as the unsightly nature of 'monster houses' are only a few of the many reasons why such changes would negatively impact our island, our culture and our Hawaii lifestyle.

If people enjoy LA's lifestyle, let them live there, not here!

We are small islands with limited land and limited resources. We CANNOT physically accommodate everyone who wants to live here, no matter how we try, without simultaneously ruining the very things that make our Hawaii the Paradise we want it to be!

We must find other solutions to enable Hawaii's people to make our islands affordable while retaining its desirability!

Name: Brian O'Brien	Email: 25003bob@gmail.com	Zip: 96734
------------------------	------------------------------	---------------

Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 12:23 PM
<p>Testimony:</p> <p>SB3202 and HB1630 are possibly well intended but the ramifications are severe: they will lead to the "ghetto-ization" of our communities. Please support the council measure to oppose the proposed legislation.</p> <p>Mahalo, Brian</p>		
Name: Mary Oneha	Email: moneha@waimanalohealth.org	Zip: 96795
Representing: Waimanalo Health Center	Position: Support	Submitted: Mar 20, 2024 @ 12:25 PM
<p>Testimony:</p> <p>Waimanalo Health Center supports Resolution 24-65 that expresses strong concerns related to HB 1630 HD 1 and SB 3202 SB 2, Relating to Urban Development. While WHC recognizes that there is a shortage of affordable housing, there are other options available as identified in Resolution 24-65 that may be more amenable to the well-being of residential neighborhoods and homeowners.</p>		
Name: Minda Yamaga	Email: jaclhon@gmail.com	Zip: 96807
Representing: Japanese American Citizens League - Honolulu Chapter	Position: I wish to comment	Submitted: Mar 20, 2024 @ 12:28 PM
Name: Patricia Kawaa	Email: kawaap001@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 12:36 PM
<p>Testimony:</p> <p>My husband Earl & my daughter Yahna and I STRONGLY support Resolution 24-65 re: the City Council's opposition to SB3202 & HB1630. Hawaii already has problems with single family zoning, as in my neighborhood. Many of these small, Joe Pau built cottages built in 1959 have been expanded and totally or partially (a room, a floor, a shed) rented out bringing more vehicles, more crowding and increasing social tension. Neither the police nor any governmental agency does anything re: illegal parking, boats on the unimproved sidewalk areas, etc. The two bills proposed by the legislature, will destroy single family zoning and increase squalor. Where will people park? It will strongly resemble the UGLY tent cities in Honolulu like the one in Iwilei fronting the Ross parking lot and on the side of Fergusons store? I wonder about the impact on future tourism because currently grass isn't cut along the roadways & people beg on many street corners. Add ugly residential development and our so called "paradise" disappears. Why would tourists desire to visit squalor? And I'm not "concerned" about these bills, I'm angry!</p>		
Name: Donna Wong	Email: htf3000@gmail.com	Zip: 96734
Representing: Hawaii's Thousand Friends	Position: Support	Submitted: Mar 20, 2024 @ 12:37 PM
Name: PAUL WHITE	Email: phwhite@pacbell.net	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 01:32 PM
<p>Testimony:</p> <p>I am astonished such a fundamental change in land use across the islands is occurring without lots of public debate and input. The bill passed the Senate with only 5 votes in opposition, so most of the members must have been misinformed about its import. To require zoning to change on every urban residential lot to allow 3 subdivisions and group homes is a drastic step which is more likely to produce more monster home in every neighborhood. Creating a dozen more Kaka'akos across the state is not a way to ruin existing neighborhoods while failing to produce affordable housing.</p>		

Name: Susan Mulkern	Email: susan.mulkern@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 02:32 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p> <p>Thank you for reading my testimony.</p> <p>Susan Mulkern</p>		
Name: arienne walker	Email: arienne.walker@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 02:36 PM
<p>Testimony:</p> <p>support local families. oppose unaffordable housing.</p>		
Name: maryanne cavasso	Email: maryannec@me.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 02:37 PM
<p>Testimony:</p> <p>strongly support Lisa Marten's position on this subject</p>		
Name: Rafia Hasina	Email: rafiahasina149@gmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 02:42 PM
<p>Testimony:</p> <p>1) parking will be concerned for additional extension.</p> <p>2) Run off- is city has any run off approval for extension construction.</p> <p>3) Sewers and water supply pressure regulating adequacy?</p> <p>4) Monster-home enforcement made more difficult to regulate the conversation and constructions.</p> <p>5) it will be difficult to regulate the sub division and condominium ownership and control.</p> <p>6) stablshed Neibhour hood will be change in uncontrolled .</p>		
Name: Brenner Danielson	Email: brennerdanielson@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 02:54 PM
<p>Testimony:</p> <p>Aloha Chair Kiaina, Vice-Chair Cordero and other committee members,</p> <p>I want to express my opposition to Resolution 24-65, which opposes HB1630 HD1 and SB3202 SD2.</p> <p>I am someone who cannot currently afford a home in our community and I am burdened by the high cost of rent.</p> <p>Smaller homes on smaller lots would put homeownership within reach for people like myself, and create more stock for rental housing.</p> <p>Monster homes are not allowed under this bill, and there is no such thing as a "monster-lot"</p>		

The City of Honolulu is not losing its power or ruining any type of city planning through these bills. Building codes and height restrictions still apply and the concerns about infrastructure are already addressed as the bill allows the counties to reject a permit application for development on the residential lot if the county determines there is insufficient infrastructure for the development.

I urge you to ignore the NIMBY homeowners like the Kailua neighborhood board who would encase every blade of grass in silicon if it meant preserving some abstract notion of "neighborhood character".

This is a case of the "Haves" which are comprised of so many of the people opposing these bills, using their power to restrict the "Have-Nots" like myself. Furthermore, the passage of these bills does not mandate instant change, it simply allows existing homeowners to facilitate more housing if they wish to which is actually a win for property rights.

Thank you for the opportunity to testify,
Brenner Danielson

Name: Laron Tamaye	Email: ltamaye@gmail.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 02:54 PM

Testimony:
To the Council,

I am writing to strongly oppose RES24-065. Despite the fiery rhetorical text, this blatantly NIMBY response to HB1630 and SB3202 has no place in an island with such a dramatic shortage of housing that forces many locals to choose between family roots and the mainland's cost of living. For everyone born and raised here trying to stay close to home, please strike this down.

Thank you.

Name: Maile Greenhill	Email: mgreenhill29@gmail.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 03:13 PM

Testimony:
Incremental density would not disrupt the character of existing neighborhoods. What would disrupt the character of existing neighborhoods would be pricing out local families by maintaining the status quo.

Name: Cindy Turner	Email: cindy@hotpixels.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 03:23 PM

Testimony:
I support Resolution 24-65.

I too am strongly concerned about SB3202 and HB1630. These State bills, that eliminate single-family zoning, are irresponsible and clearly not thought out.

Allowing lot sizes of 2,000 sq.ft. could double or quadruple the density in neighborhoods like ours. Our sewer and water lines are already strained to capacity and frequently break. Some roads in our Ahapuaa would be extremely dangerous if the traffic increased by 4X.

Zoning changes need to be carefully thought out and should include input from the impacted community. While strong concern expressed by Resolution 24-65 is important, I urge the legislature to act responsibly and KILL BOTH SB3202 and HB1630.

Sincerely,
Cindy Turner

Name: Richard Puetz	Email: R.puetz@me.com	Zip: 96734
Representing: Self	Position: I wish to comment	Submitted: Mar 20, 2024 @ 03:24 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.</p>		
Name: Jennifer Taylor	Email: jennifertaylor_us@yahoo.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 03:39 PM
<p>Testimony:</p> <p>I strongly support Res 24-65, in which the City and County expresses strong concerns about the impact of SB3202-2. We all recognize and support the need for additional, affordable housing. However, the legislature's approach is overreaching and misguided. City and County governments are positioned to understand and be responsive to the impacts of restrictions, or lack thereof, in their specific communities. The broad brush of SB3202 demonstrates that the state does not understand our communities, where Monster homes are changing the very character of old, established neighborhoods and where current residents purchased their homes 20 and 30 years ago, paying premiums for exactly the building limitations that SB3202 intends to ignore and nullify.</p>		
Name: GALEN FOX	Email: galenwfox@gmail.com	Zip: 96813
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 03:43 PM
Name: Linda Legrande	Email: lindalegrande2243@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 03:48 PM
<p>Testimony:</p> <p>I read an article in the SA last week by Froma Harrop which made a lot of sense to me. Entitled Build anything anywhere threatens communities. In it she talks about the YIMBY & NIMBY, stating that the YIMBY movement has gained steam as a solution to the alledged shortage of affordable housing.</p> <p>We seem to be off target with the definition of affordable housing that we are operating on in our state. Is affordable for those who make over \$200,00-\$300,000 really affordable for the majority of Hawaii residents? If so, then we need to be building low income housing, dont we?</p> <p>Zoning is intended to serve local needs & desires. The argument for trading quality of life for cheaper housing is a loser. The type of density building that House Bill 1630, H.D. 1 and Senate Bill 3202, S.D. 2 are seeking to put in place in Honolulu is a threat to long established communities. Werent we told that TOD would help solve some of our housing shortages? Hows that going?</p> <p>Please support Res24-065 as it makes sense in the long run for the value of community that it provides. As Ms. Froma says in her article, we dont have to roll over for developers.</p>		
Name: Brian McNamara	Email: brianmcnamara1979@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 04:01 PM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-</p>		

family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Joshua Wisch	Email: josh@holomuacollaborative.org	Zip: 96734
Representing: Holomua Collaborative	Position: I wish to comment	Submitted: Mar 20, 2024 @ 04:20 PM

Name: PAUL WHITE	Email: phwhite@pacbell.net	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 04:39 PM

Testimony:
I strongly support RES24-065 and strongly oppose SB 3202. The legislation is a severely misguided attempt to solve a very real and pressing problem. A broad brush solution like SB 3202 is likely to maximize the harm to our neighborhoods while resulting only in more expensive and dense housing in any of our existing neighborhoods chosen by developers. We have Kaka'ako as evidence that more houseing doesn't produce more affordable housing.

Paul White

Name: Natalie Fitzgerald	Email: nat.maui7@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 04:45 PM

Testimony:
I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.
Where I live in kaimuki is already crowded. Existing homes with extended family living in the same home. Rooms are rented out for college students nearby. People park on the side of the road where they can. Parking has been taking up much of the shoulder horizontal and straight in where there is maybe a foot left to the road. There is the bus and fire trucks going by a few times daily. We have no infrastructure of curbs, sidewalks, drains. Pulling out of driveways can be hazardess if parked cars are obstructing the view. I walk on the street because sometimes there's no room for me to walk.
Having more density will just add more congestion.
Please keep single family zoning in Kaimuki!
Thank you,
Natalie Fitzgerald

Name: Matt Popovich	Email: admin@hawaiiyimby.com	Zip: 96744
Representing: Hawai'i YIMBY	Position: Oppose	Submitted: Mar 20, 2024 @ 05:12 PM

Name: Ola Popovich	Email: OlaSmith@pm.me	Zip: 96744
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 05:21 PM

Testimony:
As a mother and a renter and and Hawaii resident who aspires to homeownership I oppose this resolution. Smaller and more affordable homes are desperately needed in Honolulu and the NIMBY attacks on these bills use the same old tired arguments NIMBYs use over and over.

Enough! We need more homes! Families are being pushed out of Hawaii by our high housing costs by the thousands. Bills like

these are desperately needed and the majority of Honolulu voters agree.

Name: Eliza Talbot	Email: etalbot@cochawaii.org	Zip: 96813
Representing: Chamber of Commerce Hawaii	Position: I wish to comment	Submitted: Mar 20, 2024 @ 05:36 PM

Name: Carolyn Shigemura	Email: carolyns@cbpacific.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 06:19 PM

Testimony:
I support RE24-065 which expresses concern for SB3202 + HB1630. I sounds like Big Brother State is taking over county district zoning. Zones like R-10. R7.5. R-5. R3.5 will be meaning less. Every thing will be like R 3.5 or less. Totally crazy being able to build 3 units on minimum 2000 sq ft lot. As it is now we can build an ohana unit on R zoned lots. duplexes on R7.5 of a certain size. Our neighborhood could be totally transformed into ghettos.

Name: Michelle Matson	Email: MSMatson808@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 06:43 PM

Name: Lisa Cabanero	Email: rlcabanero@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:02 PM

Name: Brian Smith	Email: brianwilliamsmith2020@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:36 PM

Testimony:
I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. These State bills to eliminate single-family zoning is an irresponsible one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.

Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96708
Representing: Housing Hawaii's Future	Position: Oppose	Submitted: Mar 20, 2024 @ 08:37 PM

Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96708
Representing: Housing Hawaii's Future	Position: Support	Submitted: Mar 20, 2024 @ 08:39 PM

Name: Gerry Rey Clarin	Email: Gerryclarin@gmail.com	Zip: 96706
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 09:43 PM

Testimony:
Dear Honolulu City Council Members,

I am writing to express my strong opposition to Resolution 24-65 and to urge the Honolulu City Council to support

HB1630/SB3202 without exempting the island of O'ahu. It is crucial that we address the housing crisis in a comprehensive and inclusive manner that benefits all residents of the island.

The original language of Resolution 24-65 was deeply concerning, as it unfairly associated moderate residential density increases with negative connotations such as "slums" and "proliferation of disease vectors." Such language is not only misleading but also perpetuates harmful stereotypes and impedes progress towards much-needed housing solutions.

While the proposed amendment may have removed the most egregious language, the intent of exempting O'ahu from the provisions of HB1630/SB3202 is still unacceptable. Denying the island of O'ahu the opportunity to benefit from the provisions of this bill would be a disservice to the residents who are in dire need of more affordable housing options.

HB1630/SB3202 presents a valuable opportunity to address the housing shortage and promote sustainable development that benefits all residents of Hawaii. By supporting this bill and rejecting Resolution 24-65, the Honolulu City Council can demonstrate a commitment to fostering inclusive and equitable communities that prioritize the well-being of all residents.

I urge the Honolulu City Council to stand against the exclusion of O'ahu from the provisions of HB1630/SB3202 and to support policies that promote responsible growth and address the housing needs of our community.

With your help I'll one day be able to afford a house of my own.

Sincerely,
Gerry Clarin
Ewa Beach HI

Name: Breanne Fong	Email: bfong4@hawaii.edu	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 10:07 PM

Testimony:

Aloha,

My name is Breanne Fong, and I STRONGLY OPPOSE HB1630 and SB3202. Resolution 24-65 states that the results from "mandating that at least three dwelling units be permitted on each zoning lot" ... "would exacerbate existing 'monster home' concerns that O'ahu residents have strongly expressed", which is irrational and does not make sense -- why would you want to aggravate people's concerns??

In general, we don't need more people using up more resources than the 'ina (land) can provide as we are already over capacity in some neighborhoods. We need to make decisions that consider impacts on not just the welfare and well-being of people but the well-being of our environment, our 'ina and how our decisions impact such.

Mahalo for your time.

Name: Jeanne Ohta	Email: jyohta@hawaii.rr.com	Zip: 96821
Representing: Aina Haina Community Association	Position: Support	Submitted: Mar 20, 2024 @ 11:05 PM

Name: Trey Gordner	Email: hawaiizoningatlas@gmail.com	Zip: 96706
Representing: Hawaii Zoning Atlas	Position: Oppose	Submitted: Mar 20, 2024 @ 11:41 PM

Testimony:

My name is Trey Gordner. I live in a townhome in Ewa Beach, not far from Laulani Tides, a charming and popular neighborhood on 1400 square foot lots. I am also trained as an urban planner and lead the Hawaii Zoning Atlas, which studies the link between zoning regulations, housing supply, and affordability. I am writing in that capacity in opposition to Resolution 24-065.

In a 201H hearing last year, Chair Waters asked attendees: how do we build more housing that locals can afford? I was there and took that as a serious call to action. My team and I studied the various costs of homebuilding in Hawaii, and what other jurisdictions across the country were doing to make housing more affordable. We found that according to the City's real property tax records, a vacant R-10 lot is worth nearly \$1.4M, 10 times the AMI for a family of 4. We found that dating back to the origins of zoning, minimum lot sizes have been imposed not as good planning practice, but as a tool to exclude lower-income households from desirable areas. And finally we found that, across the country, the way other states and cities are building more housing that their residents can afford is by reducing minimum lot sizes and increasing the number of units that can be built on a lot, consistent with HB1630, SB3202, and the recommendations of the American Planning Association.

You have heard from many homeowners today. But the question this Committee should be considering is not what these owners think, but who the next owners will be. Because they won't be anyone local. Locals can't afford R-20, R-10, or even R-5 homes at today's prices. And as long as we retain our existing minimum lot sizes and unit caps, they never will again. Our single-family neighborhoods are, in effect, earmarked for out-of-state buyers.

If this Committee passes the resolution, it only bolsters the case for State intervention. This resolution demonstrates that the Council is prepared to use, once again, as the basis for its land use policy not the needs of the city as a whole or of its most vulnerable residents in particular, not a representative sample of public opinion, not the strong recommendations of the American Planning Association, but the opinions of an educated, affluent minority of homeowners that can and will attend a 9am Thursday hearing on short notice. I urge you to oppose this measure because smaller homes on smaller lots are more affordable by design and will keep more local families in Hawaii.

Name: Elizabeth Reilly	Email: directors@lhkh.org	Zip: 96825
Representing: Livable Hawaii Kai Hui	Position: Support	Submitted: Mar 20, 2024 @ 11:47 PM

Name: Kimeona Kane	Email: Kimeonakane@gmail.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:58 PM

Testimony:
Aloha nui kkou,

As a lifelong resident of Waimnalo, a community that has been increasingly disrupted by loopholes in zoning definition, I am concerned deeply about the potential for the House and Senate Bills listed in this Resolution, to permanently change the rural nature and spirit we have come to love. The bills are a poor example of an attempt to address the housing crisis that many are worried about and which we should be, however, the fine line that these bills have been built on, does not and will not serve my community. In other areas around the County and State, it may be tolerable, but I have to question if the intention truly is for the people of Hawaii.

For these reasons, I strongly support the RES24-065

RESOLUTION EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT, and encourage the City Council to take an even stronger position of opposition and not a passive concerned status.

Mahalo nui for your support.

Kimeona Kane

Name: Carol Titcomb	Email: carolth@hawaii.rr.com	Zip: 96786
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 11:59 PM

Testimony:
Agenda Item: RES24-065

I strongly support Resolution 24-65 that expresses concern for SB3202 and HB1630.

These State bills to eliminate single-family zoning are short sighted and top down measures that will enable land speculation and uncontrolled development, further driving property values / rental fees up and local families out.

I have personal experience with this situation. I was renting an older home on a lot with green space and fruit trees in Wahiawa Heights. The new owners subdivided the lot and built a 3 bedroom home on the other half, which they sublet. They then raised the rent because their property taxes increased. Within 2 years they had built two ADU, one adjacent to each house, with intent to rent them out as well. I moved out because my rent was going to increase yet again.

Moreover their actions quadrupled the density in what was once a quiet residential lane. The formerly green space with good drainage for our wet climate is now largely paved over for foundation and parking, with increased run off when it rains.

The owners are foreign investors who have bought another two lots in the same neighborhood with plans to continue subdividing, building and renting. They live in town and have no appreciation for the community of Wahiawa and how their activities have transformed our environment.

My children have already joined the diaspora of Hawaiians living on the mainland, having been priced out of the market. Where am I to go?

Name: Cyle Dahl	Email: cyledahl@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Mar 21, 2024 @ 12:00 AM

Testimony:

I STRONGLY OPPOSE the proposed resolutions regarding House Bill 1630 and Senate Bill 3202 is deeply concerning as it undermines the critical need for housing options for the people of Honolulu County. HONOLULU COUNTY SHOULD NOT BE EXEMPT from the proposed bills, AND THE HONOLULU CITY COUNCIL SHOULD SUPPORT the bills. While the bills aim to increase the availability of residential housing, the resolution is ignorant of the urgent demand for affordable housing solutions and driving people—and economic opportunity—away forever.. By opposing the bills, the City Council is neglecting the pressing issues facing its residents—both the haves that the Council represents, and the have-nots that the Council ignores.

Firstly, the Council fails to acknowledge—or actively overlooks—the severity of the housing crisis in that state, including Honolulu. With soaring housing costs and limited availability, many residents are struggling to find adequate and affordable housing. House Bill 1630 and Senate Bill 3202 offer promising solutions to alleviate this crisis by allowing for increased density and subdivision of properties, thereby creating more housing options.

Moreover, the resolution's assertion that the bills are not suitable for Honolulu County due to its smaller zoning lots is shortsighted. While the city may have unique challenges, such as existing density and infrastructure concerns, these bills provide an opportunity to address these issues head-on. By adapting to changing demographics and housing needs, Honolulu can ensure sustainable growth and development for its residents.

Additionally, the resolution's emphasis on maintaining the status quo overlooks the need for innovative approaches to urban development. The City Council's reluctance to embrace change and explore new solutions only exacerbates the housing crisis and limits opportunities for affordable housing initiatives.

Furthermore, by opposing the bills, the City Council is disregarding the voices of a vast majority of community members who are advocating for more affordable housing options. These bills have the potential to positively impact countless families by providing access to safe and affordable housing, which should be the primary focus of the Council's efforts.

In addition, it's crucial to recognize that addressing the affordable housing crisis requires a multifaceted approach. House Bill 1630 and Senate Bill 3202 are just one component of a broader strategy needed to tackle this complex issue effectively. While these bills offer important provisions for increasing residential housing availability, they should be viewed as part of a comprehensive solution rather than a standalone fix.

Other essential elements of addressing the housing crisis include investing in infrastructure, promoting mixed-income housing developments, implementing rent stabilization measures, supporting community land trusts, and expanding housing subsidies and assistance programs. By combining these approaches, you can champion a more equitable and sustainable housing ecosystem that meets the diverse needs of residents across Honolulu County.

By opposing House Bill 1630 and Senate Bill 3202, the City Council risks missing out on valuable opportunities to advance

affordable housing initiatives and address the pressing needs of its residents. Embracing a collaborative and inclusive approach to urban development is essential for creating vibrant, resilient communities where all residents have access to safe, affordable housing.

In conclusion, HONOLULU COUNTY SHOULD NOT BE EXEMPT from the proposed bills, AND THE HONOLULU CITY COUNCIL SHOULD SUPPORT the bills. The Council's opposition to House Bill 1630 and Senate Bill 3202 is misguided and detrimental to the well-being of Honolulu County residents and our future. Instead of resisting change, the City Council should prioritize the urgent need for affordable housing and work collaboratively with state legislators to enact policies that support sustainable urban development and address the housing crisis head-on.

Name: Whitney Bosel	Email: whitneybosel@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 21, 2024 @ 02:26 AM

Testimony:
I write to express strong support for council resolution 24-065. Zoning exists because land is not all the same. The capacity, accessibility, needs, geography, resources, etc are not the same across the state, across any island, or even across any region, hence our general plan, plans like the PUCDP, and even more granular zoning designations. City council is right to be wary of this broad brush mandate forced on a varied landscape, and I stand with this resolution against SB3202 and HB1630 which are just inviting risk and chaos with their willful dismissal of the diverse realities on the ground.
-Whitney Bosel

Name: joan Koff	Email: joankoff@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 21, 2024 @ 07:03 AM

Testimony:
I agree with this resolution because I would not like to see the State take over the community zoning process. I do support efforts to enhance our housing stock for community residents at affordable rates, permissive building of lots in all areas is likely to degrade our beautiful communities. For this reason, I believe that alternative measures which augment community input on this matter should be adopted. The resolution is hopefully a step in that direction. I have lived on Oahu for 51 years.

Name: Chery Zarbaugh	Email: czarcats@msn.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 21, 2024 @ 08:12 AM

Testimony:
This is a bad idea. It would create huge problems for homeowners who are already having to contend with large renovated homes that are already housing more than one family, creating horrific parking accommodations. This would basically eliminate single family dwellings in lieu of multiunit homes on the same property, turning it into urban slums, because basically that's what's going to happen. I like my neighborhood just the way it is and what it was originally intended for. NOT B&B'S AND NOT MULTI FAMILY UNITS (HOMES) ON A SINGLE PROPERTY, regardless of the size of the property. Stop changing the zoning laws to suit your attempts to solve the housing crisis....I suggest you consider those zoning permits for new subdivisions but stop ruining it for established neighborhoods and everyone else. The problem is overpricing, outside investors, jobs that nobody wants to work, overpopulation, ridiculous inflation, entitlement mentality and way too much government spending...Oh and you want to give yourselves yet another raise?????? Stop stealing and raping your constituents who pay you sit behind a desk and pass infinitesimal number of laws year after year. Your solutions are weak, not to mention all tied up in "money"....Hawaii just loves to continually shoot itself in the foot..thanks to the "blues" grip. Hawaii WAS once a paradise, but now turning into just another slum city for the rich which law makers love to support! and I wonder why!!!!!!

Name: Evan Oue	Email: eoue@imanaka-asato.com	Zip: 96813
Representing: NAIOP Hawaii	Position: I wish to comment	Submitted: Mar 21, 2024 @ 08:13 AM

Name: Kenani Gramberg	Email: kenanigramberg@gmail.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 21, 2024 @ 08:36 AM
Testimony: I strongly support Resolution 24-65 that expresses strong concern for SB3202 and HB1630. Waimnalo is a special place I feel these Bills will definitely change that.		
Name: Mary K Flood	Email: maryflood50@gmail.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 21, 2024 @ 08:37 AM
Testimony: This bill would add too many people and too much density to already crowded areas. Please do not add density . Not enough parking. Kill the bill.		
Name: Arjuna Heim	Email: heimarjuna@gmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Mar 21, 2024 @ 08:39 AM
Testimony: The City and County protecting SFH lots like this is shameful. Single family zoning only benefits those with significant economic power and perpetuating this policy in the face of a housing crisis is ridiculous.		

Jeannine Johnson
Email: jeannine@hawaii.rr.com
Phone: (808) 691-7261 (w)
March 17, 2024

To the Special Meeting of the Committee on Planning and the Economy
Esther Kia'āina, Chair
Radiant Cordero, Vice-Chair
Val A. Okimoto
Calvin K.Y. Say
Matt Weyer

Re: Resolution 24-65 Expressing the Honolulu City Council's Strong Concerns
Relating to HB1630, HD1 and SB3202, SD02, Relating to Urban Development
Hearing: Thursday, 3/21/2024 at 9 a.m. in Council Chamber, Honolulu Hale

Aloha Chair Kia'āina, Vice-Chair Cordero, and Honorable Committee Members,

I vehemently oppose HB1630 and SB3202 (In all their revised drafts) which would allow multiple additional dwellings on residential zoned lots as small as 2,000 square feet and strongly support Resolution 24-65.

In the later part of the last century, developers had free rein to build hotels in filled-in wetlands, thousands of homes in filled in fishponds and thousands of condos in a filled in salt lake resulting in a wholesale loss of our cultural resources. In this century, though, because of environmental and cultural concerns the public has regarding Hawaiian burial sites, horrendous traffic due to overbuilding and unfettered growth, dwindling water capacity, and inadequate infrastructure, laws were passed to restrict monster homes like the one at 3615 Sierra Drive Honolulu to protect and preserve the character of our residential neighborhoods. It was gratifying to know that the Building Board of Appeals recently upheld the revocation by the Department of Planning and Permitting (DPP) of the developer's building permit for three two-story houses, with 17-1/2 bathrooms, and 4 wet bars, on a single 19,000- square-foot lot.

I shudder to think what would happen if HB1630 and SB3202 were enacted in our bedroom communities in East Honolulu where we have **the** highest property values, homes built in the 50s with one car garages and narrow streets that are already crowded with residents' cars. Allowing for a minimum of 4 dwelling units on a minimum lot size of 2,000 sq. ft. and allowing for parcels to be subdivided, would mean that on a typical 10,000 sq. ft. lot, developers could technically build **over 2 dozen dwelling units**. Look no further than Kaka'ako with all of its overpriced condos instead of affordable workforce housing for what will eventually become of these "affordable" units. Instead, passage of HB1630 and SB3202 will allow even more density than monster homes and even higher property values, making it even more unaffordable to live in Hawai'i. It will defy our residential lot standards that limit building height, coverage, paving; remove

landscaping, causing temperatures to rise; increasing traffic and noise as well as flooding and run-off; and the long-term cumulative impact of this transformation will adversely affect the character of our existing neighborhoods turning them into high-density apartments. These bills also supersede county planning and zoning because they are state mandated and would eliminate public participation in planning for their communities because all applications shall be reviewed and acted on by DPP instead of the City Council, which has at least 3 hearings where the public can comment on any proposed development.

This is unacceptable, I can only assume that **the real purpose of this bill is to benefit realtors, foreign investors and the state and county coffers** which would outprice our local community AGAIN.

Council Vice-Chair Esther Kia'āina recently said "Blatant violation of city ordinances should not be tolerated, and unfortunately some monster homes developers have been getting away with building homes that are out of character with surrounding neighborhoods." Now the Legislature wants us to tolerate their giving developers carte blanche to build even more monstrous homes in our neighborhoods in total disregard for their constituents' wishes.

County councils are better positioned to work with our communities and assess development situations on a case by case basis. HB1630 and SB3202 will hinder the County's ability to make informed and reasonable decisions as it relates to development. Your support of Resolution 24-65 is therefore respectfully requested.

Mahalo,



Jeannine Johnson

cc: Sen. Stanley Chang
Rep. Gene Ward
Rep. Mark Hashem
Council Chair Tommy Waters

TO: Members of the Committee on Planning and the Economy

FROM: Natalie Iwasa

DATE: Thursday, March 21, 2024

SUBJECT: Resolution 24-065, Density on Residentially-Zoned Lots – **SUPPORT**

Aloha Chair Kia'aina and Councilmembers,

Thank you for this opportunity to provide testimony on Resolution 24-065, which lays out concerns with the state legislature's bills, HB 1630, HD1, and SB 3202, SD2, that would allow for denser housing on residential properties.

As noted in the resolution, the city spends considerable time and resources updating its general plan and underlying development and sustainable communities plans. The proposed changes to zoning laws included in the state legislature's bills disregard the planning that has been done and the many hours of input communities have had.

I support this resolution. Please vote "yes."

Please note inconsistencies in the abbreviations for house draft and senate draft, e.g., "H.S. 1" but "SD2" with no periods. In my opinion, SD2 is easier to read.

**Andrew Laurence
Honolulu, Hawaii 96815**

March 19, 2024

City Council, City and County of Honolulu
530 South King Street
Honolulu, HI 96813

Testimony for the Planning and the Economy Meeting, March 21, 2024, 9 a.m.

Honolulu City Council Resolution 24-65

Aloha Members of the Honolulu City Council:

I am writing to voice my **SUPPORT** for **Honolulu City Council Resolution 24-65**

As currently written, the resolution does a good job capturing the myriad of issues related to the ominous proposals in the 2024 Hawaii State Legislature's House Bill 1630, H.D. 1, and Senate Bill 3202, S.D. 2, *Relating to Urban Development*. Oahu, and urban Honolulu in particular, need the Legislature to slow down and consider these issues more comprehensively to account for the damage these bills would permit on our island communities.

Proponents of these bills would like you to believe that densely-packed, small, multi-story housing will create a trickle-down effect in which individuals with lower incomes would benefit from the availability of more housing in general. But we know that is not true. Studies of other states that have adopted similar policies have seen the exact opposite has occurred. Moreover, in Hawaii, there is no great trickledown effect because foreign investors always want to get into this market, and have tended to outcompete local buyers for any available housing stock.

The bills would leave it up to developers to determine the type of housing that would be built, and thus the future look and feel of our neighborhoods. Unfortunately, history has proven that where money is involved, we simply cannot trust local developers and especially out-of-state and foreign investors who come to Hawaii seeking to extract the maximum amount of money possible, to create housing that will result in nice neighborhoods and a high quality of life for the people of this state. I fully expect the wave of demolition and redevelopment unleashed by these bills will result in the cheapest possible builds, for the most possible people, with no setbacks, no trees or vegetation, and no unpaved areas to absorb rain water to protect the swimming, surfing, and fishing of our coastal waters, resulting in tremendous loss of the very qualities that have made Hawaii such a desirable place to live.

I ask you to adopt Resolution 24-65 and forward it to State Legislature with urgency.

Mahalo nui loa for your consideration of these concerns,

Andrew Laurence

Aloha!

I strongly support Resolution 24-65. I find the proposal set forth by SB 3202 and HB 1630 appalling. This will put an end to single family neighborhoods as we know them.

Those of us who live in Kukunono in Kailua near Castle Hospital have had to put up with a "monster" house hastily erected right before legislation passed to ban these huge homes. A single family dwelling at 1356 Manu Mele Street became two large structures on a 7,500sq ft lot. There is a total of 14 bedrooms, 12 bathrooms and 4 kitchens on this property. IHS and Tutu Bert's rented this monstrosity for the recovery of the homeless in need of medical care. All of us in the near vicinity were subjected to an increase in traffic and noise- handivans, vehicles of the care workers, taxis, first responders etc. This is a quiet family street where kids play and ride bikes, residents walk their dogs etc. After some three years, IHS and Tutu Bert's pulled out and now there are 3 or 4 families renting there.

Next door to this monster house, a single family dwelling was sold in 2022. The new owners converted this home into a structure that can house 3 separate groups: the main area composed of 3 bedrooms, 2 baths and a kitchen; a 2-bedroom, 2 bath, kitchenette unit and upstairs, there is a one-bedroom/one bath/kitchenette unit. The new owners then put this house back on the market a year after purchasing it. There is a 2-car garage. Where will all these prospective tenants park?

Are we able to supply water to all those who will live on properties that have 3 dwellings and/or 3 unrelated rental groups? The increase in noise and traffic is a given. Our current lifestyle is threatened for many of us wish to live out our golden years among long-time neighbors.

I have lived on this street for over 30 years. Mahalo for your consideration.

Mary Anne Smith

I **strongly support** Resolution 24-65!

Hawaii needs more affordable housing. But, **proposed companion State bills, SB3202 SD2 and HB1630 HD1, are not the way to achieve the goal!**

Counties and neighborhoods vary greatly from one another. These State bills improperly fail to recognize these differences by employing a **one-size-fits-all approach**. These bills would allow extreme density by allowing lot subdivision into very small lots, effectively eliminating single-family zoning. **Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out.**

These bills **would negatively impact Honolulu's ability to combat the "monster home" proliferation. Look at the effect of "monster homes:** they negatively affect neighbors, the quality of life in neighborhoods, and the availability of on-street parking, while straining water, sewers, and other infrastructure! If these small subdivided lots are not connected to sewer and have overloaded individual wastewater systems, the density is likely to pollute groundwater, in some locations safe drinking water, streams and the ocean, harming coral reefs with excess nutrients.

The county councils are better positioned to work with their diverse local communities and assess local situations on a case by case basis. **These State bills interfere with the City's ability to make informed and reasonable decisions as it relates to development.**

Please pass Resolution 24-65!

Mahalo! Ted Bohlen

March 20, 2024

Trevor Nagamine
PO Box 37966
Honolulu, HI 96837
<tnagamine.nb25@gmail.com>

Councilmember Esther Kia'āina, Chair
Committee on Planning and the Economy
Honolulu City Council
530 S. King St.
Honolulu, HI 96813

RE: **Resolution 24-65** — Density on Residentially Zoned Lots and County
Zoning Authorities

Dear Chair Kia'āina and Members of the Committee,

My name is Trevor Nagamine, and I am a resident of Mililani. I am also currently a member of Neighborhood Board No. 25 (Mililani/Waipio/Melemanu); however, I am submitting this testimony in my individual capacity, and this testimony does not reflect any official position of Neighborhood Board No. 25. I am writing today in opposition to Resolution 24-65.

While the City Council acknowledges in the resolution that O'ahu is in the midst of a severe housing shortage, and points to several ordinances passed by the Council in the past four years, these measures do not address the lack of supply of housing in general, which is the primary driver of extreme housing costs. More drastic steps are necessary to increase housing production now, which is why HB1630/SB3202 exist in this year's session of the Legislature. The City Council has had decades to act to address this issue. The fact that the Land Use Ordinance, the O'ahu General Plan, and the various Sustainable Community Plans do not account for this reality are reasons why the Legislature considers it necessary to intervene in what would normally be a county matter.

The fact that "monster homes" are an issue on O'ahu at all is a symptom of the wider lack of affordable housing. The desire to build what are essentially apartment buildings in areas zoned for single-family homes reflects the need for housing.

Moreover, characterizing smaller lots as "slum[s]" that allow fire and disease to proliferate is outrageous. This is not the year 1900. Allowing both smaller lot sizes and multiple buildings on a single lot are necessary to allow people to build homes that they need that are not apartment buildings.

Thank you for your time and consideration in this matter.

Mahalo,

Trevor Nagamine

RES24-065

I strongly support Resolution 24-65.

Eliminating single-family zoning will destroy communities where actual families live and carry on normal lives. Allowing more density on lots will allow developers and investors to increase profits while pricing out local families trying to continue to live in Hawai'i. Both of my children were forced to move to the mainland when they were priced out of Hawai'i. "Ohana units" are now mostly vacation rentals. It's time to start taking care of the people who live in Hawai'i and call it home.

Roberta Cestare

Hawai'i resident for 42 years

Bryan Li
2411C Liliha Street
Honolulu, HI 96817

March 20, 2024

The Honorable Esther Kia'aina, Chair
The Honorable Radiant Cordero, Vice Chair
Members of the Committee on Planning and the Economy
City Council, City and County of Honolulu
Honolulu, Hawaii 96813-3077

RE: Resolution 24-065 (2024): EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT

Dear Chair Kia'aina and Members of the Committee on Planning and the Economy:

Mahalo for the opportunity to submit testimony in STRONG SUPPORT to Resolution 24-065 (2024) – Expressing the Honolulu City Council's Strong Concerns Relating to House Bill 1630 H.D. 1 and Senate Bill 3202 S.D. 2, Relating the Urban Development.

While I strongly support affordable housing, a one size fits all approach that HB 1630 HD 1 and SB 3202 S.D. 2 hopes to achieve does not make sense for the reasons Chair Waters and Chair Kia'aina have outlined in RESO 24-065. What might be appropriate for the neighbor island counties may not be appropriate for the City and County of Honolulu, which has a population of over 900,000 people and is over 5x the density of the next largest county, Hawaii County.

Please allow me to express my STRONG SUPPORT for Resolution 24-065.

Mahalo,

Bryan Li

cc: Councilman Tyler Dos Santos-Tam

March 21, 2024, 9 a.m.

Honolulu Hale

To: Honolulu City Council Committee on Planning and the Economy

Esther Kia'āina, Chair

Radiant Cordero, Vice-Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: OPPOSITION to RESOLUTION 24-65 — EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT

Aloha Chair Kia'āina, Vice-Chair Cordero and other members of the Committee,

The Grassroot Institute of Hawaii would like to offer its comments in **opposition** to [Resolution 24-65](#), which would express the Council's opposition to HB1630 HD1 and SB3202 SD2.

These two measures would increase our housing supply not only on Oahu but throughout all of Hawaii by allowing smaller homes on smaller lots. This would help lower housing costs and remove the need for many Hawaii residents to move to the mainland in search of more affordable housing.

Contrary to some rumors, this bill would not legalize so-called monster homes in Hawaii, and it would not overburden water and wastewater infrastructure.

In fact, this bill would actually be the antidote to monster homes.

By legalizing smaller homes on smaller lots, the HB1630 HD1 draft would allow only one more accessory dwelling per lot than is currently allowed under Honolulu zoning code. Under the bill, homeowners could build two ADUs on their lots instead of one.

Allowing these smaller homes on smaller lots would mirror a powerful approach many states and cities across the county have already used to increase housing supply. These include Minneapolis, Minnesota;

Houston, Texas; Milwaukee, Wisconsin; and Columbus, Ohio, as well as the entire states of California and Montana.¹ Auckland, New Zealand, is a good international example.²

All of these places have upzoned their residential areas to allow greater housing density on lands already zoned for housing — and the research indicates these changes work. They have increased supply and lowered home prices.³

Incidentally, this is not a new idea for Hawaii. In 2004, Honolulu adopted a Primary Urban Center Development Plan that was intended to promote additional housing choices. One main policy in that plan was to improve the feasibility of redeveloping small lots.⁴ Twenty years later, we are still having the same conversations because of continued inaction by the previous Councils.

Perhaps because we didn't adopt this policy 20 years ago is why we find ourselves grappling with monster homes now. Monster homes exceed or push the legal limits of large single lots. Smaller, more affordable units built on reduced footprints, with appropriate setbacks and height limits, are a reasonable way to increase the number of housing units while disincentivizing the construction of monster homes.

As the Grassroot Institute of Hawaii pointed out in its recent report, "[How to facilitate more homebuilding in Hawaii](#)," smaller lots would reduce project costs and homebuilders would find it financially feasible to build smaller, less expensive homes.

Multigenerational families would also benefit. There are many instances today where you have tutu, mom, dad and adult children living under one roof. This bill would allow the homeowner to construct two ADUs so that everyone could have their own space.

Regarding the concerns about adequate infrastructure, HB1630 HD1 and SB3202 SD2 already address these concerns by allowing counties to "reject a permit application for development on the residential lot if the county determines there is insufficient infrastructure for the development."

In light of these myths and the real benefits these bills would bring to Honolulu residents, we would urge the committee to defer this resolution — at the very least, remove the language requesting an exemption for the City and County of Honolulu.

¹ Laurel Wamsley, "[The hottest trend in U.S. cities? Changing zoning rules to allow more housing](#)," NPR, Feb. 17, 2024.

² Ryan Greenaway-McGrevy, "[Can Zoning Reform Reduce Housing Costs? Evidence from Rents in Auckland](#)," University of Auckland Business School, Economic Policy Centre Working Paper No. 016, June 2023.

³ Christina Plerhoples Stacy, Christopher Davis, Yonah Freemark, Lydia Lo, Graham MacDonald, Vivian Zheng and Rolf Pendall, "[Land-Use Reforms and Housing Costs](#)," Urban Institute, March 29, 2023; and Vicki Been, Ingrid Gould Ellen and Katherine M. O'Regan, "[Supply Skepticism Revisited](#)," New York University Law and Economics Research Paper forthcoming, Nov. 10, 2023

⁴ "[Primary Urban Center Development Plan](#)," Department of Planning and Permitting, City and County of Honolulu, June 2004.

Thank you for the opportunity to testify.

Ted Kefalas

Director of Strategic Campaigns

Grassroot Institute of Hawaii



**HONOLULU CITY COUNCIL
COMMITTEE ON PLANNING & THE ECONOMY
COUNCIL CHAMBERS, 9:00 AM**

March 21, 2024

RE: Reso. 24-065 - Expressing the Honolulu City Council's strong concerns relating to House Bill 1630, H.D. 1, and Senate Bill 3202, S.D. 2, relating to urban development.

Chair Kiaaina, Vice Chair Cordero, and members of the Council:

My name is Max Lindsey, Government Relations Committee Chair of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA Hawaii is in opposition to Resolution 24-065, which expresses the City Council's opposition to HB 1630 & SB 3202, Relating to Urban Development.

While we understand the concerns the Council expresses in this resolution with regards to the Legislative measures, we strongly oppose the language used in the Resolution. The wording in the 7th "Whereas" clause in the resolution reads: "...may lead to a complex patchwork or slum of small zoning lots within close proximity to each other, increasing the chances of conflict among neighbors, the spread of fire, and the proliferation of disease vectors".

This language seems to imply that people living in "close proximity" are automatically "slums", who cause disease, fire, and fights. Many people live in close proximity to one another; this is not abnormal. There are many neighborhoods in Hawaii which could be described as "complex patchworks", which should not be a negative concept. To imply that people's living and financial situation makes them spread disease is extremely offensive and inflammatory.

Hawaii's building industry has long been sounding the alarm on this housing crisis. Rhetoric such as is in this resolution does nothing to move towards a solution to this crisis, but rather only serves to further divide our communities.

We strongly oppose this resolution.



March 20, 2024

RE: **SUPPORT Resolution 24-65**

Dear Councilmembers:

HI Good Neighbor strongly supports Resolution 24-65, which expresses the City Council's strong concerns regarding the two State bills that would allow three or more dwellings on residential lots as small as 2,000 square feet: SB3202 and HB1630.

We are a group of working class residents from around O'ahu who are strongly opposed to monster houses and illegal vacation rentals, which drive up property values and price local families out. HI Good Neighbor supports the thoughtful and safe development of our residential neighborhoods.

Because of the density allowed in our R-3.5 and R-5 zoning districts, our older working class neighborhoods like Kaimukī, Kalihi, Kapahulu, Mānoa, Pālolo, etc. have been plagued by monster homes. These apartments poorly disguised as homes - 16, 20 and 30 bedroom "homes" - have skyrocketed property values. Locals cannot compete with these investors.

SB3202 and HB1630 would allow for much more dwelling units than monster houses, which would increase property values even higher. **Without affordability language, SB3202 and HB1630 will result in UNAFFORDABLE housing.** Again, who can compete with these for-profit buyers?

And this would impact most residential neighborhoods statewide and not just the "urban core" as some may think. Many residents don't realize that the "urban state land use districts" apply to most residential neighborhoods throughout the state. This WILL NOT *keep the country country*. And, the same bad actors who build monster houses and operate illegal vacation rentals will be the same bad actors that will take full advantage of this increase in density.

And, why do we need more homes on O'ahu when:

- According to the [DPP's annual report](#) (see page 23, Table II-2), we have 80,225 approved and permitted housing units on O'ahu that HAVE NOT BEEN BUILT?
- According to recent DPP data, we have roughly 106,000 residential lots that are eligible for ADUs to be built.
 - Since the 2015 introduction of ADUs on O'ahu, only 1,091 ADUs currently exist. So if that didn't encourage housing growth and we already have the means to

increase housing supply, why would allowing more ADUs be the solution? This will only make it more attractive for developers to snatch up properties and build more UNAFFORDABLE housing. Clearly, many working class families don't have the means to build one ADU and certainly not two or more.

So on O'ahu, do we have a supply problem? Or, do we have a building problem? The questions to ask and solve are (1) why haven't these units been built and (2) what can the state and city do to help builders build these units or to incentivize homeowners to build ADUs?

Additionally, we have 31,000 short term rental units on Maui and 10,000-14,000 units on O'ahu. Why isn't the legislature pushing through legislation to immediately stop all short term rentals? Again, do we have a supply problem?

Supporters of the bill have villainized single-family residential zoning. The term is misleading, especially on O'ahu, where many properties house multi-generations and have more than one dwelling unit. And again, our working class neighborhoods in the "urban core" of O'ahu are zoned for maximum density, and we are maxed out. **We are tired of the housing shortfalls being dumped in our working class neighborhoods. We are not NIMBYs. We are IMBYs because it is all over our backyards!**

Whether good or bad, single-family residential districts were designed for single-family use; planning didn't account for the drastic increase in density that these bills call for. Much of our neighborhood roadways are narrow with no sidewalks, no storm water drains...families walking to and from school along these busy streets. You really can't increase driving lanes in our older neighborhoods unless you condemn a lot of properties and displace a lot of families. And we don't even need to go on about the lack of parking and the lack of safety with the increase in cars. And how do you move people away from using their cars when the rail won't touch most communities, when families need to shuttle keiki and kūpuna?

In theory, it sounds great to repurpose our single-family neighborhoods. But the reality is the infrastructure, especially roadways, cannot be easily adapted. And many of our older working class neighborhoods also still have above-ground public utility lines. Is anyone concerned about fire safety with the increase in density?

The dryness and heat index increase along with the strain on the electrical grid could very well be a catalyst for another catastrophe like the Maui fires. What about the overall safety of our neighborhoods? **We should focus on ensuring our infrastructure can safely support greater density before increasing density. There doesn't need to be risk to public safety if we move forward thoughtfully.**

And what about the trees and green space that we are losing to all this density? More concrete heats up our neighborhoods, which contribute to factors that lead to catastrophes. Trees and

green space cool our neighborhoods, capture rain (thereby reducing polluted runoff and flooding), and beautify our communities.

There's no denying that we all want affordable housing. We all want to be able to live here. Our children, grandchildren, families and friends should not be forced to leave. But, we have to be mindful in our approach. Solutions that may work on the continent, *where land is more abundant and public transportation is much more robust*, may not work on an island. We don't need band-aid, reactive fixes. We need thoughtful, proactive planning and action.

There are common sense solutions if state and county leaders are willing to take action:

- Build the 80,000 permitted housing units on O'ahu that have not been built. Why haven't they been built? Work with builders to solve that problem before creating more problems.
- Put a stop to all short term rentals in our residential districts, which again is estimated to be 31,000 on Maui and 10,000-14,000 units on O'ahu. The bills state that we need 50,000 new dwelling units to meet housing demands. With just Maui and O'ahu short term rentals, we are more than 80% there. Units that are available now - no waiting on construction!
 - This recent [StarAdvertiser article](#) mentions "incentivizing" short term rental owners. Why are we trying to appease a small minority of investment property owners? But, our leaders have no problem forcing massive density on the majority?
- Incentivize developers to build truly affordable housing. We don't need more unaffordable housing. Kaka'ako was supposed to provide workforce housing...what happened there!
- Incentivize developers to build affordable housing along the rail line as intended.
- Resolve issues with getting ADUs approved and built on O'ahu, and then incentivize property owners to build.
- Allow for more density in the low and medium apartment districts.
- Improve infrastructure before increasing density.

The intent of the state bills are appreciated. However, there are better solutions that would minimally impact most residents.

Councilmembers, please support Resolution 24-65 to share your strong concerns for SB3202 and HB1630. **Instead of creating more complex solutions, let's focus on shepherding through what we already have in place.**

Mahalo,
Christine Otto Zaa
On behalf of HI Good Neighbor



JAPANESE AMERICAN CITIZENS LEAGUE
HONOLULU CHAPTER
P.O. BOX 1291, HONOLULU, HAWAII 96807
EMAIL: jaclhon@gmail.com WEBSITE: www.jaclhonolulu.org
INSTAGRAM: @jaclhonolulu

March 20, 2024

Board Members

Minda K. Yamaga
President

Shawn L.M. Benton
2nd Vice President

Geoff J. Sogi
Treasurer

Brandon M. Kimura
Secretary

Susan L. Arnett

Alphonso Braggs

Liann Y. Ebesugawa

David M. Forman

Sean Ibara

Cathy Lowenberg

Jacce Mikulanec

Trisha Y. Nakamura

Logan Narikawa

Advisory Council

Allicyn Hikida-Tasaka

Clayton Ikei

William Kaneko

Colbert Matsumoto

Alan Murakami

To: Chair Esther Kiaʻaina and Members of the City Council Committee on Planning and the Economy

From: Minda Yamaga, President, Japanese American Citizens League, Honolulu Chapter

Re: **CONCERNS on Resolution 24-65 Relating to Honolulu City Council's Strong Concerns Relating to HB1630, HD1, and SB3202, SD2, Relating to Urban Development**

Chair Kiaʻaina and Members of the Committee:

The Japanese American Citizens League (JACL) is the oldest Asian civil rights organization in our country, and we seek to protect and defend the rights of all persons.

Resolution 24-65 proposes to call attention to the impact of certain urban zoning law under consideration by the Hawaii state legislature. We share the Honolulu City Council's interest in ensuring that Honolulu's zoning ordinance and Hawaii statute are fair and appropriate to address our dire lack of affordable housing. However, we wish to register our strong concerns with the seventh WHEREAS section of this measure which we read as promoting antiquated and stigmatizing rhetoric that could be construed as further marginalizing communities who would ultimately benefit from the type of zoned housing proposed under HB/SB.

Our concerns are not hyperbolic as we have seen national attacks on minority populations (ethnic, racial, sex/gender minority groups) in our state and across the mainland – especially during the COVID-19 pandemic and particularly directed at those facing economic and housing hardships. We urge the Council to eliminate this section from the resolution (and support the proposed CD1-TW1 amendment).

Mahalo for your consideration of our testimony.

Minda K. Yamaga
President
JACL Honolulu Chapter



Hawaii's Thousand Friends

335 Hahani Street #342132 * Kailua, HI 96734 * Phone/Fax (808) 262-0682 E-Mail: htf3000@gmail.com

March 21, 2024

Committee on Planning and The Economy
Esther Kia`aina, Chair
Committee Members

RESOLUTION 24-65

DENSITY ON RESIDENTIALLY ZONED LOTS AND COUNTY ZONING AUTHORITIES

Hawaii's Thousand Friends, a statewide non-profit water and land use planning organization dedicated to protecting the environment, human health, and cultural and natural resources **supports** Resolution 24-65 that expresses the Honolulu City Council's serious concerns regarding SB 3202 SD2 and HB 1630 HD1.

SB 3202 SD2 and HB 1630 HD1 are anti-home rule and exemplify the State's disregard of the county's role in land use planning under HRS 46-1.5 General powers...to:

(D) Enact zoning ordinances providing that lands deemed subject to seasonable, periodic, occasional flooding shall not be used for residence or other purposes in a manner as to endanger the health or safety of the occupants thereof, as required by the Federal Flood Insurance Act of 1956... and

(13) ...enact ordinances deemed necessary to protect health, life, and property, and to preserve the order and security of the county and its inhabitants...

These bills usurp the counties charter mandate to ensure that any *Public improvement projects and subdivision zoning ordinances shall be consistent with the development plan for that area...*(Sec. 6-1511)

Resolution 19-316 passed by the Council in 2019 confirmed the City Council's right to *comply with the purpose of the preservation districts to preserve and manage major open space, recreational areas, and scenic lands and to discourage the speculative, profit-oriented purchase of lands of important natural resource significance with the intent to develop these lands, certain restrictions should apply to the rezoning of P-2 District lands.*

If passed the new law would supersede the county's ability to retain lands designated Urban but zoned preservation to preserve lands well-suited to provide visual relief and

contrast to the City's built environment, or to serve as outdoor space for public use and enjoyment.

If passed the new law would not give the county the option to consider and evaluate impacts to or appropriateness of at least two additional housing units on parcels as small as 2,000 square feet if the parcel is designated urban.

Impacts include:

- Elimination of public input in planning for their communities because all applications shall be reviewed and acted on by DPP and not the Council.
- Inability of the County to say NO to additional housing units if there is inadequate street and/or sewer capacity.
- Increased impacts on adjacent neighbors due to decreased front and side yard setbacks.
- Increased density creates more impermeable surfaces thus increasing storm water runoff, which has a detrimental impact on Oahu's waterways.

SB 3202 and HB 1630 are not pro-housing they are anti-home rule. If the true intent of these bills is to create more housing, then legislation should be enacted that investigates why the 80,225 approved and permitted housing units on Oahu have not been built. (DPP 2021 Annual Report pg. 23, Table 11-2.

If these bills were truly pro-housing, they would advocate for research on the impact the between 10,000 and 14,000 short-term vacation rentals are having on Oahu's housing supply.

We urge the Council to defend home-rule and the public's right to participate in the land use planning process by passing this resolution.

TESTIMONY IN OPPOSITION TO RESOLUTION 24-65
BY GALEN FOX

City Council Committee on Planning and the Economy
March 21, 2024 at 9:00 a.m.
City Council Chamber

Chair Kia'āina, Vice Chair Cordero, Members,

Church of the Crossroads, Hawaii's first deliberately interracial congregation now over 100 years old, remains committed to justice for Hawaii's richly diverse population.

As Crossroads' immediate past moderator, I offered Church testimony in favor of SB 3202 at the legislature, which allows, but does not require, four or more residential units to be built per residential lot within urban districts while permitting counties to impose restrictions. Similar bills to generate affordable housing are on the books in Minneapolis, Seattle, Oregon, Atlanta, Boston, Rhode Island, California, and Maryland's Montgomery County. Land-limited Oahu especially needs such a law, where **64% of urban land** not controlled by the military **is zoned for one or two homes**.

Hawaii has the nation's highest housing costs. Adjusted for inflation, the price of existing homes in Hawaii has increased by more than 150% since 1984. Meanwhile, Hawaii's median household income, adjusted for inflation, has risen only 24% over that time.

We have the nation's highest percentage of homeowners paying more than 30% of income on their mortgage. Household stress drives our people to the mainland. The State's population has declined for seven consecutive years. The people leaving include our young and others most needed for our future. More Native Hawaiians now live outside Hawaii than in Hawaii.

We need housing in existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and avoiding use of important agricultural and conservation land.

We need small, naturally affordable single-family homes on small lots where luxury homes on large lots are currently allowed. We need **Starter Homes** that cost far less than the median home price. That's where **our urban housing needs** lie.

As the Hawai'i Zoning Atlas folks point out, Starter Homes are small, single-family homes that fit in current Oahu neighborhoods. They add new property tax revenues well beyond their added costs. They mean young local families will own homes much sooner, and get to stay here.

You pay attention to the voices of current homeowners. And you should. It's harder to hear the left-out younger generation, closer in age to my grandchildren than to me. When Gen Zers speak, many now must shout from Las Vegas.

Mahalo for your attention to my testimony OPPOSING RESOLUTION 24-65.

Aloha, Galen Fox



OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

BOARD MEMBERS

Jason Fujimoto
Meli James, *Board Chair*
Micah Kāne
Brandon Kurisu
Mike Mohr
Brad Nicolai
Mike Pietsch

ADVISORY COMMITTEE

Josh Feldman
Brittany Heyd
Alicia Moy
Ed Schultz

Josh Wisch
President & Executive Director

827 Fort Street Mall, 2nd Floor
Honolulu, Hawaii 96813

+1 (808) 909-3843
info@holomuacollaborative.org

HolomuaCollaborative.org

Committee:

Bill Number:

Hearing Date and Time: March 21, 2024 at 9:00am

Re:

Committee on Planning and the Economy

Resolution 24-065: Resolution expressing the Honolulu City Council's strong concerns relating to House Bill 1630, H.D. 1, and Senate Bill 3202, S.D. 2, Relating to Urban Development

Testimony of Holomua Collaborative with comments

Aloha Chair Kia'āina, Vice Chair Cordero, and Committee Members:

We write with comments about why we are supporting HB 1630, HD1 and SB 3202, SD2, Relating to Urban Development. The purpose of the bills – put simply – is to remove some of the barriers that make it difficult under current zoning regulations to build smaller, more affordable homes for all local working families who are trying to make ends meet in Hawai'i.

We know that land is most of the cost of single-family housing in Hawai'i. Exacerbating that is the fact that in most of Hawai'i, you must have at least 5,000 square feet of land to be allowed to build a single-family home. This raises the cost of building a single-family home, making it financially challenging for many families.

The limited availability of land, coupled with minimum lot size requirements, guarantees higher housing prices that are unaffordable to most. This has resulted in the displacement of long-time local families as housing options have become increasingly unattainable. The need for a solution is critical to addressing the housing affordability crisis and keeping all local working families in Hawai'i.

HB 1630 and SB 3202 would address this challenge in three basic steps: (1) by focusing on areas within the urban state land use district; (2) in those areas, reducing the minimum lot size requirements for housing; and (3) allowing more than one home/ADU to then be built on those smaller lots, in those designated urban state land use areas.

Holomua Collaborative recently conducted a statewide survey on multiple policy issues being considered by the legislature this year, including this proposal. According to poll results from this statewide survey, conducted locally by Anthology: 86% of respondents somewhat or strongly support creating new housing people could afford in their neighborhood; and 87% of respondents somewhat or strongly support loosening zoning requirements in urban areas to allow people to build "starter homes" if it would help keep local working families in Hawai'i.

These poll results put a quantifiable exclamation point on something many of us instinctively assume: the overwhelming majority of local residents welcome some change to their neighborhood if it will help keep their friends, families, and neighbors in Hawai'i.

Finally, it is also worth noting that even with the changes proposed by these bills, no new building could occur unless sufficient infrastructure (water, sewer, etc.) is present to support it.

As an organization that is devoted to finding ways to keep all local working families in Hawai'i by making sure they can afford to stay here, we support these bills as an innovative approach to address urgent cost-of-living challenges.

Sincerely,



Josh Wisch
President & Executive Director



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.com

admin@hawaiiyimby.com

Thursday, March 21, 2024

Committee on Planning and The Economy

Honolulu Hale

Honolulu, HI 96813

**RE: OPPOSE - RES24-065 - DENSITY ON RESIDENTIALLY ZONED LOTS AND
COUNTY ZONING AUTHORITY**

Aloha Chair Kia'aina, Vice Chair Cordero, and Members of the Committee,

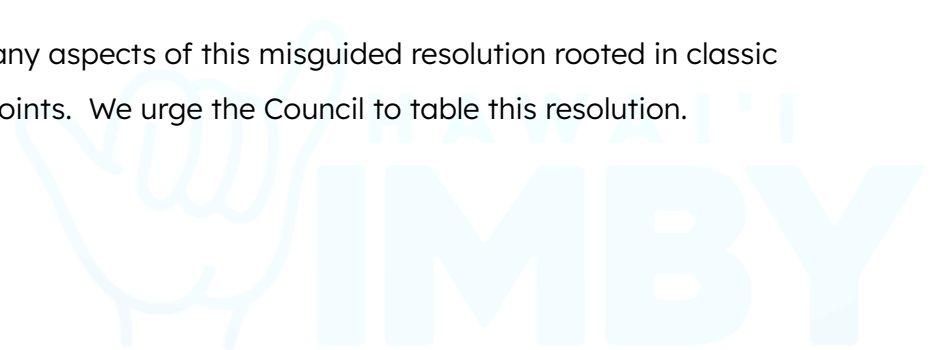
On behalf of Hawai'i YIMBY, we're writing to oppose RES24-065, a deeply
misinformed resolution regarding state legislative bills SB 3202 and HB 1630.

Solving our housing crisis demands a multifaceted approach. We need to build a
lot of high density housing along the rail line, but we also need to make missing middle
housing legal and feasible across low-density areas of the urban zone.

SB 3202 and HB 1630 are a powerful solution that will legalize 2 ADUs ONLY where
they fit within existing building envelope regulations and allow smaller minimum lot sizes,
potentially unlocking numerous new housing units for working families.

At the same time, they protect our environment and ensure the health of our
infrastructure by concentrating new development in the urban zone and ensuring counties
retain the ability to ensure adequate infrastructure capacity.

We are disturbed by many aspects of this misguided resolution rooted in classic
Not-In-My-Backyard talking points. We urge the Council to table this resolution.





Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.com

admin@hawaiiyimby.com

To go point-by-point on why opponents' concerns about these bills are incorrect:

- **Concerns that this will legalize “monster homes” are baseless and reveal that opponents deeply misunderstand the bill.** These bills allow *smaller and more affordable options* in our neighborhoods, the exact opposite of monster homes. A monster home is an illegal dwelling that is larger than what the county allows – nothing in these bills allows or legalizes monster homes. In fact, these bills don't touch county building envelope restrictions at all. SB 3202 and HB 1630 preserve all the existing restrictions on building size, setbacks, on-site parking, height, permeable surface requirements, and more. That's why **every county planning department has testified in support of these bills**: these bills won't allow buildings even one inch larger than the current maximum size. They just allow lots to be smaller and allow up to two ADUs if there's room within the existing building size restrictions allowed by the county.
- **Concerns about infrastructure capacity reveal that opponents have not even read the bills.** The bills specifically contain language protecting county planning departments' ability to deny permits if there isn't enough infrastructure capacity. That's why **every county planning department has testified in support of these bills**: unlike bills that allow these review processes to be bypassed, SB 3202 and HB 1630 ensure we can't build unless there is infrastructure in place to support it.
- **Concerns about affordability are misguided.** It's very simple: allowing smaller homes in our neighborhoods means those smaller homes will be more affordable than the smallest homes currently allowed in those neighborhoods. **Less land and less house costs less money.** There is simply no sensible or evidence-based counterargument to this. Opponents' concerns that this will somehow *raise* housing prices fly in the face of the entire body of research on the subject, a basic grasp of economics, and common sense. That's why **economic justice and affordable**

housing groups have testified in support of these bills: these bills make housing in our neighborhoods more affordable for working families.

- **Concerns that this will lead to wildly inappropriate configurations like 8 homes on one 2,000 square foot lot defy the laws of physics.** To repeat, this bill does not touch any existing restrictions on setbacks, minimum on-site parking spots, height, permeable surface maximums, habitable living space, or anything else. This means **if you actually do the math with our current set of restrictions, it will be practically impossible to put any more than 1 unit on a 2,000 square foot lot.**

Some opponents are warning voters will regret and repeal these bills. Well, let's look at what's happened with similar bills elsewhere, and then look at what Honolulu residents think.

Similar bills in other jurisdictions, which opponents similarly warned voters would regret at the time they were being debated, have proven *wildly* popular years after their implementation.

- Polls show that a similar reform in Auckland, New Zealand, for example, enjoys broad support from voters years after its passage – including those in low-density neighborhoods. That's no surprise considering it slashed the cost of rent by double-digit percentages while it continued to rise in other cities in New Zealand. Just this month Wellington, New Zealand passed an even broader reform, aiming to replicate Auckland's success.
- Or consider Minneapolis, which also passed such a reform. Despite being tied up in years of litigation that ended up limiting its impact, it proved so popular that neighboring St. Paul passed a similar reform and an effort is now underway to do the same in the Minnesota State Legislature, with some neighborhood groups that opposed the Minneapolis bill switching to support the same reforms at the state level.



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.com

admin@hawaiiyimby.com

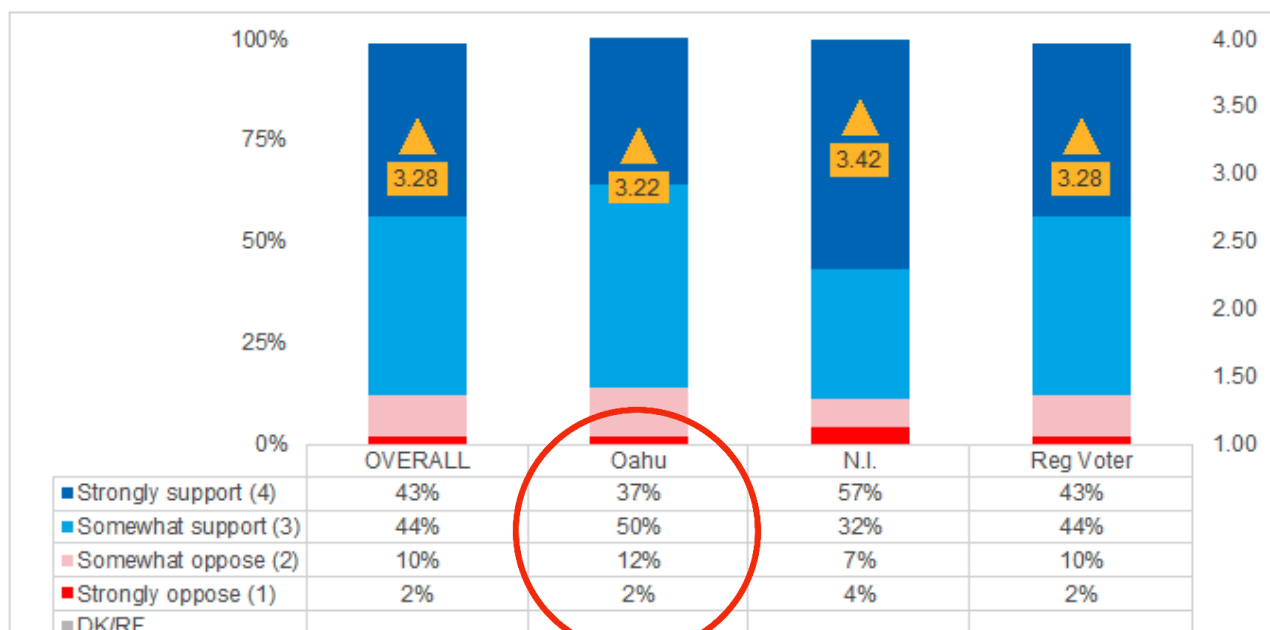
Hawai'i voters think no differently. In fact, they are even more aligned in favor of the provisions in these bills. According to recent polling from Holomua Collaborative, **eighty-seven percent of Honolulu residents - yes, 87% - support the specific provisions of this bill:**

STARTER HOMES – LOOSENING ZONING REQUIREMENTS

At the outset of this section of the study research respondents were asked the following:

Would you support loosening zoning requirements in urban areas to allow people to build “starter homes” if it would help keep local working families in Hawaii? By “urban area” we are referring to already developed residential areas that could include neighborhoods as diverse as Hilo, Kaimuki, Wailuku, Lihue, etc. By “Starter homes” we are referring to smaller, less expensive single-family homes that can be built with 2 to 4 homes on a typical lot, without needing more land, often resulting in homes being built faster at lower cost.

They were asked to quantify their feelings about this idea using a standard four-point rating scale highlighted in the table below. In addition to the percent results a mean or average score was also computed. The higher the mean score (closer to 4.00) the greater the level of support.



We'd like to reiterate that:

87%

of Honolulu residents support **“smaller, less-expensive single-family homes that can be built with 2-4 homes on a single lot”**.



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.com

admin@hawaiiyimby.com

To our horror, and the horror of the supermajority of Hawai'i voters who demand we solve our devastating housing supply shortage, some Neighborhood Boards and interest groups have been quite clear in their testimony that they believe these bills are unnecessary because they think the housing crisis should be solved by *pushing thousands more working families out of Hawai'i*.

The Council should not stoop to validating this backwards and harmful worldview. We strongly urge this committee and the full Council to table this irresponsible resolution. Thank you for the opportunity to testify.

Sincerely,

Damien Waikoloa & Matt Popovich

Co-Leads, Hawai'i YIMBY





March 20, 2024

**Honorable Chair Esther Kiaaina
Vice Chair Radiant Cordero
Planning and Economy Committee**

**City & County of Honolulu
530 South King Street
Honolulu, HI 96813**

RE: TESTIMONY WITH COMMENTS REGARDING RESOLUTION 24-065

Aloha Chair Kia'aina, Vice Chair Cordero and Committee Members,

The Chamber of Commerce of Hawaii ("The Chamber") would like to provide comments regarding Resolution 24-065, Expressing the Honolulu City Council's Strong Concerns Relating to House Bill 1630, H.D. 1 and Senate Bill 3202, S.D. 2, Relating to Urban Development.

The Chamber of Commerce Hawaii has joined a coalition of organizations that support the intent of these state bills, which is to expand density for housing development. The proposed state bills will support the needs of our business community by increasing housing inventory for our workforce and slowing down their exodus to the Continent.

The shrinking population in Hawaii is a result of the inequitable access to housing for our working population. Rather than accepting the exodus of our workforce as our fate, we need to address the affordable housing crisis head on with practical solutions. This mass exodus makes it difficult for businesses in every industry to maintain regular operations and services. Each week we hear about a new beloved small business that is forced to close its doors due to the lack of qualified employees. Slowing the exodus is imperative to support our local business community.

The Chamber acknowledges the need to preserve the integrity of long-established neighborhoods and believes that with thoughtful county administrative rulemaking we can provide more housing for our workforce while maintaining the vital character of our communities.

For these reasons, we continue to support the adoption of House Bill 1630, H.D. 1 or Senate Bill 3202, S.D. 2.



Thank you again for the opportunity to provide comments.

The Chamber is the largest business organization in Hawaii, representing over 2,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the “Voice of Business” in Hawaii, the organization works on behalf of members and the entire business community to improve the state’s economic climate and to foster positive action on issues of common concern.

**Honolulu City Council Planning and the Economy Committee Special Meeting
March 21, 2024
9:00 AM**

**Testimony in Strong Support of Resolution 24-65
and
Strongly Opposing Senate Bill 3202 and House bill 1603 Requiring High Density
Development of Multiple Dwellings on Subdivided Undersized Lots
Within Established Single-Family Residential Neighborhoods**

Aloha Committee Chair Kia'aina and Committee Members:

I strongly support Resolution 24-65, which emphasizes concerns regarding the detrimental ramifications of Senate Bill 3202 (Chang) and House Bill 1630 (Evslin). These aggressive State bills seek to eliminate single-family zoning and replace it with an irresponsible one-size-fits-all mandate that neither considers or respects established, stable and historic neighborhoods and communities or the unique differences between each neighborhood and county.

Imposing unfettered density upon Hawai'i's established, stable and historic residential neighborhoods will further attract and encourage destructive developers; will replace sound planning practices with arbitrary and incompatible spot-zoning; and will drive property values and property taxes higher - thereby continuing to price local families out.

The Hawaii Revised Statutes stipulate the following under HRS Chapter 46-4, County Zoning:

- Zoning in all counties shall be accomplished within the framework of a long-range, comprehensive General Plan to guide the overall future development of the county.
- Zoning shall be one of the tools available to the county to put the General Plan into effect in an orderly manner.

Senate Bill 3202 and House Bill 1630, if adopted and signed into law, will take away each county's ability to comprehensively plan for each Island's future, and the public's ability to rightfully participate in the planning process.

Senate Bill 3202 and House Bill 1630 dictate the number of housing units that SHALL be on residential lots by subdividing established residential neighborhood lots of 3,500 square feet or more into 2,000 square feet or less, with three or more dwellings within each subdivided lot, thus mandating high-density housing with significantly adverse effects including but not limited to the following:

- A) Encasing residential lots with concrete that exponentially heats neighborhoods and surrounding communities and increases destructive flooding and water runoff;
- B) Compounding and amplifying noise factors;
- C) Exacerbating parking problems and traffic congestion within established neighborhoods and communities, particularly where the streets are commonly narrowed to a single lane with parking on both sides, and where urban roadways remain without sidewalks;
- D) Eliminating the green space that is essential to the fabric of Hawai'i's established neighborhoods; and
- E) Destroying and prohibiting necessary tree canopies that mitigate the increasing effects of climate change.

State Legislators, just as City Councilmembers, are democratically elected to act in the interests of and on behalf of those residing within their respective community districts.

Clearly, any affordable housing proclamations should not be used as an excuse to gut the laws that protect the valuable unique character, environment and cultural quality of life in Hawai'i's established communities. Further, the Honolulu Department of Planning and Permitting's 2021 Annual Report shows that 80,225 properly-zoned housing units have been approved and permitted on Oahu but have not been built; and there are presently between 10,000 and 14,000 short-term vacation units on Oahu that if returned to residential use would provide needed housing.

Conversely, habitual and overbearing proponents of high-density housing, obsessive in converting Hawai'i Nei to Singapore and erasing all that has gone before, and some with contempt for long-time residents who care about their communities, continue to blindly push for legislation such as Senate Bill 3202 and House Bill 1630 and various versions thereof to promote construction of high-density housing in established residential communities and neighborhoods – all with ultimate disregard and disrespect for the established and historic neighborhoods and the long-time, generational residents therein - thus blindly following the universally-rejected “MONSTER HOUSE” syndrome that has adversely and irreversibly impacted O'ahu's established neighborhoods and communities.

Senate Bill 3202 and House Bill 1630 attempt to dictate the number of housing units that SHALL be on residential lots by subdividing established residential neighborhood lots of 3,500 square feet or more into 2,000 square feet or less, with three or more dwellings within each subdivided lot, ultimately allowing construction of 15 dwellings on a 10,000 square-foot single family lot.

The Diamond Head-Kapahulu-St. Louis Heights Neighborhood Board has consistently opposed increasing density within the community district's established and historic neighborhoods, such as the Diamond Head Special District, where supporting infrastructure cannot be reconfigured to increase population density as these uninformed Bills surmise.

In contrast, Senate Bill 3202 (Chang) and House Bill 1630 (Evslin) promote high density housing *devoid of comprehensive planning* by attempting to remove the county's ability to comprehensively plan for the future growth of each Island and the public's ability to comprehensively participate in the planning process.

Thus I strongly oppose any legislation, policies or proposals devoid of comprehensive planning, and that would:

- A) Undermine the county's authority to plan and determine with comprehensive community consultation where any increased density should or could occur;
- B) Override sound planning practices and established zoning regulations to arbitrarily determine where density should increase;
- C) Require the county to allow development of three or more dwelling units on residential lots of 3,500 square feet or less; and/or
- D) Require the county to allow subdivision of the minimum 3,500 square-foot lots or any single residential lot to 2,000 square feet or less.

Mahalo nui loa for seriously considering and supporting your Communities' concerns relating to Senate Bill 3202 and House Bill 1603, and for advocating the City Council's Adoption of Resolution 24-65.

Michelle Spalding Matson

Diamond Head-Kapahulu-St. Louis Heights Neighborhood Board Planning and Zoning Committee chair
and Diamond Head State Monument Foundation president

Testifying Individually

To Whom It May Concern:

I am writing to express my full support for Resolution 24-65 which outlines the Honolulu City Council's strong concerns relating to House Bill 1630, H.D. 1, and Senate Bill 3202, S.D. 2, regarding urban development.

As a resident of Honolulu and someone deeply invested in the well-being of our community, I share the concerns outlined in Resolution 24-65 regarding the potential impacts of HB 1630 and SB 3202 on our city's urban development landscape.

These bills, while well-intentioned in their aim to increase the availability of residential housing, raise significant issues that must be carefully addressed. Allowing additional accessory dwelling units and further subdivision of residential properties as proposed in the bills may inadvertently lead to increased density, conflicts among neighbors, and strain on our infrastructure. Moreover, such measures could potentially undermine the careful planning process outlined in HRS Section 46-4 and the City's General Plan, Development Plans, and Sustainable Communities Plans.

Given the unique challenges faced by Honolulu, with its dense development and specific zoning regulations, I strongly urge the Hawaii State Legislature to consider the concerns raised by the City Council. If these bills are to be enacted, amendments should be made to ensure consistency with the City's plans and to exempt Honolulu or counties with similar population densities.

I believe that solutions to the affordable housing crisis require careful deliberation, community engagement, and adherence to established planning processes. It is essential that any legislative actions taken align with the long-term interests and well-being of our city and its residents.

Thank you for considering my views on this matter. I trust that you will give careful consideration to Resolution 24-65.

Mahalo nui loa,
Lisa Cabanero
rlcabanero@gmail.com
808-321-5706

March 21, 2024

TO: Members of the Honolulu City Council
RE: Resolution 24-065

My name is Sterling Higa, and I serve as executive director of Housing Hawai'i's Future, a nonprofit creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We oppose Resolution 24-065.

A few notes:

- This resolution is proof that state action is necessary to reform exclusionary zoning policies.¹
- The City and County of Honolulu has had decades to reform zoning to allow Missing Middle housing that's affordable by design.
- The reason zoning reforms have failed at the county level is that NIMBYs show up in force to oppose them, using racist and classist language like "slum" and "disease vector."
- Those NIMBYs are out of touch:
 - Each year, tens of thousands of locals are leaving because they can't afford to stay.²
 - Meanwhile, the Kailua Neighborhood Board claims that this "decreasing population is already helping to solve the housing shortage problem."
 - This is what passes for "community leadership" in Kailua: Labeling affordable housing as "slums," calling neighbors "disease vectors," and celebrating the declining population of our state.
- We expect better from councilmembers because you know that the declining population is our nieces, nephews, children, and grandchildren leaving because we haven't built housing for them.

As you read and listen to testimony, consider this:

- Working people don't have time to follow obscure resolutions (especially when they're amended last minute in violation of Sunshine Law).³
- This hearing is scheduled at 9:00AM on a Thursday. Working families aren't here. The next generation isn't here.
- The testifiers here aren't a representative sample of the community.
 - Instead, they're subscribers to a few email newsletter lists that consistently oppose housing.
 - I've been advocating for housing for three years and I haven't seen a single one of these testifiers support housing anywhere in the state.
- Don't pander to the newsletter NIMBYs. You're better than that.

Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future
sterling@hawaiisfuture.org
+1 (808) 782-7868

¹ As our attached research points out, these policies (single-family zoning, minimum lot sizes) were explicitly designed to make housing unaffordable and exclude racial minorities.

² Don't forget that the figures reported in the news are net loss, not gross loss.

³ Hi, *Honolulu Civil Beat*!

March 21, 2024

TO: Members of the Honolulu City Council
RE: Resolution 24-065

My name is Sterling Higa, and I serve as executive director of Housing Hawai'i's Future, a nonprofit creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We oppose Resolution 24-065.

A few notes:

- This resolution is proof that state action is necessary to reform exclusionary zoning policies.¹
- The City and County of Honolulu has had decades to reform zoning to allow Missing Middle housing that's affordable by design.
- The reason zoning reforms have failed at the county level is that NIMBYs show up in force to oppose them, using racist and classist language like "slum" and "disease vector."
- Those NIMBYs are out of touch:
 - Each year, tens of thousands of locals are leaving because they can't afford to stay.²
 - Meanwhile, the Kailua Neighborhood Board claims that this "decreasing population is already helping to solve the housing shortage problem."
 - This is what passes for "community leadership" in Kailua: Labeling affordable housing as "slums," calling neighbors "disease vectors," and celebrating the declining population of our state.
- We expect better from councilmembers because you know that the declining population is our nieces, nephews, children, and grandchildren leaving because we haven't built housing for them.

As you read and listen to testimony, consider this:

- Working people don't have time to follow obscure resolutions (especially when they're amended last minute in violation of Sunshine Law).³
- This hearing is scheduled at 9:00AM on a Thursday. Working families aren't here. The next generation isn't here.
- The testifiers here aren't a representative sample of the community.
 - Instead, they're subscribers to a few email newsletter lists that consistently oppose housing.
 - I've been advocating for housing for three years and I haven't seen a single one of these testifiers support housing anywhere in the state.
- Don't pander to the newsletter NIMBYs. You're better than that.

Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future
sterling@hawaiisfuture.org
+1 (808) 782-7868

¹ As our attached research points out, these policies (single-family zoning, minimum lot sizes) were explicitly designed to make housing unaffordable and exclude racial minorities.

² Don't forget that the figures reported in the news are net loss, not gross loss.

³ Hi, *Honolulu Civil Beat*!

POLICY BRIEF

MINIMUM LOT SIZE

Research by Devon Chodzin

Edited by Trey Gordner and Sterling Higa

EXECUTIVE SUMMARY

Minimum lot size is a zoning regulation that sets the minimum amount of land required for new development. These requirements vary by county and type of land use in Hawaii. They were invented in the late 1910s to maintain racial segregation in North America. Today, they harm housing affordability, social equality, and environmental sustainability in Hawai'i.

KEY ISSUES

- **Racial and Economic Segregation:** Minimum lot sizes maintain racial and economic inequality. Areas with larger lot sizes tend to be whiter and wealthier.
- **Affordability Crisis:** Minimum lot sizes add to housing prices because land costs money. Smaller, affordable homes are difficult to build when minimum lot sizes are large. This makes housing unaffordable for first-time buyers, low-income residents, and seniors.
- **Environmental Impact:** Large lot sizes promote greenfield development. They add to urban sprawl and increase dependence on cars.
- **Multigenerational Living and Seniors:** Large lot sizes prevent traditional, multigenerational living arrangements. This causes hardship for community elders (kūpuna) and contradicts Hawaiian culture.

PROPOSED SOLUTIONS

- **Reduce Minimum Lot Sizes:** Reduce minimum lot sizes (for example, to 1,500 square feet).
- **Legalize Starter Homes:** Allow by right construction of small homes on small lots, ideal for first-time buyers, retirees, and young families.
- **Expand ADU Eligibility:** Allow by right construction of more accessory dwelling units (ADUs).

CONCLUSION

Minimum lot size requirements are rooted in racial segregation. They're designed to entrench economic inequality. They're bad for the environment.

Reducing minimum lot sizes will create more affordable housing, improve social equity, and increase sustainability.

WHAT ARE MINIMUM LOT SIZE REQUIREMENTS?

A minimum lot size requirement (sometimes called a minimum area requirement or simply "minimum lot") is a rule that sets the minimum amount of land required for new development. Each county (Honolulu, Hawai'i, Maui, Kaua'i) sets its own minimum lot sizes.

Minimum lot sizes differ by use (commercial, single-family residential, multiple-family residential, industrial) and zone. Some residential districts might require a 10,000 square foot lot, while others might require a 20,000 square foot lot.

Density: A 10,000 square foot minimum lot size allows four houses per acre. A 20,000 square foot minimum lot size per house allows two houses per acre. This is low density housing.

In 1917, the United States Supreme Court ruled that explicit racial zoning was unconstitutional. In the late 1910s, minimum lot size requirements emerged to maintain racial segregation. Many suburbs adopted minimum lot size zoning during the Second Great Migration of African Americans from 1940 to 1970.

Critics argue that requiring a large minimum lot inflates housing prices. Large minimum lot sizes cause traffic congestion, residential segregation, and environmental degradation. Minimum lot size requirements cause housing shortages by preventing urban redevelopment. Minimum lot sizes also prevent existing homeowners from subdividing their lots and selling the individual lots for redevelopment.

WHY ARE MINIMUM LOT SIZE REQUIREMENTS AN ISSUE?

- Minimum lot size requirements make homes bigger. To make up for the large initial cost of land, developers build larger, more expensive houses. These large, luxury homes cater to investors on the mainland and abroad.
- Large minimum lot size zoning is rooted in racial segregation. Large minimum lot sizes entrench economic inequality.
- Minimum lot sizes increase

land costs for developers. Developers pass these costs on to homebuyers. This adds to the price of all housing, especially small starter homes.

- Minimum lot sizes stop homeowners from subdividing their lots and selling portions to family. This restricts the supply of housing in urban centers and pushes development to the edge.
- Minimum lot size requirements encourage greenfield development on the fringes of cities. This causes development on agricultural land, ecological preserves, and land vital for Native Hawaiian cultural practices.
- Minimum lot sizes cause sprawl and force people to use cars. Less dense areas are less walkable and unlikely to be served by transit. Thus, commuters rely on private vehicles to get to work, shopping, or community services. This increases traffic.

MINIMUM LOT SIZES HAVE A RACIST PAST AND RACIST PRESENT

Zoning regulations began at the turn of the 20th century as a tool for separating “incompatible” land uses in crowded cities. For example, zoning separated factories and other pollution sources from residences, schools, and community facilities.

However, some early proponents of zoning wanted to separate white residential communities from minorities. They saw racial minorities and immigrants as nuisances to be regulated the same way they regulated indus-

trial or agricultural nuisances. Explicit racial zoning drew hard lines of where Black and white residents could live in cities across the United States in the first two decades of the 20th century, dividing them along lines that, too often, still persist.

Minority communities were often located near environmental hazards, exposing them to toxic surroundings. For example, districts zoned for white residents typically did not allow industrial development, but many districts zoned for minorities and immigrants permitted industrial development. This exposed residents to toxic fumes and runoff at much higher rates than white residents.

The Supreme Court struck down racial zoning in 1917, but segregation persisted through implicitly racist zoning policy. Land and single-family homes were expensive. Minorities and immigrants were poor. Separating single-family homes from apartments and requiring them to occupy wasteful amounts of land ensured that only the “right sort” could afford to live in the neighborhood. (APA)

During the Second Great Migration, Black households in the American South migrated to northern and western cities in search of greater opportunity. At the same time, U.S. policy subsidized “white flight” from urban centers into the suburbs. As those suburbs grew and attracted the middle class, local governments instituted minimum lot size regulations as the primary land control tool to limit Black migration into

LARGE MINIMUM LOT SIZES CONTINUE TO CREATE INVISIBLY GATED COMMUNITIES THAT EXCLUDE MINORITIES, IMMIGRANTS, AND NATIVE HAWAIIANS BY PRICING THEM OUT.

the suburbs. (Cui)

Today, the communities with some of the largest minimum lot sizes remain the whitest and most affluent, limiting wealth-building opportunities for people of color and excluding low- and middle-income households.

Hawai‘i imported zoning wholesale from the mainland without recognizing the underlying racist intent. As a result, we produced the same racist outcomes. Large minimum lot sizes continue to create invisibly gated communities that exclude minorities, immigrants, and Native Hawaiians by pricing them out.

MINIMUM LOT SIZES MAKE HOUSING MORE EXPENSIVE FOR THE BUILDER AND THE BUYER

The effects of minimum lot size regulations on home pricing are direct and indirect. One direct outcome of requiring a larger lot is that the cost of land for any new housing may prove larger than necessary. For example, if

a developer owns a 20-acre parcel, that developer may be able to build, at the absolute maximum, 200 houses with tenth-acre yards; quite roomy by Hawaiian standards. But if that developer is in a district with a half-acre minimum lot size, suddenly that developer can only build, at maximum, 40 houses. The larger lot size means a higher cost for the buyer, who must purchase more land than necessary on which to site a new house. (Gyourko and Molloy)

In Hawaii, housing development is naturally constrained by shoreline and high mountains. However, minimum lot sizes work with other regulations (exclusions of multifamily dwellings, height limits) to impose an even more restrictive cap on the amount of housing units that can be built. That creates scarcity that drives up the price of housing. (Gyourko and Molloy)

Minimum lot sizes also encourage the development of larger houses to make up for excess land

costs. If a developer can only build a limited number of single-family dwellings on a parcel, that developer will build larger, more expensive dwellings to maximize return on investment. These large homes do not meet local housing needs. Instead, they appeal to mainland or international investors either as new primary residents, vacationers, or landlords. (Zhao)

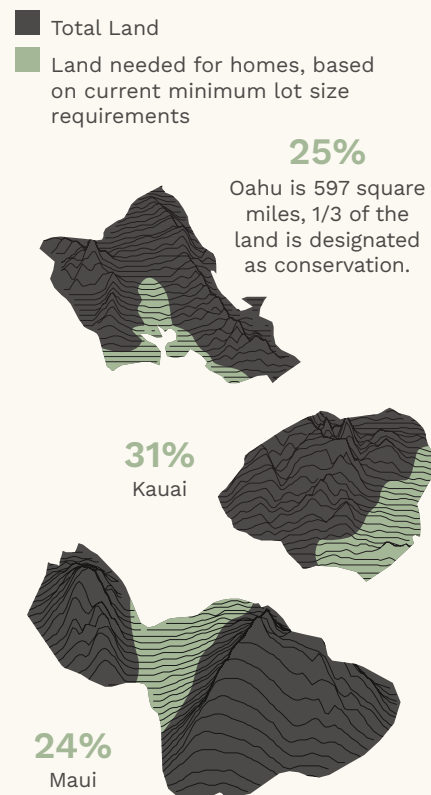
Indirectly, minimum lot size regulations are part of a suite of regulations that can make dense infill development in urban areas cost prohibitive. The uncertainty involved in submitting proposals, proposing variances, or otherwise subjecting a proposal to intense scrutiny increases project costs relative to large-lot single-family developments on the suburban edge. (Boudreaux)

MINIMUM LOT SIZES INCREASE SPRAWL, ENVIRONMENTAL DEGRADATION, AND INJUSTICE

Minimum lot sizes require more land per individual dwelling unit. To accommodate additional families, localities and homeowners cannot keep up with demand through subdivision and redevelopment, so developers convert rural and agricultural land on the urban fringe for greenfield development. This form of suburban sprawl invites more private vehicles, roads, and residences onto undeveloped land and eats away at habitat for Hawaii's diverse species.

Cities like Portland, OR and Fairfax, VA have seen suburbanization pushed to the fringe of their

Land necessary to house Hawaii's population at different MLS



IF A DEVELOPER CAN ONLY BUILD A LIMITED NUMBER OF SINGLE-FAMILY DWELLINGS ON A PARCEL, THAT DEVELOPER WILL BUILD LARGER, MORE EXPENSIVE DWELLINGS TO MAXIMIZE RETURN ON INVESTMENT.

metropolitan areas. Portland's celebrated urban growth boundary institutes a super-large minimum lot size outside of the city to preserve agricultural land. However, large suburban development hasn't stopped; it has moved over the border into Washington State.

In Fairfax, VA, a suburb of Washington, DC, large lot zoning on the city's western edge has pushed development over the border into Loudoun County. Housing in Loudoun County adjacent to Fairfax's large-lot western neighborhoods is built more densely. This is a prime example of pushing development to the urban fringes,

MINIMUM LOT SIZE REQUIREMENTS FORCE LOW- AND MODERATE-INCOME HAWAII RESIDENTS, WHO ARE DISPROPORTIONATELY NATIVE HAWAIIAN, TO SETTLE IN HIGH-RISK LOCATIONS WHERE HOUSING IS MORE AFFORDABLE.

further and further from job centers, eating up rural land.

While large-lot residential development does allow room for green space in the form of front- and rear yards, this patchwork use of land does not provide the same ecological services as undisturbed land. Residential lawns and landscaping are not good sources of habitat or carbon sequestration compared to the original meadows, wetlands, and forests. They also represent a massive drain on our water supply, which should be conserved as much as possible in light of climate change. The EPA estimates that one-third of all residential water is used for landscaping, and half of that is wasted through evaporation, wind, and run-off.

Minimum lot size requirements force low- and moderate-income Hawaii residents, who are disproportionately Native Hawaiian, to settle in high-risk locations where housing is more affordable. For example, on Hawai'i island, Puna is

an affordable area, but it has only road of entry, and some homes are in the path of an active volcano.

This is environmental injustice: an unequal distribution of burden is placed on low-income Hawaiians through increasing the environmental hazards they live near. Comparably affordable housing is found near landfills, polluted industrial sites, and land at greater risk from sea level rise, volcanic eruption, and wildfires.

PROPOSED SOLUTIONS

Many cities and counties have reduced minimum lot size requirements. They allow small-scale, affordable infill projects near existing infrastructure, schools, and job centers. This is a more affordable and sustainable pattern of development than suburban sprawl.

Small lot development is gradual and will not overwhelm infrastructure. Over time, property owners with excess land subdivide their properties to add housing. This puts money in their pocket and invites new neighbors into the community, especially family members and close friends.

The counties and state should consider a Starter Homes Bill, allowing small-home, small-lot development by right. Nowhere in Hawai'i is it legal to build a 1,000 square foot home on a 1,500-2,000 square foot lot due to minimum lot size requirements. However, these homes are ideal "starter homes" for local residents on a budget: first-time buyers, retirees, and young families. This is especially urgent

on Maui, where the minimum lot size in the densest residential district is 6,000 square feet.

Small homes on small lots are especially helpful for first-time buyers, seniors, and low-income families. They also create home ownership opportunities for Native Hawaiians harmed by exclusionary zoning policies. At a time of significant upheaval and rebuilding, reforming our broken zoning codes will ensure equitable, sustainable housing for all. ➤

RECOMMENDED RESOURCES**REFERENCES**

- <https://homelessness.hawaii.gov/ohana-zones/kamaoku/>
- <https://governor.hawaii.gov/newsroom/office-of-the-governor-news-release-first-medical-respite-kauhale-units-arrive/>
- <https://www.youtube.com/watch?v=ny9WJ31mPi0>
- <https://www.brookings.edu/articles/gentle-density-can-save-our-neighborhoods/>
- <https://www.youtube.com/watch?v=EQGQU0T6NBc>



'ĀINA HAINA COMMUNITY ASSOCIATION

c/o 'Āina Haina Library, 5246 Kalanianaʻole Highway, Honolulu, HI 96821
ainahainaassoc@gmail.com; www.ainahaina.org

Jeanne Ohta, President • Melia Lane-Kamahele, Vice-President • Art Mori, Treasurer • Kathy Takemoto, Secretary • Directors At Large: Jeff Carlson, Wayson Chow, Meymo Rego, Marie Riley

March 21, 2024

To: Councilmember Esther Kia'āina, Chair,
Councilmember Radiant Cordero, Vice Chair and
Members of the Committee on Committee on Planning and the Economy

From: Jeanne Y. Ohta, President

RE: Resolution 24-65 CD1 Density on Residentially Zoned Lots and County Zoning Authorities

POSITION: SUPPORT

The Board of Directors of the 'Āina Haina Community Association (AHCA) write in support of Resolution 24-65 CD1 which expresses the Honolulu City Council's strong concerns relating to companion bills in the Hawai'i State Legislature: HB 1630 HD1 and SB 3202 SD2 Relating to Urban Development.

AHCA appreciates the Council's concern about the bills as we are prepared to oppose the bills should they receive additional hearings. The bills affect all state urban-zoned properties according to the state land use boundaries and indiscriminately increases the density of residential properties.

These bills essentially eliminate single-family zoning in all residentially zoned communities in Honolulu. State zoning is different from county zoning and some properties zoned as preservation at the county level are zoned as urban for state land use. This is one of the reasons why the state should not interfere with county zoning. These bills are a huge overreach and will not increase affordable housing as proponents claim. Instead, the bills would drive property values even higher.

Thank you for the opportunity to provide our support for Resolution 24-65 CD1 and our opposition to HB 1630 HD1 and to SB 3202 SD2.



Ka Iwi Coalition

Mauka to Makai



A COMMUNITY DRIVEN, VOLUNTEER-BASED RESTORATION PROJECT.

Hāwea Heiau Complex
& Keawāwā Wetland

CELEBRATE THE CULTURAL AND NATURAL RESOURCES OF YOUR COMMUNITY!

2024

March 20, 2024

Board of Directors

Elizabeth Reilly
President

Allen Tateishi
Vice President

Dianne Gleib
Secretary

Gary Weller
Treasurer

Dean Takebayashi
Director

Mardi LaPrade
Director

Kendrick Chang
Director

Dylan Ramos
Director

Website
www.lhkh.org

Follow us!

Facebook & Instagram
[@livablehawaiikaihui](https://www.facebook.com/livablehawaiikaihui)
[@kamilonui](https://www.facebook.com/kamilonui) (FB only)
[@kaiwicoast](https://www.facebook.com/kaiwicoast) (FB only)

YouTube & LinkedIn
Livable Hawaii Kai Hui

Livable Hawaii Kai Hui is a 501(c)(3) non-profit, community organization serving East Honolulu since 2004. We strive to promote sensible growth, respect for cultural & natural resources, and upholding the integrity of the East Honolulu Sustainable Communities Plan.

Honolulu City Council
Committee on Planning and the Economy
Meeting on March 21, 2024 at 9 a.m.
Honolulu Hale & Videoconference

SUBJECT: SUPPORT FOR RESOLUTION 24-65

Aloha e Chair Kia'āina, Vice Chair Cordero, and P&E Committee Members,

As an 'āina-based nonprofit with a mission to protect East Honolulu's cultural and natural resources and uphold the integrity of the East Honolulu Sustainable Communities Plan, Livable Hawaii Kai Hui **supports Resolution 24-65** voicing the Council's concerns over HB1630 and SB3202.

To be clear, the Hui supports sustainable development. This is not a matter of NIMBY-ism or total opposition to development, but rather a genuine and shared concern that in the rush to address Hawai'i's housing crisis, we may end up permitting overdevelopment as defined by any meaningful metric. This would be done not only over those in opposition, but over all public participation in general, because applications will not be reviewed by the City Council and these bills will supersede certain county planning and zoning laws.

All or parts of these bills are opposed by multiple Neighborhood Boards. The Department of Planning and Permitting opposes language that would allow monster homes in already dense neighborhoods. Again, this is not some abstract, NIMBY-ist concern, but a comment on reality: development under this bill would be putting the cart before the horse — too many of our communities simply do not have the infrastructural capacity yet to support this level of change.

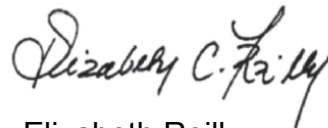
None of this even touches on the fact that while upzoning may address the practical need for new housing, we cannot ignore the

multitude of other factors contributing to the housing crisis, e.g., systems that disincentivize investment in affordable housing in favor of luxury development, vacancies and underutilization of existing housing stock.

The Hui recognizes that upzoning can be a useful strategy when employed carefully, and that public participation requirements can be burdensome, particularly when it comes to housing. But we also recognize that our neighborhoods are not prepared for the changes that could result from these bills, and that especially in a place like Hawai'i, opportunities to testify and provide public comment can sometimes be the people's only way to slow down projects that are clearly harmful to our communities and to the 'āina.

Mahalo to the Committee for voting in support of this resolution.

Mālama pono,



Elizabeth Reilly
Founder/President



March 21, 2024

Councilmember Esther Kia'aina, Chair
Councilmember Radiant Cordero, Vice Chair
Committee on Planning and the Economy

RE: **Reso 24-065 - RESOLUTION EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT**
Hearing date – March 21, 2024 at 9:00 AM

Aloha Chair Kia'aina, Vice Chair Cordero, and members of the committees,

Thank you for allowing NAIOP Hawaii to submit testimony providing **COMMENTS on RESO24-065 – RESOLUTION EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2, RELATING TO URBAN DEVELOPMENT**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders, and other professionals.

NAIOP Hawaii is concerned with Resolution 24-065, which expresses the City Council's opposition to HB 1630 & SB 3202, Relating to Urban Development which seek to encourage the development of additional housing in Hawaii for local residents.

We understand the certain concerns the Council has expressed in this resolution; however, we are concerned that this may discourage the development of additional housing units in Honolulu. NAIOP Hawaii supports creative housing solutions to address Hawaii's housing shortage. Hawaii is currently facing a housing crisis with the need for more affordable homes for residents reaching an all-time high.

These measures seek to allow for the development of additional units through permitting greater density in the urban districts and by allowing subdivision of lots with a minimum square footage. Some of the cities that have taken steps to eliminate or reduce housing zoning statutes to address housing affordability and diversity include:

- Minneapolis, Minnesota: In 2019, Minneapolis became the first major city in the US to eliminate single-family zoning, allowing for duplexes and triplexes in residential neighborhoods.
- Portland, Oregon: Portland has implemented measures to allow for more density in residential neighborhoods, including allowing for accessory dwelling units (ADUs) and easing restrictions on multi-family housing.

- Seattle, Washington: Seattle has made changes to its zoning laws to allow for more density and increased housing options, including ADUs and backyard cottages.
- Austin, Texas: Austin has taken steps to increase housing options and affordability by allowing for more density and reducing restrictions on housing types.

When reviewing the impacts of similar legislation, there do not appear to be catastrophic consequences in these cities, which this Resolution would suggest will occur. Moreover, there are adequate guardrails for health and safety (building codes, etc.) that are left intact to address concerns associated with the legislative measures.

Ultimately, Hawaii residents need housing units to be produced to allow our local families to continue to thrive here. NAIOP Hawaii is supportive of policies like HB 1630 and SB3202 which seek to encourage the production of much needed housing stock for our local residents. We are concerned that this Resolution may deter solutions to our housing crisis.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'Reyn Tanaka', with a stylized flourish at the end.

Reyn Tanaka, President
NAIOP Hawaii