

RES24-065
Testimony

MISC. COMM. 100

COUNCIL

COUNCIL Meeting

Meeting Date: Mar 25, 2024 @ 10:00 AM

Support: 45

Oppose: 19

I wish to comment: 3

Name: lynne matusow	Email: lynnehi@aol.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Mar 19, 2024 @ 08:53 PM
<p>Testimony:</p> <p>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.</p>		
Name: Richard Hagstrom	Email: rehagstrom@aol.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:59 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: Maile Greenhill	Email: mgreenhill29@gmail.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 03:14 PM
<p>Testimony:</p> <p>Incremental density would not disrupt the character of existing neighborhoods. What would disrupt existing neighborhoods would be pricing out local families by maintaining the status quo.</p>		
Name: wesley fong	Email: wesleyf.fong@hawaiiantel.net	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 07:20 PM
<p>Testimony:</p> <p>I am submitting testimony in support of Resolution 24-65 regarding HB 1630 and SB 3203 in my individual capacity, although I am also the chair of the Neighborhood Board14 and not representing my neighborhood board.</p> <p>Our district has been inundated with "monster homes" and although these two bills are an attempt to curtail such unwanted development, it appears that they will only increase the density of an already overcrowded neighborhood. I strongly believe these bills are not the remedy for the construction of "monster homes" but hard enforcement of the building codes by the city, in particular, the Department of Planning and Permitting (DPP). Put teeth into the enforcement of the city's building code and take strong action against any building code violation.</p> <p>Mahalo, Wesley Fong</p>		
Name: Amber Lehmann	Email: amber5080@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Mar 20, 2024 @ 08:44 PM
<p>Testimony:</p> <p>I support this bill and hope this will help ease the lack of affordable housing on the islands. I understand this change could result in higher property taxes, and as a homeowner, I don't love that, but I would gladly pay a higher tax if it means working families will have a house to call their own. Seeing working families living in a tent because they can't find affordable housing is devastating to us as a community. I will be at work and unable to attend the meeting, but would like my voice heard.</p>		
Name: Gerry Rey Clarin	Email: Gerryclarin@gmail.com	Zip: 96706

Representing: Self	Position: Oppose	Submitted: Mar 20, 2024 @ 09:44 PM
<p>Testimony:</p> <p>Dear Honolulu City Council Members,</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>With your help I'll one day be able to afford a house of my own.</p> <p>Sincerely, Gerry Clarin Ewa Beach HI</p>		
Name: Cyle Dahl	Email: cyledahl@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Mar 21, 2024 @ 12:03 AM
<p>Testimony:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		

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: Christine Dobrowolski	Email: christine.c.dobrowolski@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 21, 2024 @ 10:11 AM

Testimony:

To Whom It May Concern,

I strongly support Resolution 24-65. I have concerns about SB3202 and HB1630, which eliminate single-family zoning. My concern is that developers will exploit this and every lot will be built out to the maximum. Instead of lowering the cost of living, it will increase it. Although it may be reasonable for a specific area of Oahu, I don't think it is appropriate for my town of Kailua.

Christine

Name: Trevor Nagamine	Email: tnagamine.nb25@gmail.com	Zip: 96789
Representing: Self	Position: Oppose	Submitted: Mar 21, 2024 @ 02:58 PM

Name: Cat Chang	Email: mktcb2@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 21, 2024 @ 07:58 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: Lisa Marten	Email: repmarten@capitol.hawaii.gov	Zip: 96734
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Representing: Hawaii State House District 51	Position: Support	Submitted: Mar 21, 2024 @ 08:11 PM
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Testimony:

Aloha esteemed Council Chair and 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 hope today you clarify the stance of the Honolulu City Council on these forced zoning changes.

Mahalo,

Representative Lisa Marten
District 51

Name: Joey Katzen	Email: jkatzen@pobox.com	Zip: 96815
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Representing: Self	Position: Oppose	Submitted: Mar 22, 2024 @ 09:24 AM
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Testimony:

It's such a shame that Tommy wants the GOVERNMENT to only allow ONE very WEALTHY family live in a mansion on a 5,000–10,000sf lot in Kahala or Hawaii Kai, while BANNING 2–5 local familes from affordably living at 1/3 the price on that same lot. Auwe.

This bill is so NIMBY, fighting to preserve the government power of the C&C to ensure existing wealthy homeowners can keep additional families from living nearby in affordable spaces, even as our buildable land becomes more and more limited.

Really disappointed in Tommy Waters. I voted for him last time and he's lost my support in the next election, because this shows he PRIORITIZES his wealthy neighbors wanting "zero change" in their neighborhoods instead of our young familes who need to have roofs over their heads.

According to the bill, "Monster houses" are too BIG. But smaller homes/lots are too SMALL and will cause "disease" and be "slums". It's so classist and really reveals Tommy's lack of heart. I'm really saddened by this.

Name: Debbie Schatz	Email: debbies@cbpacific.com	Zip: 96734
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Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 10:39 AM
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Testimony:

I am a realtor and in complete support the Resolution 24-65 .

The proposed house and senate bills are not a solution for low income housing. They will have the opposite affect- increase housing prices, density, overuse the already limited resources in our neighborhoods and create hazards from on street parking and parking in setbacks and corners. In addition the DPP is strained with a 2-3 year back up. this will further delay projects, including one single ADU, that homeowners are trying to work on. Focus all funding oand removing the backup from DPP so

people can build what they need to. We don't need more options. In addition the impervious spaces on a lot is limited so adding another structure with another roof, gutters, walkway, lanai, stairs, hardscaping, ...will put strain on the water management and the environment.

Name: Audrey Suga-Nakagawa	Email: asuganakagawa@aarp.org	Zip: 96813
Representing: AARP Hawaii	Position: I wish to comment	Submitted: Mar 22, 2024 @ 12:46 PM

Name: Thomas Cestare	Email: cestare@hawaii.rr.com	Zip: 96734
Representing: Lanikai Association	Position: Support	Submitted: Mar 22, 2024 @ 02:42 PM

Testimony:
The Lanikai Association strongly supports this resolution submitted by Chairman Waters and Council member Kiaaina that opposes State Legislative Bills SB3202/HB1360.
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. Allowing for more density in our neighborhoods statewide will further attract developers, drive property values up, and price local families out.
It will change the character of our neighborhoods, exacerbate competition for street parking, reduce the number of trees and green spaces that cool our communities and absorb storm water .
These bills are really a bad idea and if implemented would be destructive to many communities.

Name: Angelina Mercado	Email: amercado@hscadv.org	Zip: 96810
Representing: Hawaii State Coalition Against Domestic Violence	Position: Oppose	Submitted: Mar 22, 2024 @ 03:38 PM

Name: Mary Anne Smith	Email: ma.deesse@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 03:51 PM

Name: Thomas Brandt	Email: tbhawaiiowan@aol.com	Zip: 96813
Representing: Self	Position: Oppose	Submitted: Mar 22, 2024 @ 03:58 PM

Testimony:
Aloha,

I oppose Resolution 24-65 due to the prevailing housing crisis demanding decisive actions. If this Council favors the "quiet enjoyment" of affluent homeowners over the needs of our young people and struggling families, it seems appropriate for the State to get involved

I oppose this resolution because we need more housing that locals can afford, and smaller homes on smaller lots are more affordable by design.

I oppose this resolution because we need more housing, and it makes more sense to build it in our existing neighborhoods than to keep sprawling and paving over our agricultural and conservation land.

I oppose this resolution because a lack of housing is destroying our communities. Our keiki are leaving, many people are homeless, and we do not have enough doctors, teachers, or policemen because they cannot afford to live here. People are being priced out of paradise and the only way to keep them here is to build more housing that is affordable to local families.

I support adding more homes to existing neighborhoods so that more of my friends and family can afford to stay in Hawaii.

Mahalo for your time and consideration!

Name:
Andrea Kia

Email:
drea@andreakia.com

Zip:
96734

Representing:
Self

Position:
Support

Submitted:
Mar 22, 2024 @ 04:03 PM

Testimony:

Please consider this testimony in strong support of Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. This bill could eliminate single-family zoning and is sweeping legislation that does not consider the differences between each neighborhood and county and once again our beautiful islands and aina will suffer. We have major housing issues, but this is not a thoughtful way to solve our housing dilemmas. It will definitely entice developers and keep the local families out of reach. We have the current ADU law in Honolulu- which is great for local families to expand their households or open up rental housing in the area. If you want more available housing than offer those who build ADUs more tax incentives and advantages. Subdivisions and allowing 2000 sf in our neighborhoods will not take into account for parking/street parking and all the extra stress it adds to our current infrastructure which is already in need of updates. Who actually believes this is a good idea for our neighborhoods and the future for Hawaii to adopt such short sighted and harmful laws?

Name:
Nate Hix

Email:
nate.hix@gmail.com

Zip:
96816

Representing:
Self

Position:
Oppose

Submitted:
Mar 22, 2024 @ 04:15 PM

Testimony:

We need more homes to end our housing shortage, and current zoning laws are too restrictive to allow the demand for housing to be met. Honolulu has one of the lowest levels of housing units per adult in the nation. Please oppose this resolution and support HB1630/SB3203 and other policies to increase our housing supply.

Name:
Francois Duval-Arnould

Email:
alohafrancois@icloud.com

Zip:
96734

Representing:
Self

Position:
Support

Submitted:
Mar 22, 2024 @ 04:18 PM

Testimony:

I strongly support Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. 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 will change the character of our neighborhoods, exacerbate competition for street parking and reduce trees and green spaces that cool our neighborhoods and absorb stormwater. I live in front of a monster house that once was a single family home. The owner has divided and rented out 4 units so 8 cars and the associated noises that comes with it. I know first hand what this kind of development can do to a neighborhood. Please protect us!

Name:
Galen Fox

Email:
galenwfox@gmail.com

Zip:
96813

Representing:
Self

Position:
Oppose

Submitted:
Mar 22, 2024 @ 04:27 PM

Name:
Joseph Cooper

Email:
cooperpack@hawaii.rr.com

Zip:
96734

Representing:
Self

Position:
Support

Submitted:
Mar 22, 2024 @ 04:51 PM

Testimony:

I strongly support Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. I agree that solutions are needed to make home ownership more affordable for the people of Hawaii. But these irresponsible bills will only eliminate the current single-family zoning and will not achieve affordable home ownership. I have witnessed changes on my neighborhood over the past 20 years. The density has already increased so that it is common to have one residence with six cars taking up street parking. At

times I have counted as many as nine cars parked for one residence. With cars parked on both sides of the street, our residential street has essentially become a one way street. This is just one example that the proposed State bills do not take into consideration the differences between each neighborhood and county.

The infrastructure, such as electric lines, water and sewer lines, roads, and cable, of existing residential neighborhoods was not designed for and will not support this increased density without the development costs and increased maintenance costs for that infrastructure being charged back to the existing residents. These bills do nothing to address that concern.

Allowing for more density in our residential neighborhoods statewide will further attract developers, drive property values up, and price local families out. It will change the character of our neighborhoods, exacerbate competition for street parking and reduce trees and green spaces that cool our neighborhoods and absorb stormwater.

Sincerely,

Joe Cooper,
Kailua

Name: Donna Noguchi	Email: dnoguch@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 04:53 PM

Testimony:
I strongly support Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. I do not want more density I. Our residential neighborhoods statewide. As it is, there is very limited street parking. I can't phantom the trickle effect it would cause among our neighborhoods. Let alone reducing foliage and green spaces.

Name: Jacob Otto Zaa	Email: jacobzaa@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 05:15 PM

Testimony:
I support this resolution. The state bills will lead to more unaffordable housing and out-of-state buyers.

Name: Christine Otto Zaa	Email: higoodneighbor@gmail.com	Zip: 96816
Representing: HI Good Neighbor	Position: Support	Submitted: Mar 22, 2024 @ 05:16 PM

Name: Jill Kojima	Email: jillkoji@hawaiiintel.net	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 05:20 PM

Testimony:
I strongly support Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. 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 will change the character of our neighborhoods, exacerbate competition for street parking and reduce trees and green spaces that cool our neighborhoods and absorb stormwater.

Name: Catherine Sophian	Email: socat64@gmail.com	Zip: 96744-4216
Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 07:12 PM

Testimony:
The most obvious consequence of the proposed bills against which this resolution speaks is that they 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, water shortages, traffic jams and accidents, 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.

Name: Torie Nakata-Nagao	Email: tatatorie@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Mar 22, 2024 @ 07:17 PM

Testimony:
Support Resolution 24-065. Kalihi is too crowded and overpriced. How will the state bills prevent investors from buying up properties? How does this help with affordable housing?

Name: Joshua Wisch	Email: josh@holomuacollaborative.org	Zip: 96734
Representing: Holomua Collaborative	Position: I wish to comment	Submitted: Mar 22, 2024 @ 08:29 PM

Name: Daniel Chun	Email: dchun068@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 12:53 AM

Testimony:
I STRONGLY SUPPORT RES 24-065 because state legislature is over-reaching to dictate Oahu zoning. One of the most haphazardly written bills I have ever read. And utterly devastating to established neighborhoods. Unfortunately, it is one of several BAD bills being advanced by certain state legislators in the name of housing.

Name: Evelyn Hao	Email: evyhao@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Mar 23, 2024 @ 01:47 AM

Testimony:
Dear Council members,
I oppose this resolution because we need MORE homes that are affordable for young people and families that are struggling to afford a home and all the other necessities that make for a good and simple life. This resolution will benefit only those who are affluent enough to afford the existing homes on Oahu. Oahu should be part of the solution to our housing crisis.

Thank you,
Evelyn Hao

Name: Kathy Fay	Email: fay.kathy@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 08:00 AM

Testimony:
I strongly support Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. These State bills to eliminate single-family zoning are a one-size-fits-all approach that doesn't take into consideration the differences between each neighborhood and county. There must be a more thoughtful solution to our housing crisis.

Name: Deborah King	Email: dking0923@gmail.com	Zip: 96815
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Representing: Self	Position: I wish to comment	Submitted: Mar 23, 2024 @ 08:19 AM
<p>Testimony:</p> <p>I was living at 1965 Ala Wai Blvd, Apt 6 and the Apt 9, Honolulu, 96815 from September 30, 2021 to June 30, 2023. My spouse had moved in during July 2021 while I was visiting my ailing mother in Louisiana.</p> <p>During this time period the owner decided to sell the property. The sale never happened; however, the owner moved forward with electrical renovations. He was installing a transformer for 11 apartments. He started this project and was unfinished as of June 30, 2023 when we moved out.</p> <p>Prior to moving in I had physical injuries from several different accidents and I was recovering from water poisoning and gas poisoning while being stationed in Naples, Italy as a dependent.</p> <p>In 2022, I started noticing odd things happening. The property manager that showed the property and discussed rent had no realtor license. It's my understanding (no written proof) that he was in charge of the electrical upgrades. The owner of the property is a realtor.</p> <p>The main electrical access was located in the ceiling panel in the apartment (Apt. 9) that my spouse & I rented. This was located over the desk that I used and near the refrigerator.</p> <p>I'm painting a picture because I believe they were trying to turn this into a monster home.</p> <p>They installed electrical conduits that ran under my bedroom for 11 apartments that ran up and in the ceiling crawl space to the access panel.</p> <p>I felt a lot of electrical surges. It happened for months. I believe that there was a build up of electromagnetic static in my apartment and the outdoor community laundry directly underneath my apartment. One time I was doing laundry and it felt like I was zapped with electricity instead of normal static cling. I suffered burns on my chest and cleavage area from when my VitaMix had a high influx of power and the lid popped off while I was blending hot carrots while making soup. I also lost many plants due to this buildup resulting in hundreds of dollars on lost plants. I have a green thumb so it took me a while to figure out why all my plants were dying.</p> <p>I lost a laptop as well as kitchen appliances. I had to purchase out of my own pocket a new laptop and accessories including a higher power surge protector. The electrical bills started going up exponentially for the amount of electricity we were using.</p> <p>I emailed the owner to show me the dedicated meter for Apt. 9 and he never responded. Prior to renovation, there were old style analog electrical meters for each apartment.</p> <p>During this renovation, the landlord asked us to move out for 5-weeks. We ended up having to stay in an Air BnB that was very expensive.</p> <p>After the renovation, there were only a few digital meters for all apartments.</p> <p>The owner kept the electrical bills in his name and only provided them to us on request when he notified us there was overage due. He only paid for \$125 of electricity per month and we were responsible for anything over that amount. Other residents complained to me about the high electrical bills. The electrical area is open so the meters and conduit were exposed in the garage area where we parked our vehicle.</p> <p>This is just a short version of my experience. I hope this is helpful. If you need more information, please contact me.</p> <p>Mahalo,</p> <p>Deborah King 808-369-6370</p>		
Name:	Email:	Zip:

Deborah King	dking0923@gmail.com	96815
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 08:27 AM
<p>Testimony:</p> <p>I strongly support Resolution 24-65 that opposes State Legislative Bills SB3202/HB1360. 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 will change the character of our neighborhoods, exacerbate competition for street parking and reduce trees and green spaces that cool our neighborhoods and absorb stormwater.</p> <p>See my previous written testimony of my experience while living at 1965 Ala Wai Blvd, Apt 9, Waikk, HI 96815</p>		
Name: Frances Britten	Email: franbritten@gmail.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 23, 2024 @ 08:56 AM
<p>Testimony:</p> <p>I 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!</p>		
Name: Lisa Bishop	Email: elizabeth.e.bishop@att.net	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 10:25 AM
<p>Testimony:</p> <p>Aloha Council Chair Waters and Councilmembers,</p> <p>I strongly support this resolution and urge the full council to pass it unanimously!</p> <p>We cannot have the State unilaterally eviscerate our zoning, and long-standing community development and stewardship plans.</p> <p>Lisa Bishop Oahu Resident, homeowner, tax payer, voter</p>		
Name: Pi'ikea Miller	Email: piikeamiller@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 12:51 PM
<p>Testimony:</p> <p>Dear Councilmembers,</p> <p>Mahalo to Chair Waters and Vice Chair Kia'aina for introducing this resolution and detailing all of the problems with SB3202, SD2 and HB1630, HD1. Affordable housing is an issue in our community but these bills are not the way to address the issue. Additionally the legislature should not be interfering in something that's the County's jurisdiction.</p> <p>Thank you for standing up for our communities!!</p> <p>Pi'ikea Miller Resident</p>		

Name: Tim Houghton	Email: timahoughton@cs.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 04:27 PM
<p>Testimony:</p> <p>The state proposal is not well thought out. A few simple things that make this other than a good idea.</p> <ol style="list-style-type: none"> 1. Infrastructure in neighborhoods was created to accommodate the zoning in place at the time and not to accommodate the significant additional loads that comes with a proposal like this. That includes water, sewer, roadways, parking, as well as other items. A wastewater utility which grants a permit for such construction when there is insufficient capacity is in violation of federal law and the individual who did so can be subject to individual criminal charges. 2. Honolulu's existing ADU law has resulted in minimal ADUs just because of the items above. 3. This takes away value from adjacent property owners who bought a property in an area with a particular zoning a a price that reflected that zoning potentially lose value when the zoning is downsized. NIMBY or not they also lose value in the configuration of the neighborhood to something other than what they purchased. <p>My point is that it would be easy to down zone lot sizes, but difficult to impossible to implement and not really resolve the housing problem without creating a problem for those already in residence.</p> <p>The State proposal is not a carefully researched and a quick and easy solution.</p> <p>Please pass Resolution 24-065.</p>		
Name: Paulette Nakamura	Email: pnohia@hawaiiantel.net	Zip: 96744
Representing: Self	Position: Oppose	Submitted: Mar 23, 2024 @ 06:15 PM
<p>Testimony:</p> <p>Oppose too many dwellings.</p>		
Name: Paulette Nakamura	Email: pnohia@hawaiianyel.net	Zip: 97844
Representing: Self	Position: Support	Submitted: Mar 23, 2024 @ 06:23 PM
<p>Testimony:</p> <p>Oppose 3 homes on one lot</p>		
Name: Donna Wong	Email: htf3000@gmail.com	Zip: 96734
Representing: Hawaii's Thousand Friends	Position: Support	Submitted: Mar 23, 2024 @ 06:42 PM
Name: Seth Kamemoto	Email: skamemoto@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 08:40 AM
<p>Testimony:</p> <p>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 24-65 and agree with the City Council's strong concerns relating to HB1630 HD1 and SB3202 SD2 relating to urban development.</p> <p>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</p>		

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.

Sustainable and effective city and county development is a complex and nuanced effort that must manage a myriad of often-conflicting forces toward the common good. The cities and counties should be empowered to execute this effort through their own development plans, not sabotaged by generic high-level policies that may not be positively applicable to every local area.

Thank you for your consideration,
Seth Kamemoto

Name: Michelle Matson	Email: MSMatson808@gmail.com	Zip: 96815
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Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 11:44 AM
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Name: Elizabeth Reilly	Email: directors@lhkh.org	Zip: 96825
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Representing: Livable Hawaii Kai Hui	Position: Support	Submitted: Mar 24, 2024 @ 01:21 PM
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Name: Jay Wong	Email: jwonghawaii@gmail.com	Zip: 96782
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Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 02:49 PM
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Testimony:
The state bills are complete crap. Is the state giving money to developers to build real affordable housing or just hoping they do?

Name: Brett Kurashige	Email: brettkurashige@yahoo.com	Zip: 96822
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Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 02:58 PM
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Testimony:
I wish to submit my testimony below IN SUPPORT of Honolulu City Council Resolution RES 24-065. I understand RES 24-065 is in opposition to State of Hawaii HB1630 HD1 and SB3202 SD2.

As a long-time 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 24-065 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.

More so, HB1630 HD1 and SB3202 SD2 arbitrarily takes the power of oversight away from the hands of local county planners, local county decision makers and local county residents to ensure that all county development has adequate infrastructure, ensures the health and well-being of residents, and provides a good quality of life.

Thank you for your consideration!

Name: Janyce Mitchell	Email: jrmitchell01@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 03:43 PM

Testimony:

I enthusiastically support RES24-065 expressing concerns about HB1630-HD1 and SB3202-SD2. These bills would affect zoning statewide and are clearly not right for Honolulu or the state. Every county is different and deserves the ability to tailor zoning solutions to fit their needs and goals. While the bills purport to be an aid to affordable housing, there are no requirement for the housing produced to be affordable. There is no indication that the type of housing that would aid families or multigenerational living (e.g. 3 or more bedroom homes-which is what families who leave Hawaii buy) would be facilitated. They would increase density in places where the infrastructure is older and already over-burdened. At a time where the aquifer on Oahu is a concern and we are getting less rainfall, they would increase impermeable surfaces. These bills attempt to import mainland solutions (e.g. California and Washington) to Hawaii when there is not clear evidence that the solutions would fit Hawaii or have worked effectively on the mainland (California and Washington also still have affordable housing issues). Instead, greater financial support for an ADU or ohana unit per residential lot would help preserve our communities, provide housing for multiple generations and younger individuals, and make affording a home easier for young families. For these and other reasons, I urge you to support RES24-065.

Name: Judy Bishop	Email: jbishop@bishopco.net	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 04:14 PM

Testimony:

I submitted testimony last week but did not receive a receipt so I am submitting again: I support RE24-65 which opposes HB 1630and SB 3202. The HB and the SB are horrific, poorly thought out bills. We cannot have wild west development with no

consideration for water, sewage, electrical capacity, not to mention road capacity! My neighborhood was built in the 1950s to support a small number of houses with only one car per household. Now my neighborhood in Kailua has hundreds of dwellings and multiple cars per household-- way more density than it was designed to support. Some days (frequently) we cannot get out of our neighborhood (only one way out, one lane) for almost an hour due to the huge number of cars- local residents and tourists- trying to all leave at the same time. We are vulnerable to natural disasters like LAHAINA, and we cannot SAFELY support additional dwellings and accompanying cars and traffic! In addition we have huge numbers of illegal BnBs! These new houses you want to allow will all be bought by developers and turned into vacation rentals!! They will NOT be for local families needing affordable housing! The vacation rentals are already not enforced! These bills will make it worse!

Name: Carolyn Ainlay	Email: CarkyA@gmail.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 24, 2024 @ 04:59 PM

Testimony:
I support Resolution 25-62 to stop the proposed rezoning. This will be a disaster ion many levels. More crowding, less trees, more noise, less peace and quiet. No street parking. Fewer trees and green areas.Developers taking advantage of this opportunity to make more units to sell, not at affordable prices, you can be assured.

Name: Jeannine Johnson	Email: jeannine@hawaii.rr.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 05:18 PM

Name: Chuck Gray	Email: chuckla808@yahoo.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 05:21 PM

Testimony:
State Bills imposes negative effects for community's with more street parking because small lots will not support off street parking, traffic congestion will occur and our infrastructure will be under even more stress than now without upgrade.

Name: Bobbi Steer	Email: bobbisteer@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 05:42 PM

Testimony:
I strongly support Resolution 26-65 opposing State Legislative Bills SB3202/HB1360. If passed, these bills will eliminate single-family zoning allowing more density in residential neighborhoods which will attract further development and congestion in our already over crowded neighborhoods.

Name: Jeanne Ohta	Email: jyohta@hawaii.rr.com	Zip: 96821
Representing: Aina Haina Community Association	Position: Support	Submitted: Mar 24, 2024 @ 07:50 PM

Name: Ted Kefalas	Email: tkefalas@grassrootinstitute.org	Zip: 96813
Representing: Grassroot Institute of Hawaii	Position: Oppose	Submitted: Mar 24, 2024 @ 08:10 PM

Name: Patricia Watson	Email: pat.watson@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 08:55 PM

Testimony:

I absolutely support resolution 24-065 in which the City Council has introduced a responsible reaction to the irresponsible legislative bills SB3202 & HB1302. The legislature is fast tracking these bills because they want affordable housing in the islands. My first question is what is affordable & who is the legislature targeting? How do these legislative bills guarantee affordability? In order to build these smaller homes, you'd need land to put them on, where is this land coming from? Since people can't afford homes as it is, I believe if these bills in the legislature pass, land would become even more enticing to illegal developers, because they'd be able to put more houses on a piece of property, making more profits. What about infrastructure? We already having neighborhoods dealing with controlled parking, what would these bills do to every neighborhood on the island? What about infrastructure, water, sewer capacity & traffic? There is not an easy fix to this problem, but controlling illegal developers would be a start.

Let me give you a personal example, when Eileen Anderson was Mayor (1981-1985) she created a program called Ohana Zoning. This was in the early 1980's & she was concerned with housing & affordability so she put in place this Ohana Zoning, whereby if your lot met certain specifications you could build another house. We had a parcel, we built a house on the back of a lot & my sister in law lived in the front house. We did it right! Well guess what, this well intentioned bill was misused by greedy developers who sold their Ohana Units for a profit & the bill was subsequently rescinded. The same thing would happen, I guarantee it. Also it's not that I'm saying this because I'm an elitist, far from it, nor am I a not in my back yard person, because I live in Kaimuki & it's already in my back yard. I can see a 16 bedroom 13 back house from my window & I guarantee you that this house is not helping anyone except the person that somehow was able to build this monstrosity.

This is a complex situation but one legislative session will not solve the problem, nor is it the right fit for Oahu. I applaud Council members Waters & Kia`aina for their strength is putting the effort forth to protect Oahu. Council members please support this resolution. Thank you!

Name: Laura Thielen	Email: laurat@partnersincareoahu.org	Zip: 96817
Representing: Partners In Care - Oahu's Continuum of Care	Position: Oppose	Submitted: Mar 24, 2024 @ 09:16 PM
Name: Whitney Bosel	Email: whitneybosel@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 10:13 PM

Testimony:

I would like to STRONGLY urge the the City council to adopt this resolution. We may need to allow further development on Oahu, but it must remain planned and considered, and these bills literally take away the ability to plan for growth. The whole idea of urban planning is to allow natural resources, basic geography, and infrastructure capability to inform where growth can be handled, how it should be directed, and where it is NOT advisable because it would result in other problems.

It comes down to this- does the city council think that our city departments ought to be restricted in their designated authority by this state decree? Or should the power to regulate the specificities of this island be left to those who have the experience, the knowledge, and the familiarity with the particulars of our island's constrains and needs?

DPP handles the zoning of Oahu because they know the specifics of our island. Allowing more lots and units wherever someone wants to put them, perhaps in direct conflict to where those who know our island best and have studied how it can best grow and sustain us all, because state legislators have said there should be a free-for-all, is a terrible idea. Taking the ability away for our county planners to actually PLAN for our island's growth is not a recipe for sustainable, ordered, growth. It is a recipe for other problems and chaos.

I understand that many have expressed a strong desire for more housing immediately, but that doesn't change the simply reality that some areas of the island will be better able to handle that development than others, and county departments ought to be able to continue to have oversight, not be divorced from their authority by the state.

The PUCDP and other plans have recently been completed and are going through the process to be adopted. Changes in density through zoning to allow growth as they have laid out will follow. Trying to jump this careful research and study and planning (literally hundreds of thousands of dollars all told, and years of work) in order to allow growth anywhere is an awful idea, and really

a violation of both the work that has gone before, and the entire order of civil institutions that have been vested with the authority to PLAN our island's growth.

I would like to add that in considering this resolution, you consider all of the comments on the state bills from those in construction, development, finance, etc who would line their pockets with the result of their passage, and take it how you would any recommendation from such an obvious vested interest.

Name: Arjuna Heim	Email: arjuna@hiappleseed.org	Zip: 96816
Representing: Hawaii Appleseed	Position: Oppose	Submitted: Mar 24, 2024 @ 10:58 PM

Name: Kimeona Kane	Email: Kimeonakane@gmail.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Mar 24, 2024 @ 11:37 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 CD1, 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: Nancy and Errol Rubin	Email: nsrubin@hawaiiantel.net	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Mar 25, 2024 @ 02:11 AM

Testimony:

I am opposed to the monster house bill and the rezoning bill that would cram as many houses into a lot as possible. This density is unhealthy, and it has been proven that too-close conditions heighten neighborhood tensions. Also, we need to provide room for trees, breathing space, and proper drainage during rains, which is not possible if all of our neighborhoods are covered with cement. I am disappointed at the idea that this would be enforced on communities. This is not an answer to the island's problems with housing.

Name: Vanessa Distajo	Email: vanvanes@aol.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Mar 25, 2024 @ 07:27 AM

Testimony:

Dear Chair Waters and Council Members,

I write to you in STRONG SUPPORT of Resolution 24-065 CD 1. I am very grateful for your efforts to help your constituents express their discontent with proposed State bills SB 3202 and HB 1630.

The City & County of Honolulu must be excluded from those bills. Haphazardly upzoning Hawai'i's urban land is NOT wise planning. Our infrastructure has a carrying capacity, and until our aging, substandard sewers, electrical grid, and roadways are improved, we cannot afford to cram more dwelling units into our neighborhoods, other than the ADUs that are currently allowed. Problems with older infrastructure will abound, and there will be increased risk of flooding and fires within communities. It is unethical to gamble with the health and safety of our people.

Eliminating single-family zoned housing is NOT going to make housing affordable for local people. Both bills do not contain any language that would make the new dwelling units or smaller subdivided lots affordable. Developers will build to the “highest and best use,” and then sell for the highest prices that the market will bare. We have seen for years how lots in our neighborhoods are being sold to non-locals who pay all cash, hundreds of thousands over asking price, with one week closing. Local families are no competition for these developers. They will profit even more from these bills, not our people.

It is a farce that local families will benefit from these bills. Families are already allowed to build an ADU on their properties. The reality is that those of us who want to live in multigenerational households already do without needing separate dwelling units because we are family and that is our way here. In the last nine years, only 1,091 ADUs have been built. That is not many. Why? It's not really needed, and not many families can afford the exorbitant costs of building materials, not to mention the costs of subdivision. The interest rates on loans are high, and the cost of basic necessities is the highest we have seen in a generation.

We need to learn from the example set by Minneapolis, Charleston, and other cities on the continent. Developing urban land in single-family zoned areas costs more. More than 140% AMI is expected to be needed to even qualify for a small starter home on a subdivided lot, so most local families still won't qualify for mortgages. Upzoning increases the cost of land by 5-20% within a couple of years, so it is NOT affordable housing policy.

Multiple high-density apartments, utilizing 201H to create “missing middle, affordable, workforce housing” are slated to be built soon (ex: Kuilei Place and Pahoa Ridge). More transit oriented developments are planned too. The City's Primary Urban Core Development Plan, which had years of significant community engagement, identified eleven ideal corridors for upzoning along the main roadways.

We need to protect our land and our people by growing efficiently with smart, sensible, sustainable development! I have faith that we can write better legislation that will genuinely help local families, not line the pockets of greedy developers. Please vote, “Aye,” today to send a message to the State Legislature. Also, in the final “Be It Resolved” clause, please share the resolution with Governor Josh Green and Lt. Governor Sylvia Luke.

Thank you for your consideration!

Sincerely,
Vanessa Distajo

Name: Janice Zane	Email: jkhz@hotmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 25, 2024 @ 07:35 AM

Testimony:

I believe both bills 1630 H.B and Senate bill 3202 will be detrimental to the communities in Hawaii and support real estate developers and the construction industry to the detriment of the people of Hawaii. Cramming so many people into tiny buildings without adequate support to maintain their health and wellbeing is detrimental to Hawaii. Please consider trying to help people obtain healthy foods and access to and encouragement of exercise to improve health and perhaps decrease health cost care. Consider changing laws so that the mentally ill cannot refuse appropriate treatment but allow multiple opinions concerning treatment of mentally ill so that mentally ill are not forced to take harmful drugs or live in harmful living conditions.

Name: Matt Popovich	Email: admin@hawaiiyimby.com	Zip: 96744
Representing: Hawai'i YIMBY	Position: Oppose	Submitted: Mar 25, 2024 @ 08:35 AM

Name: Sterling Higa	Email: sterling.higa@gmail.com	Zip: 96708
Representing: Housing Hawaii's Future	Position: Support	Submitted: Mar 25, 2024 @ 09:19 AM

Name:	Email:	Zip:
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Susan Le	susan@hihac.org	96816
Representing: Hawaii Housing Affordability Coalition	Position: Oppose	Submitted: Mar 25, 2024 @ 09:34 AM
Name: Choon James	Email: ChoonJamesHawaii@gmail.com	Zip: 96762
Representing: Self	Position: Support	Submitted: Mar 25, 2024 @ 09:44 AM

March 21, 2024

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

Councilmember Tommy Waters, Chair
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 Waters and Members of the City Council,

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.

Thank you for your time and consideration in this matter.

Mahalo,

Trevor Nagamine



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1-866-295-7282 | Fax: 808-536-2882
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facebook.com/AARPHawaii

Honolulu City Council
Monday, March 25, 2024
10:00 a.m.

TO: The Honorable Tommy Waters, Chair
FROM: Keali'i Lopez, State Director, AARP Hawaii
RE: Resolution 24-65 – AARP with Comments

Aloha Chair Waters and Members of the Council:

My name is Keali'i Lopez, and I am the State Director for AARP Hawai'i. AARP is a nonpartisan, social impact organization that advocates for individuals age 50 and older. We have a membership of nearly 38 million nationwide and nearly 140,000 in Hawaii. We advocate at the state and federal level for the issues that matter most to older adults and their families.

AARP respectfully wishes to comment on Resolution 24-65, CD 1 about concerns on House Bill 1630, HD1 and Senate Bill 3202, SD 2 Relating to Urban Development, and share our reasons for supporting the State's initiatives.

AARP recognizes the City's concerns about increased density in residential neighbors especially in urban Honolulu, however it is noted that SB 3202 SD 2 respectfully defers to the counties in upholding their ordinances, infrastructure requirements and housing codes. One of the primary reasons why AARP supports S.B. 3202 SD2/HB 1630 HD1 is that it expands the zoning by allowing more units in a residential lot, including accessory dwelling units (ADUs). These measures lift barriers to building more ADUs which is a common-sense, cost-effective approach that will make good use of existing property throughout the state while easing the housing crisis. This small, cottage-like structure creates flexible living arrangements, often for older residents who seek to downsize and live with family or who require some day-to-day assistance.

AARP is keenly concerned about Hawaii's kūpuna on fixed income and their risk of becoming homeless without sufficient affordable options. We have been actively engaged in housing-related legislation that would help increase the availability of affordable dwellings. According to AARP/Statista analysis, close to 970 older adults (age 55+) are expected to be evicted in 2024 and more than 1500 older (55+) may experience homelessness in Hawaii this year. By embracing housing policies focused on empowering homeowners and creating housing choices that are affordable and accessible, we can unlock opportunities for economic mobility,

strengthen communities, and allow older residents especially to stay in their neighborhoods, and ensure that every resident has access to safe, affordable housing.

Thank you for the opportunity to share our comments.



March 25, 2024

Members of the Honolulu City Council:

Chair Tommy Waters

Vice Chair Esther Kia'āina

Councilmember Radiant Cordero

Councilmember Andria Tupola

Councilmember Matt Weyer

Councilmember Calvin Say

Councilmember Tyler Dos Santos-Tam

Councilmember Val Aquino Okimoto

Councilmember Augie Tulba

Re: RES24-65 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

Dear Chair Waters, Vice Chair Kia'āina, and Members of the Honolulu City Council:

The Hawai'i State Coalition Against Domestic Violence (HSCADV) addresses the social, political, and economic impacts of domestic violence on individuals, families, and communities. We are a statewide partnership of domestic violence programs and shelters. On behalf of HSCADV and our 28 member programs statewide, I respectfully submit testimony **opposing RES24-65**.

Survivors of domestic violence face many challenges when making decisions about their safety. One of the most crucial factors is housing. The ability to find safe and affordable housing is a key economic consideration for survivors when deciding to leave an abusive partner. It's important to recognize the impact of housing insecurity on survivors and to support them in any way possible. We need more housing, and it makes more sense to build it in our existing neighborhoods than to keep sprawling and paving over our agricultural and conservation land. A lack of housing is also destroying our communities. Our keiki are leaving, many people are homeless, and we do not have enough service providers because they cannot afford to live here. People are being priced out of Hawai'i and the only way to keep them here is to build more housing that is affordable to local families and survivors of domestic violence.

Thank you for the opportunity to testify on this important matter.

Sincerely,

Angelina Mercado, Executive Director

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.

TESTIMONY OPPOSING RESOLUTION 24-65 (CR-81)

BY GALEN FOX

Before Honolulu City Council

March 25, 2024 at 10:00 a.m.

City Council Chamber

Chair Waters, Vice Chair Kia'aina, 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. The measure allows, but does not require, two or more additional residential units, each (three total) on lots of at least 2,000 square feet, to be built per single family lot within urban districts. Counties will continue to impose restrictions in line with new or existing ordinances or rules. (i.e. no Monster Homes).

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, driving our people to the mainland. Our 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 here..

We save needed agricultural and conservation green fields. We need housing in existing urban areas where adequate public facilities are available or more easily provided. We need small, naturally affordable **Starter Homes** that cost well under the current median home price, provided where **our urban housing needs** lie.

As the Hawai'i Zoning Atlas experts tell us, Starter Homes are small, single-family homes that fit in current Oahu neighborhoods. They add per-unit property tax revenue well beyond their added cost. They mean young families own homes much sooner, and 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 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



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



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.

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HolomuaCollaborative.org

Committee:

Bill Number:

Council

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

Hearing Date and Time: March 25, 2024 at 10:00am

Re:

Testimony of Holomua Collaborative with comments

Aloha Chair Waters, Vice Chair Kia'āina, and Council 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. Some of the poll results from this statewide survey, conducted locally by Anthology included: 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



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

March 25, 2024

Honolulu City Council
Tommy Waters, Chair
Esther Kia`aina, Vice Chair
Committee Members

RESOLUTION 24-65 proposed CD1
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 proposed CD1 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 even 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 agree with the statement that *increased density of the magnitude proposed in SB 3202 and HB 1630 may be more appropriate for the Neighbor Islands where zoning lots tend to be larger than those in Honolulu.*

We urge the Council to defend home-rule, support current residential zoning and advocate for the public's right to participate in Oahu's land use planning process by passing this resolution.

**Honolulu City Council Meeting
March 25, 2024
10:00 AM**

**Testimony in Strong Support of Resolution 24-65, CD1
Opposing Senate Bill 3202 and House Bill 1603 which Require
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.

Specific to Resolution 24-65 and the CD-1, the following recommendation is respectfully provided as underscored for your further consideration:

WHEREAS #7

WHEREAS, requiring the counties to approve subdivision applications for zoning lots as small as 2,000 square feet in size, as proposed in the State bills, would render all of the City's residential zoning districts moot, and could lead to a complex patchwork of different sized zoning lots within close proximity to each other leading to crowded and unhealthy slum-like conditions; and

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

Michelle S. Matson

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

Testifying Individually



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 24, 2024

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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

Meeting on March 25, 2024 at 10 a.m.

Honolulu Hale & Videoconference

SUBJECT: **SUPPORT FOR RESOLUTION 24-65, CD1**

Aloha e Chair Waters, Vice Chair Kia'āina, and Council 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, CD1** 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.

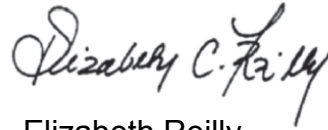
All or parts of these bills are opposed by multiple Neighborhood Boards. The Department of Planning and Permitting opposes language that would allow monster homes in already dense neighborhoods. Again, this is not some abstract, NIMBY-ist concern, but a comment on reality: development under this bill 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 Council for voting in support of this resolution.

Mālama pono,



Elizabeth Reilly
Founder/President

Jeannine Johnson
Email: jeannine@hawaii.rr.com
Phone: (808) 691-7261 (w)
March 24, 2024

To the Honolulu City Council
Tommy Waters, Chair & Presiding Officer
Esther Kia'āina, Vice-Chair
Radiant Cordero
Tyler Dos Santos-Tam
Val A. Okimoto
Calvin K.Y. Say
Augie Tulba
Andria Tupola
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
Hrg: Mon., 3/25/2024 at 10 a.m. in Council Chamber, Honolulu Hale

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

I strongly support Resolution 24-65 and vehemently oppose HB1630 and SB3202 (In all their revised drafts) which purport to provide much needed affordable housing by allowing multiple additional dwellings on residential zoned lots as small as 2,000 square feet. Look no further than Kaka'ako with all of its overpriced empty condos instead of affordable workforce housing for what will eventually become of these "affordable" units.

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 as well as strictly regulate Short Term Rentals (STRs) and enforce compliance with the law. 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. However, now the Legislature wants us to tolerate their giving developers carte blanche to destroy our residential neighborhoods in total disregard for their constituents' wishes.

I shudder to think what would happen if HB1630 and SB3202 were enacted in our bedroom communities in East Honolulu where we already have **the** highest property values, homes built in the 50s with one car garages and narrow streets that are already crowded with residents' cars. Passage of HB1630 and SB3202 will defy our residential lot standards that limit building height, coverage, paving; remove landscaping, causing temperatures to rise; increase traffic and noise as well as flooding and run-off; stress our already stressed infrastructure, and the long-term cumulative impact of this transformation will adversely affect the character of our existing neighborhoods turning them into high-density apartments. Allowing for such high density will drive our already sky high property values and property taxes higher thus continuing to price local families out. 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. Gov. Josh Green today said "Building alone won't solve our housing crisis – we must return thousands of short-term rentals to the local housing market to increase supply and bring down prices." 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." The DPP's 2021 Annual Report shows that 80,225 properly-zoned housing units have been approved and permitted on O'ahu but have not been built; and there are presently between 10,000 and 14,000 STRs on O'ahu that if returned to residential use would provide much needed housing.

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 crucial.

Mahalo,



Jeannine Johnson

cc: Sen. Stanley Chang
Rep. Gene Ward
Rep. Mark Hashem



'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 25, 2024

To: Councilmember Tommy Waters, Chair and Presiding Officer
Councilmember Esther Kiaʻāina, Vice Chair, and
Members of the Honolulu City Council

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.

The bills affect all state urban-zoned properties according to the state land use boundaries and indiscriminately increase the density of all 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. Because the bills are overly broad, these properties would be affected by these bills. These differences are just one of the reasons why the state should not interfere with county zoning.

The bills also ignore the more specific Sustainable Communities Plans; plans written by communities as their vision for their futures. The one-size-fits-all mandate of the state bills do not recognize the diversity of communities and the knowledge and experience of the residents who live there.

These bills are a huge overreach; they will encourage investors and developers to build homes but do not have any mechanism to ensure affordability or require owner-occupants; and due to the low parking requirements, the residents of these homes will park on already crowded streets. The bills would actually drive property values even higher. The potential changes to our neighborhoods by the huge increase in density will result in unacceptable changes to their character and livability.

Also of concern is the measures do not exclude parcels of land that have steep slopes, unstable and expansive soils, rockfall dangers, and the potential for flooding.

Communities have already worked hard to oppose monster homes in their neighborhoods because of their negative effects. These bills are really tone-deaf to the concerns of residents in these neighborhoods.

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.

March 25, 2024, 10 a.m.
Honolulu Hale

To: Honolulu City Council
Tommy Waters, Chair
Esther Kia'āina, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: OPPOSITION to RESOLUTION 24-65 CD1 — 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 Waters, Vice-Chair Kia'āina and other members of the Committee,

The Grassroot Institute of Hawaii would like to offer its comments in **opposition** to [Resolution 24-65 CD1](#), which would express the Council's opposition to HB1630 HD1 and SB3202 SD2.

These two measures would increase Hawaii's housing supply not only on Oahu but throughout all of the islands 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

PARTNERS IN CARE

Oahu's Continuum of Care

Our mission is to eliminate homelessness through open and inclusive participation and the coordination of integrated responses.

TESTIMONY IN OPPOSITION OF COUNCIL RESOLUTION 24-65: RESOLUTION EXPRESSING THE HONOLULU CITY COUNCIL'S STRONG CONCERNS RELATING TO HOUSE BILL 1630, HD1 AND SENATE BILL 3202, SD2, RELATING TO URBAN DEVELOPMENT

TO: Honolulu Council Members
FROM: Partners In Care
Hearing: **Monday, March 25th, 2024, 10am;**

Chair Waters and Members of the City Council:

Thank you for the opportunity to provide testimony **IN OPPOSITION TO COUNCIL RESOLUTION 24-65**

Partners In Care (PIC), is a coalition of more than 60 non-profit homelessness providers and concerned organizations. We work with thousands of individuals every year to find and retain clean, safe and affordable **-truly affordable –** housing on Oahu. We had the greatest increase in homelessness and precariously housed Kupuna in 2023. This is a trend that will unfortunately continue to increase in the years to come. We are facing a housing and homelessness crisis and resolution 24-65 puts yet another barrier to housing for thousands of families, veterans, survivors of domestic violence, and those with medical and mental health issues. Traditional methods of creating affordable housing have not worked for decades. There are communities all around the island of Oahu where any mention of affordable housing being built has been met with derision, disdain and disrespect. Every community on Oahu and throughout Hawaii needs to have affordable housing within its boundaries. Otherwise we are expecting all service workers, teachers, nurses and many more will not be a part of the community where they work. This is not right and it is in fact destructive to the community itself. HB 1630 and SB 3202 will make affordable housing a possibility within the next several years. I encourage the Council not only to kill this resolution, but to join with all the government's departments (including the City and County of Honolulu Departments), providers, business', trade groups, chamber of commerce's, and individuals who have strongly supported these measures over the last few months:

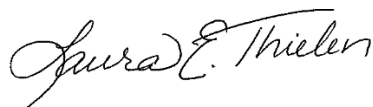
- **Land Use Commission;**
- **Hawaii Housing Finance and Development Corporation;**
- **Office of Planning and Sustainable Development;**
- **County of Maui Planning Department;**
- **one member of the Kaua'i County Council;**
- **Department of Planning and Permitting of the City and County of Honolulu;**
- **County of Hawai'i Planning Department;**
- **County of Kaua'i Planning Department;**

- AARP Hawai'i;
- Housing Hawai'i's Future;
- Hawaii Habitat for Humanity Association;
- Hawaii Zoning Atlas;
- Council for Native Hawaiian Advancement;
- Building Industry Association Hawaii;
- NAIOB; Chamber of Commerce Hawaii;
- Aio; Hawai'i Gas;
- HPM Building Supply;
- Tori Richard, Ltd.;
- Title Guaranty of Hawai'i;
- Mana Up;
- Hawai'i YIMBY;
- Grassroot Institute of Hawaii;
- Holomua Collaborative;
- Hawaii Appleseed Center for Law & Economic Justice;
- Kaua'i Chamber of Commerce;
- Hawai'i Housing Affordability Coalition;
- Construction Industry of Maui;
- and numerous individuals.

These groups recognize the need for housing that can be available at an affordable price which will allow family to remain in Hawaii and to continue to provide some of the most important jobs in our communities that we rely on to help our communities and guide the next generation.

Please listen to the helpers and service workers who want to be part of each community on Oahu and on all the Hawaii Islands. **Partners In Care urges you to kill this measure and support this strategy to bring more housing for all of our neighbors.**

Mahalo.



Laura E. Thielen
Executive Director
Partners In Care



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Opposition to RES24-065
March 25, 2024 at 10:00 AM, Full Council

Thank you for the opportunity to express strong opposition to RES24-065 aimed at eliminating single-family zoning. This legislation, represented by HB1630/SB3202, looks to correct the failures of euclidean zoning practices and perpetuate sustainable urban development that is crucial for the future well-being of our community.

Defending single-family zoning policies perpetuates discriminatory practices rooted in a history of unjust housing policy. These policies have long been used as tools of exclusion, contributing to economic and racial segregation within our neighborhoods. By limiting housing options and perpetuating the status quo, we perpetuate systemic inequalities that harm vulnerable communities.

Additionally, this council's stated fears that this will perpetuate more "monster homes" is a blame that solely lays on the Department of Planning and Permitting (DPP), which has been complicit in the approval of oversized "monster homes" and has failed to enforce zoning regulations consistently. This lack of enforcement not only undermines the integrity of our zoning laws but also exacerbates issues such as overdevelopment, strain on infrastructure, and housing affordability. Supporting state-level legislation to eliminate single-family zoning is a necessary step towards rectifying these injustices and ensuring equitable land use practices.

Furthermore, opposing this proposed law disregards the urgent need for more inclusive and sustainable housing policies. By embracing higher-density development and mixed-use zoning, we can promote a more abundant perspective that maximizes land use efficiency and meets the diverse housing needs of our growing population.

We urge the council to reconsider its opposition to HB1630/SB3202. Instead of perpetuating discriminatory practices and prioritizing the status quo, let us embrace a future that is more equitable, inclusive, and sustainable for all residents. Thank you for considering my testimony.



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.com

admin@hawaiiyimby.com

Monday, March 25, 2024

Honolulu City Council
Tommy Waters, Chair
Esther Kia`aina, Vice Chair
Honolulu Hale
Honolulu, HI 96813

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

Aloha Chair Waters, Vice Chair Kia`aina, and Members of the Council,

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 more 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, health and safety
standards, and all other county-level regulations. That's why **every single county
planning department, including our own, has testified in support of these bills.**

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

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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. Last Thursday, the Committee on Planning and the Economy heard testimony from DPP director Dawn Takeuchi Apuna, who reiterated that these bills **do not** legalize monster homes and that legislators worked with the Department during the drafting and committee amendment process to address all their concerns.
- **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 homes currently allowed in those neighborhoods. **Less land and less house costs less money.** There is 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 numerous units on a 2,000 square foot lot.** Those restrictions remain in place.

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.

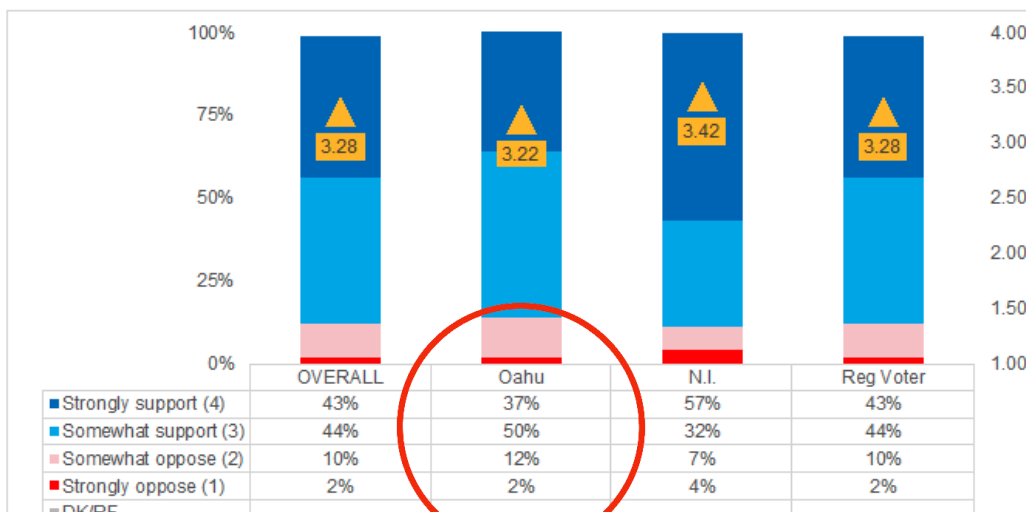
Hawai'i voters think no differently. In fact, they are even more aligned in favor of the provisions in these bills. According to recent polling from Holomua Collective, **eighty-seven percent of Honolulu residents - yes, 87% - support the specific provisions of this bill:**

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”**.



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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 held by a slim minority of residents. 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 25, 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 10:00AM on a Monday. 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)

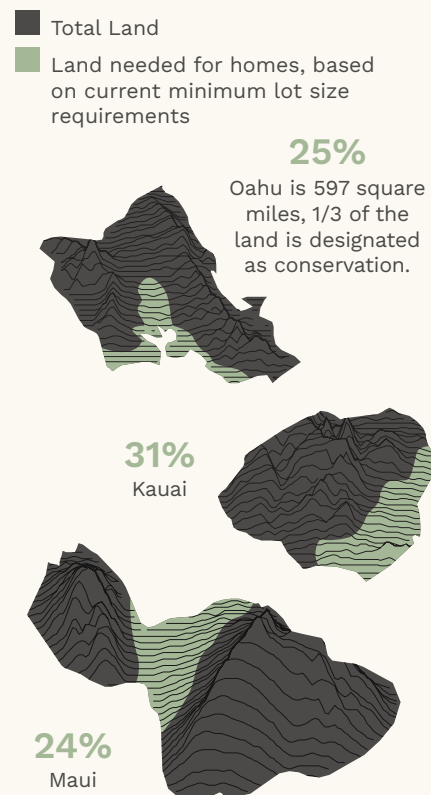
Indirectly, minimum lot size regulations are part of a suite of regulations that can make dense infill development in urban areas cost prohibitive. The uncertainty involved in submitting proposals, proposing variances, or otherwise subjecting a proposal to intense scrutiny increases project costs relative 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>



Hawai'i Housing Affordability Coalition

Testimony of the Hawai'i Housing Affordability Coalition

OPPOSE - RES24-065 (CR-81)

Honolulu City Council

Monday, March 25, 2024, at 10:00 AM

City Council Chamber

Aloha e Chair Waters, Vice Chair Kai'aina, and members of the council:

HiHAC is submitting testimony in **STRONG OPPOSITION** of Resolution 24-65, a resolution expressing opposition to state legislative bills SB3202 and HB1630.

SB3202 and HB1630 seeks to provide Hawai'i with a diverse housing landscape by promoting the development of missing middle housing. Missing middle housing fills a crucial gap between single-family homes and high-rise apartments, offering options like duplexes, triplexes, and smaller homes on smaller lots. Enabling the construction of these housing options can help increase our housing supply and increase affordability in our housing market.

Providing more housing stock within already existing neighborhoods allows for residents to remain near relatives and within their existing communities. Whether its families looking for modest sized and priced housing, kupuna seeking to downsize their home, or young professionals looking to purchase their first home.

SB3202 and HB1630 also promote maximizing the use of available land within existing urban areas, reducing associated land costs - the most significant cost in development - and preventing urban sprawl into our agricultural and conservation land.

In order to solve our housing crisis, state Legislative bills SB3202 and HB1630 are a necessary step in the right direction.

Opposition of these bills, as demonstrated in Resolution 24-65, means upholding single family zoning practices.

For decades, such policies have functioned as tools of exclusion. They were promoted to separate neighborhoods by race, income, and social class, deepening economic and racial divisions within our communities. At its inception, the U.S. Supreme Court justified zoning burden due to the necessity of limiting higher-density housing in fear that it would infect American social values and instigate "race suicide."

Testimony in support of Resolution 24-65 argues for the "character preservation" of neighborhoods. This "character preservation" refers to the upholding of the wealthy status quo of neighborhoods that have perpetuated systemic inequalities.



Hawai'i Housing Affordability Coalition

Additionally, testimony in opposition to SB3202 and HB1630 have been misinformed. Concerns about infrastructure capacity, proliferation of monster homes, and extreme density and parking are not applicable. These bills still preserve county authority to control the size and forms of new buildings and do not touch any existing restrictions on setbacks, minimum parking stalls, height, etc.

As the council deliberates on this resolution, it's important to recognize that the opposition to bills SB3202 and HB1630 is not an accurate reflection of the sentiments of our community. According to a survey conducted by the Holomua Collective, 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.

We urge the council to reconsider its opposition to HB1630/SB3202. We need to meet the diverse housing needs of our growing population, especially the needs of our residents that struggle to remain in Hawai'i. Adopting the solutions put forth in SB3202 and HB1630 would help ensure that future generations of Hawai'i residents can continue to call our beloved islands home.

Mahalo for the opportunity to testify,

HiHAC
Hawai'i Housing Affordability Coalition

ORDER OF BUSINESS

REGULAR MEETING
CITY COUNCIL CHAMBER
19TH SESSION
MONDAY, MARCH 25, 2024
10 A.M.

TO: TOMMY WATERS
CHAIR & PRESIDING OFFICER
ESTHER KIA'ĀINA
VICE CHAIR
RADIANT CORDERO
FLOOR LEADER

TYLER DOS SANTOS-TAM
VAL A. OKIMOTO
CALVIN K.Y. SAY
AUGIE TULBA
ANDRIA TUPOLA
MATT WEYER

SUPPORT

Resolution 24-65, CD1 (Page 23)

RESOLUTION EXPRESSING THE HONOLULU CITY COUNCIL'S
OPPOSITION TO HOUSE BILL 1630, H.D. 1, AND SENATE BILL 3202, S.D. 2,
RELATING TO URBAN DEVELOPMENT.

Aloha Chair Waters and Council members:

It's very alarming to see certain State Legislators going "gang busters" in subverting county **Home Rule**.

This is one of the most vexing and puzzling actions that two State legislators are initiating. Senator Stanley Chang has been known to promote extremely high-density ideas like building 1,000.00 units on an acre and so on. Chang has led contingents to learn about Singapore's the affordable housing program. Even the former HART CEO Andrew Robbins took the trip.

It was thought that motive was to learn insights for the Honolulu Rail Transit **AFFORDABLE housing** along the rail route. Mayors have promised and campaigned that they wanted to develop high density along the Rail corridor in order to Keep The Country Country. (There are good reasons to Keep The Country Country to provide diversity, protect the watersheds, preserve rural communities, food sustainability and so on. The north shore is the golden goose for tourism.)

What happened to the promise to build affordable housing along the rail corridor for our residents?

However, at this legislative session, Senator Stanley Chang and Representative Luke Evslin are promoting yet another high density land use, this time on Residential zoned communities.

Provides that for residentially zoned lots within an urban district each county shall allow for at least 2 additional dwelling units. Establishes provisions by which a parcel zoned for residential use that is in the state urban land use district may or may not be prohibited from being subdivided, consolidated, or resubdivided. Requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs. Permits the appropriate board of water supply to calculate impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility. Effective 1/1/2026. (SD2)

Above-mentioned Hawaii State Legislature HOUSE BILL1630 and Senate Bill 3202 relating to “urban development” are very problematic and devoid of good careful planning with sustainable positive policies.

No one is against affordable housing but this is a knee-jerk solution that will create other multiplier problems.

Why do we have to be a copycat of California’s messed up planning? About 75,000 Californians left in 2023. Businesses are closing and leaving too. Crime and homelessness are rampant. Billionaires are ganging up to build their own utopia city in Solano County. It would appear that we should **think twice** before we copycat California.

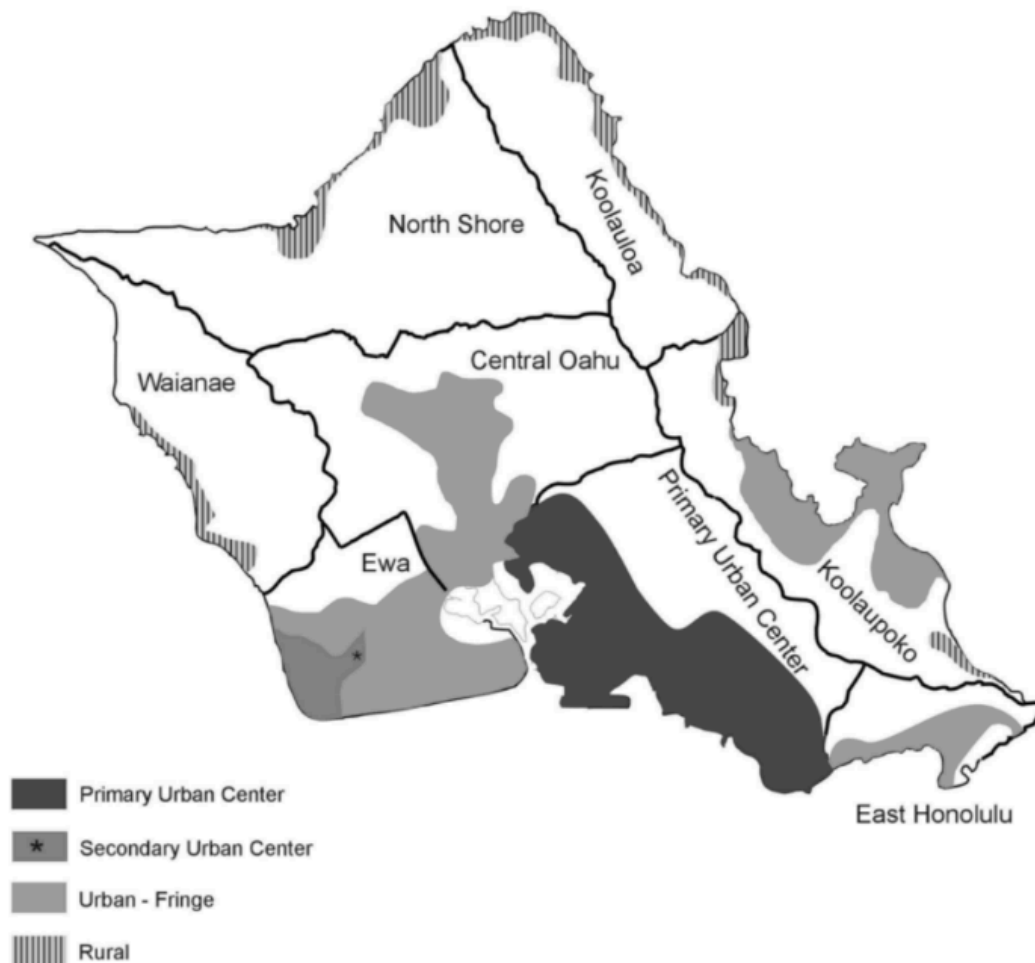
Here are several quick concerns and comments:

1. It's a fact that once a land is entitled to a higher density, the property value automatically escalates.
2. What is stopping investors to come in and buy properties in residential communities and stack homes up like sardines to rent?
3. Are we cutting ourselves below the knees to lure more investors to exploit the affordable housing problems in Hawaii?
4. It must be noted that almost the entire island of Oahu is designated as "**Urban District**" in the State Land Use classification. This Urban classification covers Oahu's agriculture and Business zones as well.
5. Why are the two legislators usurping proven and established county land use designations that offer Hawaii residents the **freedom to choose** the communities they want to live in? Why force every resident to live in only high-density neighborhoods? Some prefer high rises, some prefer townhouses, some prefer homes with yards. **Some choose to be a city mouse and others want to be a country mouse.**
6. Some supporters have used "discrimination" as a reason to support the two bills. Unfortunately, **discrimination and inequity** will become more pronounced with these two bills. The communities that have existing sewer services will be allowed to build up. Rural communities with cesspools and septic tanks with leach fields required space and distance will be discriminated.
7. The existing **State Condominium Regime (CPR)** already allows subdivision of smaller lots into higher density in residential communities.
8. It's contradictory to argue that the motive for these two bills - - to keep families together through affordable housing but to also enjoy equity of home ownership. If we're trying to hold families together, selling the extra house is counter-productive. Chances are high that a new buyer could possibly disrupt the quality of life for other family members with barking dogs or smoke and so on.
9. Wanting to enjoy the "equity" through developing more homes means that the home price is expected to increase. How affordable would it be? Who will it benefit then? The final end-result will be a residential community packed like sardines and increasing home prices.

The **Oahu General Plan** provides DIVERSITY as well as other compulsory aspects of Planning deliberations on Population, Balanced Economy, Natural Environment

and Resource Stewardship, Housing and Communities, Transportation and Utilities, Energy Systems, Physical Development and Urban Design, Public Safety and Community Resilience, Health and Education, Culture and Recreation, Government Operations and Fiscal Management and so on. (These two bills sorely lack this process).

General Plan Development Pattern



Thanks for expressing your concerns. The State Legislators need to rethink this. Their intentions may be good but these bills are very lacking.

Aloha,

Choon James
Real Estate Broker for over 30 years
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