BILL063(24)
Testimony

MISC. COMM. 556

COUNCIL

COUNCIL Meeting

Meeting Date: Dec 11, 2024 @ 10:00 AM

Support: 4

Oppose: 1

I wish to comment: 0

Name:	Email:	Zip:
Pamela DeBoard	pamdeboard@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 06:44 AM

Testimony:

I oppose Bill 63. The definition change from 90 days to 30 days will worsen our housing crisis. Eliminating the need for a parking space crowds our already dense neighborhoods. Hoseko needs to build long-term housing for residents like they promised.

Name:	Email:	Zip:
Ted Kefalas	tkefalas@grassrootinstitute.org	96813
Representing:	Position:	Submitted:
Grassroot Institute of Hawaii	Support	Dec 10, 2024 @ 08:00 AM

Name:	Email:	Zip:
Perry Arrasmith	perry@hawaiisfuture.org	96701
Representing:	Position:	Submitted:
Housing Hawai'i's Future	Support	Dec 10, 2024 @ 06:11 PM

Name:	Email:	Zip:
Stefanie Sakamoto	ssakamoto@imanaka-asato.com	96789
Representing:	Position:	Submitted:
BIA Hawaii	Support	Dec 10, 2024 @ 06:44 PM

Name:	Email:	Zip:
Christine Otto Zaa	ottozaa@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Dec 11, 2024 @ 10:48 AM

Testimony:

I support Bill 63.

Many local families cannot afford to build an ADU or ‘ohana unit to provide housing for families. This bill hopefully will be able to provide adequate assistance. Perhaps there is a way to include ‘ohana units in this bill.

Mahalo,

Christine Otto Zaa

GRASSROOT INSTITUTE OF HAWAII

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Removing barriers to Hawaii's prosperity

Dec. 11, 2024, 10 a.m.
Honolulu Hale

To: Honolulu City Council
Tommy Waters, Chair
Esther Kiaʻāina, Vice Chair

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

RE: Bill 63 (2024) — RELATING TO ACCESSORY DWELLING UNITS

Aloha Chair Waters, Vice-Chair Kiaʻāina and other members of the Council,

The Grassroot Institute of Hawaii **supports** Bill 63 (2024), which would extend until June 30, 2030, the waiver for wastewater system facility charges and building permit, plan review, grading, grubbing and stockpiling fees for accessory dwelling units.

In current law, these fee waivers are slated to expire on June 30, 2025.

High upfront costs can discourage homeowners from adding accessory dwellings to their backyards or converting their single-family homes into two units.

As Grassroot pointed out in its report, "How to facilitate more homebuilding in Hawaii," Honolulu, Kauai and Maui all offer some type of financial incentive for ADU construction. This fee waiver makes sense for promoting more ADUs in alignment with Act 39 as well.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

Housing Hawaii's Future
PO Box 3043
Honolulu, HI 96802-3043

December 11, 2024

TO: Chair Waters and Members of the Honolulu City Council

RE: Bill 63 - Relating to Accessory Dwelling Units

Housing Hawai'i's Future is a movement led by young locals who will create opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We support Bill 63.

We favor measures designed to incentivize the construction of more dwelling units throughout the City and County of Honolulu.

Here, the extension of the waiver of certain fees attached to the construction of ADUs to June 30, 2030 will further incentivize the construction of ADUs.

Housing Hawai'i's Future supports smart growth principles (rezoning, upzoning, infill development, and adaptive reuse) to fully utilize existing building stock and infrastructure.

Missing Middle Housing (duplexes, triplexes, quadplexes) are affordable by design. And medium density starter homes are contextually appropriate for our island neighborhoods.

This bill will incentivize small homes on small lots. Small homes are also more appropriate for today's smaller household sizes.

Here on O'ahu, there are three options for building the housing we need: out, up, or in. "Out" means developing suburbs on the fringe of the city. "Up" means increasing density. And "in" means developing infill.

The incentivization of density through the construction of ADUs makes sense.

We appreciate your consideration of this issue and careful attention to policy.

Thank you,



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future

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HONOLULU CITY COUNCIL
Honolulu Hale
10:00 AM

December 11, 2024

RE: Bill 63 - RELATING TO ACCESSORY DWELLING UNITS

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

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

Thank you for the opportunity to provide testimony on Bill 63, Relating to Accessory Dwelling Units. This bill's intent is to incentivize the building of more accessory dwelling units (ADUs) in the CIty & County of Honolulu.

Honolulu faces a well-documented housing shortage, with significant demand for affordable and diverse housing options. ADUs present a practical and sustainable solution to this issue by creating additional housing units on existing properties. These small-scale units help meet the needs of a wide range of residents, including kūpuna, young professionals, and small families, without significantly altering neighborhood character.

As the Council is aware, the cost of housing in Hawaii is extremely high, with Oahu's median price of homes being currently over $1 million. Approximately 140,436 U.S. households are priced out of buying a home for every $1000 increase in price, according to the National Association of Home Builders (NAHB). We are in support of legislation such as this, that would help facilitate the building of much-needed housing.

Thank you for the opportunity to testify.