

HOUSE OF REPRESENTATIVES
THE TWENTY-SEVENTH LEGISLATURE
REGULAR SESSION OF 2013

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NOTICE OF HEARING

DATE: Friday, February 15, 2013

TIME: 10:40am

PLACE: Conference Room 325
State Capitol

415 South Beretania Street

HB 738, HD1

(HSCR288)

Status

RELATING TO LAND USE.

Requires the counties to allow the construction of accessory dwelling units on lots on which a residential dwelling unit is permitted, except for lots situated on state agricultural lands in any county with a population of five hundred thousand or fewer persons. (HB738 HD1)

Aloha Chair Evans and Vice Chair Lowen:

While I support the intent of HB738, I am concerned that it will be used to add for dwellings for use as illegal transient vacation rental units. This will not help increase affordable housing units and in fact will do the opposite by making it tacitly legal for this type of use.

I respectfully suggest that an amendment be added to HB 738 that states that transient vacation rental units are not considered an acceptable use for these additional dwellings.

Malama aina,

Kathleen M Pahinui
North Shore Resident, Waialua

2/15/13


Dear Chair Evans, and Members of the House Water & Land Committee,

HB 738 H.D. 1 is an ill-conceived piece of legislation that goes counter to good planning. It makes a mockery of our Oahu General Plan and of our Sustainable Communities Plans which were put in place to guide the development of our island. It is an affront to the efforts of the many good men and women who devoted years of their lives to establish these plans and put forth a sensible land-use vision. It undermines all residential zoning, ignores the environmental, social and economic impacts, and the ability of the infrastructure to accommodate the needs of a possible doubling of the population. Note that when Ohana units were permitted years ago, some neighborhoods were denied permits because of lack of sewer capacity. This bill also violates the rights of those who bought into single family residential zoning. It usurps counties' home rule and their right to determine the use of their lands. In sum, this is one of the most egregious and worst anti-planning bills I have ever seen being introduced.

I am all for affordable housing, but this is hardly a sane way to go about it. It has to do more with speculation than it has to do with solving the affordable housing problem. Note that many of the Ohana units permitted some years ago, today function as illegal short-term vacation units, driving up rents and house prices for local residents and contributing to the very problem of homelessness.

Please reject this bill and respect home-rule of the counties, ^{our development plans,} our development plans, and the right to due process by people who bought into single-residential zoning.

Thank you very much.


Ursula Retherford
42 N. Kainalu Drive
Kailua, HI 96734
tel. 261-4537

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 15, 2013 10:15 AM
To: waltestimony
Cc: palmtree7@earthlink.net
Subject: *Submitted testimony for HB738 on Feb 15, 2013 10:40AM*

HB738

Submitted on: 2/15/2013

Testimony for WAL on Feb 15, 2013 10:40AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
janice palma-glenie	Individual	Oppose	No

Comments:

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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lowen1-Kyli

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Sent: Friday, February 15, 2013 10:31 AM
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Cc: acurrie@hawaii.rr.com
Subject: Submitted testimony for HB738 on Feb 15, 2013 10:40AM

HB738

Submitted on: 2/15/2013

Testimony for WAL on Feb 15, 2013 10:40AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
Gretchen Ana Curriea	Individual	Oppose	No

Comments: This bill makes no sense whatsoever. I oppose it.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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Testimony in support of HB721

Submitted by AFFORDABLE PORTABLE HOUSING, JOHN B. ROGERS

Our company stands in support of HB721. We were instrumental in working with Councilman Tom Berg in passing a city council resolution in 2012 that now is law, and it allows farmers in district one to have up to 5 modular type dwellings on a farm for the purpose of housing farm labor. We worked with DPP, specifically Building Chief Timothy Hiu and his primary superintendants on the nuts and bolts of how to implement this landmark legislation which involves a major zoning variance to allow such housing to be built and lived in. In June of 2013, the C & C of Honolulu will formally enact the language specific to this major zoning variance, and after that is completed, farmers will then be able to apply for building permits. Affordable Portable Housing, a kama'aina company, is very familiar with the permitting process and will be assisting farmers with the process. When the reso language is confirmed in June of 2013, we will be holding a free seminar to assist farmers with actually going thru the process of obtaining building permits, but also with the required septic systems and building the actual dwellings. We are able to assist this committee or individual legislators with anything related to this HB721, including testifying at future hearings, working with legislators on refining this bill if needed, interfacing with the county if desired and working with individual land owners to assist them with how to navigate thru the process of obtaining building permits, cost-effective and green options for the dwellings and actually assisting with the construction process. We are specialists in smaller structures made from both traditional and alternative materials. Thank you for considering our expert testimony. Aloha, John Rogers, owner