

STAND. COM. REP. NO.

3267

Honolulu, Hawaii

MAR 28 2018

RE: S.C.R. No. 35
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Twenty-Ninth State Legislature
Regular Session of 2018
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.C.R.
No. 35 entitled:

"SENATE CONCURRENT RESOLUTION REQUESTING THE HONOLULU CITY
COUNCIL TO ADOPT A NEW PERMITTING PROCESS TO ALLOW THE
CONSTRUCTION OF LARGE-SCALE HOUSES IN CERTAIN RESIDENTIAL
ZONED AREAS, "

begs leave to report as follows:

The purpose and intent of this measure is to request the
Honolulu City Council to adopt a new permitting process to allow
for the construction of large-scale houses in certain residential
zoned areas.

Your Committee received testimony in support of this measure
from the Department of Planning and Permitting of the City and
County of Honolulu, O'ahu County Committee on Legislative
Priorities of the Democratic Party of Hawai'i, and two individuals.
Your Committee received testimony in opposition to this measure
from the Building Industry Association Hawaii.

Your Committee finds that large-scale houses, commonly
referred to as "monster homes", that are triple in size to
traditional three-bedroom, two-bathroom homes are being built
across Oahu. Those living near these large-scale houses are
concerned about parking, local traffic, sewer capacity, and other
infrastructure capacity, and about the potential impact of these



larger homes on the character of their neighborhoods. Many believe the large-scale houses are being used for unauthorized residential or vacation rentals, adult care homes, dormitories, and illegal commercial operations. As a result, the Honolulu City Council passed and the Mayor of the City and County of Honolulu signed into law a measure that calls for the Department of Planning and Permitting of the City and County of Honolulu to immediately halt issuing building permits for large-scale houses until the City Council can adopt stricter regulations on the structures, or up to two years.

Your Committee further finds that Hawaii is experiencing a severe housing crisis and these large-scale houses could play a role in ending the State's homeless situation by providing affordable rooms for rent. Thus, in light of the moratorium and the pressing need for the creation of affordable dwelling units, this measure requests for the inclusion of a new permitting process to allow for the construction of large-scale houses.

Your Committee notes that these large-scale houses could be situated in master planned communities, so that purchasers are fully aware of the types of housing under development, and be subject to rental price restrictions or requirements in order to maintain affordability. However, your Committee believes that such large-scale houses should be considered for inclusion in new or future master planned communities, rather than existing master planned communities.

Your Committee has amended this measure by:

- (1) Requesting that the new permitting process allow large-scale housing in areas such as new master planned communities; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of S.C.R. No. 35, as amended herein, and recommends that it be referred to your Committee on Public Safety, Intergovernmental, and Military Affairs, in the form attached hereto as S.C.R. No. 35, S.D. 1.



Respectfully submitted on
behalf of the members of the
Committee on Housing,




WILL ESPERO, Chair



The Senate
 Twenty-Ninth Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SCR 35	Committee Referral: HOU, PSM	Date: 3/20/18		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
ESPERO, Will (C)	✓			
HARIMOTO, Breene (VC)	✓			✓
GREEN, Josh				✓
KAHELE, Kaiali'i				
NISHIHARA, Clarence K.	✓			
TOTAL	3	0	0	2
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: <div style="text-align:center;"></div>				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes