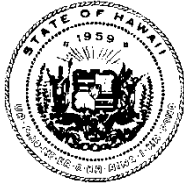


DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON HOUSING**

February 6, 2018 at 9:30 a.m.  
State Capitol, Room 423

In consideration of  
**H.B. 2483**  
**RELATING TO COUNTIES.**

HHFDC **offers the following comments** on H.B. 2483. HHFDC has concerns that language requiring onsite parking equal to the number of bedrooms (versus units) on page 7, lines 9 and 10 of this bill adversely affects affordable housing projects that apply for 201H expedited approvals. For example, a multifamily rental housing project with 50 two-bedroom units would require 100 onsite parking stalls.

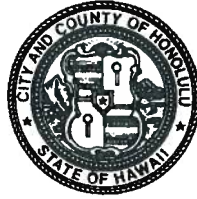
The Honolulu City Council is considering a moratorium on the issuance of building permits for "monster homes." Bill 110 (2017) would provide the City sufficient time to explore and evaluate the rapidly increasing rate of "monster homes" in residential districts and determine what permanent amendments would be appropriate to address the issue.

Thank you for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.dpp.org](http://www.honolulu.dpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

February 6, 2018

**LATE**

**LATE**

The Honorable Tom Brower, Chair  
and Members of the Committee on Housing  
Hawaii House of Representatives  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chair Brower and Committee Members:

**Subject:** House Bill No. 2483  
Relating to Counties

The Department of Planning and Permitting (DPP) **opposes** House Bill No. 2483 on the basis of homerule. This Bill not only directs the City and County of Honolulu to address a very land-use specific issue, but also directs the City on how to resolve it.

The Bill directs the City to limit the size of large homes, or so-called "monster homes," by regulating the number of bedrooms, the number of residents in a detached dwelling, and defining parking requirements for "monster homes." We are already working on this issue with the City Council and have developed two strategies. First, under Bill 110, a moratorium will soon be adopted curtailing issuance of building permits for monster homes under new requirements. A wide variety of new restrictions have been considered, in addition to those cited under House Bill No. 2483; e.g. limiting the number of bathrooms, increasing yards (setbacks), adding a floor area ratio cap, and requiring a public hearing before the City Council. Second, the City Council has already adopted a resolution (Resolution 17-276) to develop a permanent solution under our zoning code, the Land Use Ordinance.

Inasmuch as the City is already addressing this issue, and House Bill No. 2483 goes into more detail than is warranted, we respectfully request this Bill be held in Committee.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in blue ink that reads "Kathy K. Sokugawa".

Kathy K. Sokugawa  
Acting Director

# Hawai'i Construction Alliance

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P.O. Box 179441  
Honolulu, HI 96817  
(808) 348-8885

February 4, 2018

The Honorable Tom Brower, Chair  
The Honorable Nadine K. Nakamura, Vice Chair  
and members  
House Committee on Housing  
415 South Beretania Street  
Honolulu, Hawai'i 96813

**RE: Comments on Bill 2483, Relating to Counties**

Dear Chair Brower, Vice Chair Nakamura, and Members,

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry.

Along with many advocates in the community, we have been deeply concerned with the proliferation of large residential structures. In response to these concerns, we have begun to examine in detail many of the most egregious cases of large residential structures. Our initial findings have been extremely troubling, including serious safety violations, the existence of hazards to potential occupants, environmental issues, and potential violations of worker safety and contractor laws.

Our ongoing investigations have found, among other things, that many of these large residential structures are being built by a small number of contractors who are building multiple projects throughout the island. For example, we have uncovered that a contractor who was issued 16 active building permits in 2017 for large homes around the island has been assessed over \$86,000 in fines for safety violations from OSHA and HIOSH over the course of the past three years for incidents such as lacking proper fall protection for workers, lacking personal protective equipment, inadequate insulation and grounding of electrical equipment, and improper use of construction equipment.

We have also observed home sites which are not adhering to best management practices in environmentally-sensitive areas and have encountered situations where we have reason to believe workers are being paid in cash, being made to work overtime without proper compensation, and not being covered by proper insurance.

While HB2483 takes a step in the right direction by requiring counties with a population over 500,000 to adopt certain rules relating to large detached dwellings, we note that the state can also take affirmative steps to address the proliferation of monster homes in our communities.

What is needed is a holistic approach which involves greater enforcement by the City & County, interagency collaboration by State agencies (DLIR, DoTax, DOH, and RICO, among others), and vigilant input from the community. Therefore, we strongly encourage the legislature to look at ways to assist state agencies in giving more attention to potential violations of state law by those who build and operate monster homes.

On behalf of the unionized construction industry, we stand ready and available to assist any efforts to cut down on unscrupulous behavior on the part of monster home builders and operators.

Aloha,

A handwritten signature in black ink that reads "Tyler Dos Santos-Tam". The signature is written in a cursive, flowing style.

Tyler Dos Santos-Tam  
Executive Director  
Hawai'i Construction Alliance