

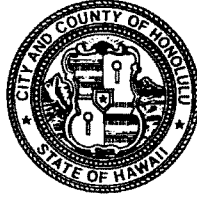
# SCR 35

Measure Title:	REQUESTING THE HONOLULU CITY COUNCIL TO ADOPT A NEW PERMITTING PROCESS TO ALLOW THE CONSTRUCTION OF LARGE-SCALE HOUSES IN CERTAIN RESIDENTIAL ZONED AREAS.
Report Title:	Housing; Monster Homes; Planning and Permitting; City and County of Honolulu
Description:	
Companion:	
Package:	None
Current Referral:	HOU, PSM
Introducer(s):	ESPERO, Galuteria, K. Kahele, Keith-Agaran, Kim, Nishihara, Shimabukuro, Wakai

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

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March 15, 2018

The Honorable Will Espero, Chair  
and Members of the Committee on Housing  
Hawaii State Senate  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chair Espero and Committee Members:

Subject: Senate Concurrent Resolution 35  
Relating to a New County Permitting Process  
For Large-Scale Houses

The Department of Planning and Permitting (DPP) **supports** Senate Concurrent Resolution 35, which asks the Honolulu City Council to adopt a new permitting process to allow the construction of large-scale houses in certain residential areas.

We agree with this Resolution that the State is in an affordable housing crisis and more needs to be done to provide homes that our residents can truly afford. Large homes can provide families, especially multi-generational families, with an affordable place to live and should be allowed in certain areas on the island. At the same time, this Resolution correctly points out that there are those who are building excessively large homes to be used for unpermitted uses, such as short-term rentals, dormitories and illegal commercial operations, and are having a negative impact in many communities..

We appreciate this Resolution's acknowledgement that this is a complex and multi-layered issue. The City Council also recognized the complexity of this matter when it passed Bill 110 (2017), which this week was signed into law by Mayor Kirk Caldwell. Ordinance 18-6 places a two-year moratorium on the issuance of building permits for super-sized homes until a solution can be found. The DPP is already working on a bill to address this sensitive issue to balance the need for affordable housing with the concerns expressed by those in our neighborhoods. Later this summer, we expect to send a bill to the Planning Commission, which will make a recommendation to the City Council for final approval.

The Honorable Will Espero, Chair  
and Members of the Committee on Housing  
Hawaii State Senate  
March 15, 2018  
Senate Concurrent Resolution 35  
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Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kathy Sokugawa", written in a cursive style.

Kathy Sokugawa  
Acting Director

**SCR-35**

Submitted on: 3/14/2018 2:59:05 PM

Testimony for HOU on 3/15/2018 3:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	Testifying for OCC Legislative Priorities Committee, Democratic Party of Hawai'i	Support	No

Comments:

Good afternoon, my name is Melodie Aduja. I serve as Chair of the Oahu County Legislative Priorities Committee of the Democratic Party of Hawaii. Thank you for the opportunity to provide written testimony on **SCR35**, RE: REQUESTING THE HONOLULU CITY COUNCIL TO ADOPT A NEW PERMITTING PROCESS TO ALLOW THE CONSTRUCTION OF LARGE-SCALE HOUSES IN CERTAIN RESIDENTIAL ZONED AREAS.

The OCC Legislative Priorities Committee is in favor of **SCR35** and support its passage.

**SCR35** is in alignment with the Platform of the Democratic Party of Hawai'i ("DPH"), 2016, as the Honolulu City Council is requested to adopt a new permitting process to allow the construction of large-scale housing in certain residential zoned areas; and that the new permitting process is requested to: Establish the number of square feet required to constitute a large-scale house; Determine and designate the appropriate type of residential zoned areas in which a large-scale house is authorized to be constructed; Set forth requirements for sewer capacity, water capacity, and parking needs; and Establish any other requirements to allow the responsible construction of large-scale houses.

The DPH Platform states that "[h]ousing is a basic human need and we believe that adequate, accessible, affordable, and safe housing should be available to all residents of Hawai'i. Affordable housing that is fair in proportion to individual income is the basis of prosperity for our citizens and stability in our economy. Recent and past real estate bubbles have fueled disproportionate rent increases, a key contributor to homelessness. Therefore, we support efforts to promote truly affordable housing for all citizens who rent.

We also need economically affordable home ownership. To this end we support policies which re-think the current formula to determine "affordability" as this formula puts both rentals and sales out of the reach of most working families in Hawai'i.

We support circuit breaker or other relief to ensure that senior citizens are not taxed out of their homes.

We believe in the concept of "Housing First" to develop affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options.

We support dedicated social services and housing opportunities for Hawaii's homeless ." (Platform of the DPH, P. 7, Lines 340-353 (2016)).

Given that **SCR35 requests the** Honolulu City Council to adopt a new permitting process to allow the construction of large-scale housing in certain residential zoned areas; and that the new permitting process is requested to: Establish the number of square feet required to constitute a large-scale house; Determine and designate the appropriate type of residential zoned areas in which a large-scale house is authorized to be constructed; Set forth requirements for sewer capacity, water capacity, and parking needs; and Establish any other requirements to allow the responsible construction of large-scale houses, it is the position of the OCC Legislative Priorities Committee to support this measure.

Thank you very much for your kind consideration.

Sincerely yours,

/s/ Melodie Aduja

Melodie Aduja, Chair, OCC Legislative Priorities Committee

Email: legislativepriorities@gmail.com, Tel.: (808) 258-8889

**From:** Russell Honma [mailto:[russellhonma@yahoo.com](mailto:russellhonma@yahoo.com)]

**Sent:** Wednesday, March 14, 2018 1:17 PM

**Subject:** Written Testimony on S.C.R. No. 35 on 'Monster Homes' Hawaii Senate Housing Committee :  
Thursday, March 15, 2018 at 3:00 p.m.

To: Hawaii State Senate President Ronald D. Kouchi, Hawaii of State:

Thru: Hawaii State Senator Will Espero Chair on Housing Committee, State of Hawaii:

Date: State of Hawaii Capitol, Senate Committee on Housing, Thursday, March 15, 2018 at 3:00 P.M.

Subject: Written Testimony on S.C.R. No. 35 on ' Requesting the Honolulu City Council to Adopt New Permitting Process to allow the construction of large scale house in certain residential zone areas.

Aloha and Good Afternoon!

Dear State Senators:

Thank you for give me the opportunity to testify today in S.C.R. No. 35 on clarifying the issues on construction and developments of the 'Monster Homes' in Hawaii. As you know the recent concerns raised by the public and the City & County of Honolulu regarding the Monster Homes being constructed in the residential housing areas. Whereas, these Monster Homes had 'legal loopholes' to the existing building permit and 'land use policy' for zoning requirements which was not adequately addressed in the building ordnances during the building and permit approval process.

Therefore, for those above reasons I do support the intent of this S.C.R. No. 35 and having the Honolulu City Council send a message to the City planning & Permitting Section to promulgate 'new' building ordinances for the construction and developments of the Monster Homes in 'zoned required' residential areas.

If you have any questions please contact me at:[Russellhonma@yahoo.com](mailto:Russellhonma@yahoo.com) or call at:(808) 265-5261.

Best wishes & All goes well !

Russell Honma  
APEC Master Plan Author  
APEC Hawaii

**SCR-35**

Submitted on: 3/14/2018 1:58:28 PM

Testimony for HOU on 3/15/2018 3:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Steven Costa	Individual	Support	No

Comments: