



Testimony to the Senate Committee on Housing  
Thursday, March 15, 2018  
3:00 pm  
State Capitol, Room 225

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**RE: SCR 35 – Requesting the Honolulu City Council to Adopt a New Permitting Process to Allow the Construction of Large-Scale Homes in Residential Areas**

Chair , Vice-Chair , & members of the Committee:

My name is Gladys Quinto-Marrone, 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.

BIA-HAWAII opposes S.C.R. 35 which requests that City and County of Honolulu to develop a new permit process that will:

1. Establish the number of square feet required to constitute a large-scale house;
2. Determine and designate the appropriate type of residential zoned areas in which a large-scale house is authorized to be constructed;
3. Set forth requirements for sewer capacity, water capacity, and parking needs; and
4. Establish any other requirements to allow the responsible construction of large-scale houses.

While we agree that there is an overall lack of supply of housing at all price points on Oahu, we do not support allowing “apartment buildings” in residential zoned properties. Under the current Land Use Ordinance (LUO), no more than five (5) unrelated people are allowed to live in a single family dwelling. The “Monster House” situation illustrates the problems that the City has in trying to enforce the LUO.

Perhaps the Legislature should work with the Counties in developing laws that will allow for “multi-generational housing” in residential zoned properties, while preventing “Monster Houses/Apartments” from being built on residential zoned lands.

We are opposed to SCR 35 as presently drafted, and appreciate the opportunity to express our views on this matter.