



**TESTIMONY TO THE SENATE COMMITTEES ON PUBLIC SAFETY, INTERGOVERNMENTAL,
AND MILITARY AFFAIRS, AND HOUSING
State Capitol, Conference Room 225
415 South Beretania Street
2:45 PM**

February 8, 2019

RE: SENATE BILL NO. 740, RELATING TO HOUSING DENSITY

Chairs Nishihara and Chang, Vice Chairs Wakai and Kanuha, and members of the committees:

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. Our members build the communities we all call home.

BIA-Hawaii provides the following **comments** on S.B. 740, which proposes to amend Chapter 46 HRS by adding a section that would require each county to adopt ordinances establishing a minimum housing density of two-hundred-fifty (250) units per acre on state lands that are within the urban district and zoned for development or redevelopment.

We understand the intent of the bill is to encourage density similar to the recently constructed 801 South Street condominium project developed by Marshall Hung. While this level of density should be encouraged for lands located along the transit corridor, not all state lands that are urban and zoned for development/redevelopment would be able to support this type of density. This is especially true on the neighbor islands. We would suggest that a section be added to the bill that would allow for deviation from this requirement if location, size of the parcel, and/or market conditions would make it uneconomical to develop this type of density on the state-owned parcel.

We appreciate the opportunity provide comments on S.B. 740.

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LATE

SB-740

Submitted on: 2/8/2019 12:56:49 AM

Testimony for PSM on 2/8/2019 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	Testifying for O`ahu County Committee on Legislative Priorities of the Democratic Party of Hawai`i	Support	No

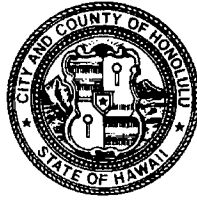
Comments:

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DEPUTY DIRECTOR

February 8, 2019

The Honorable Clarence K. Nishihara, Chair
and Members of the Committee on Public Safety,
Intergovernmental, and Military Affairs
The Honorable Stanley Chang, Chair
and Members of the Committee on Housing
Hawaii State Senate
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chairs Nishihara and Chang, and Committee Members:

**Subject: Senate Bill No. 740
Relating to Housing Density**

The Department of Planning and Permitting (DPP) **opposes** Senate Bill No. 740, which would require each county to adopt ordinances establishing a minimum housing density of two hundred fifty units per acre on state lands that are within the urban district and zoned for development or redevelopment.

We appreciate that Bill 740 recognizes that a certain degree of housing density is necessary and desirable to arrest urban sprawl, preserve agricultural lands and open space, and facilitate use of public transit and other transit-oriented development goals.

However, a requirement of 250 dwelling units per acre would impose a one-size-fits-all standard that would not be appropriate for many parcels. For example, it may result in excessive housing density in areas that are rural in character, or lack infrastructure capacity regarding services such as water/sewer, roadways, and bus/rail lines. Housing density should conform with established long-range plans such as development plans and sustainable communities plans.

What does 250 housing units per acre look like? The Ward-Kinau apartments off Ward Avenue has a density of 340 units per acre. The high-rise, with 341 units at an average size of 300 square feet, illustrates that a high number of units per acre often results in small units and minimal setbacks and landscaping. In contrast, The Collection at Ala Moana Boulevard and South Street has 176 units per acre. It has 397 units with an average floor area of 900 square feet, along with ample landscaping and open space. To the extent that Bill 740 is directed at state-owned lands, and state lands tend to be large parcels, a requirement for 250 units per acre could result in large structures packed with studios and one-bedroom units.

The Honorable Clarence K. Nishihara, Chair
and Members of the Committee on Public Safety,
Intergovernmental, and Military Affairs
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Hawaii State Senate
Senate Bill No. 740
February 8, 2019
Page 2

In addition, Bill 740 does not offer a rationale for why state lands would be singled out to be subject to a minimum housing density requirement. No distinction is made between state lands near a transit node and those in a rural area. Also, the specification that it apply to lands “zoned for development or redevelopment” is ambiguous and imprecise. The City has no zoning district described as such.

Please hold this bill. Thank you for the opportunity to testify.

Very truly yours,

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

Kathy K. Sokugawa
Acting Director