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March 18, 2021

Committee on Housing
Videoconference
Conference Room 423
State Capitol
415 South Beretania Street

TO: House Committee on Housing
Rep. Nadine K. Nakamura, Chair
Rep. Troy N. Hashimoto, Vice Chair
Members of the House Committee on Housing

FROM: Councilmember Radiant Cordero
Honolulu City Council, District 7

SUBJECT: Testimony in Opposition to SB1337, SD1

Aloha Chair Nakamura, Vice Chair Hashimoto and Members of the Committee on Housing:

As a member of the Honolulu City Council representing over 100,000 neighbors from Ford Island & Halawa to Liliha & Iwilei, I urge the Committee on Housing to please **oppose SB1337, SD1**. The counties enact zoning, including plans for our beloved neighborhoods to ensure we do not hurt our current community members with hapless and random upzoning requests. My very community is crippled from the effects of past council decisions that allowed spot zoning through special interests and favors two decades ago and beyond. The implementation of nonconforming uses now grandfathers these zones. As a partner in the County, my predecessor and now I continue to fight to make this right. If we allow for SB1337, SD1 to authorize the Counties to establish for block-level upzones and even spot-zoning, if so approved by the block, this would allow for more monster homes to be built and contributes to neighbor-to-neighbor disputes. Planned developments are done so with community input. With this authorization, if a majority of the block votes for zone changes and unplanned consequences occur, the liability may lie on the County and potential litigation if the upzoning doesn't support the potential capacity will drain the County of its only revenue source, real property tax. That leads me to my next point. The Counties' growth and developments plans are fleshed out to both preserve and plan for the futures of our communities. Please **oppose SB1337, SD1** which will only make empty promises to our constituents, that we all share, that density can solve issues without addressing or funding support for the utilities and capacities of our water, wastewater, sewer, electricity, and more.

Thank you for this opportunity to testify in strong **opposition to SB1337, SD1**.



March 17, 2021

The Honorable Nadine K. Nakamura, Chair
The Honorable Troy N. Hashimoto, Vice Chair
and Members

Committee on Housing
Hawai'i State House of Representatives
415 South Beretania Street
Honolulu, Hawai'i 96813

RE: Opposition for SB1337 SD1

Dear Chair Nakamura, Vice Chair Hashimoto, and Members:

HI Good Neighbor is a group of concerned citizens from around the island who are strongly opposed to the proliferation of large detached dwellings (“LDDs”), also called “monster homes,” throughout Oahu’s residential neighborhoods. These homes have had and continue to have negative effects on our communities through their out-of-scale density, high number of bedrooms and bathrooms and correspondingly high amount of cars, traffic, and other infrastructure impacts, high percentage of impervious surface coverage, and suspect construction practices, among many others.

We strongly oppose SB1337 SD1, which would authorize counties to establish a block-level upzoning program to allow homeowners within a block located in an urban district to vote to increase the housing density for their respective block.

SB1337 is a bad bill for many reasons:

- It's an arbitrary approach to land use planning and development. The state should not be getting involved in established county zoning and planning processes and issues that are under the respective jurisdictions.
- It conflicts with all county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth, since the resulting density would become unpredictable to plan for.
- The proposed process of a majority voting rule does not protect minority property owner rights and the proposed Circuit Court remedy results in a costly dispute process between neighbors; and the minority property owner will be the one who does not have the money to fight.
- With monster homes drastically increasing housing prices, block-level upzoning would further attract investors to targeted blocks in targeted neighborhoods where a majority interest could be established and undermine other property owners in the block to be forced into the density against their will.

Bottom line, density can't be increased in a randomized manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

Mahalo nui loa,

HI Good Neighbor

Sarah Chinen | Tyler Dos Santos-Tam | Melissa Mai'i

Christine Otto Zaa | Reyna Sueoka | Pat Watson

Trisha Kehaulani Watson | Steven Yamashiro



March 18, 2021

9:15 a.m.

Conference Room 423 & Videoconference

To: House Committee on Housing
Rep. Nadine K. Nakamura, Chair
Rep. Troy N. Hashimoto, Vice Chair

From: Grassroot Institute of Hawaii
Joe Kent, Executive Vice President

RE: SB1337 SD1 — RELATING TO HOUSING DENSITY

Comments Only

Dear Chair and Committee Members:

The Grassroot Institute of Hawaii would like to offer its comments on [SB1337](#), which would authorize counties to create an upzoning program, allowing homeowners within a block in an urban district to vote to increase housing density for that block.

We commend the Legislature for considering new ways to help address the state housing crisis. It is easy to focus solely on new building projects and overlook how much it could help to lift the zoning restrictions that hamper creative solutions to the lack of affordable housing.

Recently, the Grassroot Institute has distributed two publications to legislators on the ways zoning and other regulations throttle the growth of housing.

One was our policy report, [“Reform the Hawaii LUC to encourage more housing,”](#) which advocates giving the counties more authority to make decisions at the county level, thus reducing the amount of bureaucracy in development and preventing the LUC from becoming a kind of state zoning commission.

The other was a zoning reform toolkit, [“How to Build Affordable, Thriving Neighborhoods”](#) which explores different ways to grow housing and improve affordability by reforming state

and local zoning restrictions. We summarized proposals from the toolkit in a commentary published in The Maui News, ["50 ways — at least — to update Maui's zoning code."](#)

We're pleased to see that SB1337 embraces two principles in the zoning toolkit: It empowers homeowners to increase the density of their own city blocks if they so choose, and it reduces county and state restrictions that hamper owners from putting their property to better use.

By allowing urban neighborhoods to vote to increase housing density within their block, SB1337 would comprise a positive step toward addressing the state housing shortage.

Thank you for the opportunity to submit our comments.

Sincerely,
Joe Kent
Executive Vice President, Grassroot Institute of Hawaii



Support SB 1337

Aloha Chair Nakamura, Vice Chair Hashimoto, and members of the House Committee on Housing,

Faith Action Housing NOW! supports SB 1337, which authorizes the establishment of block-level upzoning by the counties.

Our community is in an unaffordable housing crisis and we need as many people to be a part of the solution as possible. While an oversimplification, affordability of housing is improved by increasing density, which also preserves other interests of our community by reducing the footprint of development sprawl. Higher density developments by development organizations have historically been criticized by the public as being invasive and unwanted, so this idea takes an alternative approach: go to a neighbor-to-neighbor, peer-to-peer "hyper local" level of planning authorization.

Who is my neighbor? Those who show mercy, care, and concern for their fellow person. A block-level upzoning process would allow clusters of people within the community to talk things out about what it is that they need. It is a lot harder to oppose the needs of your neighbors when you must look them in the eyes as they tell you they just need an extra unit because their extended family is so cost burdened by their rent but their current home isn't designed for another family.

Other issues regarding parking can be resolved. Upzoning authorization could accompany some critical design changes that increase the off-street parking footprint while increasing building heights to accommodate for livable space. The point is that we need to give our community the flexibility to appeal to their neighbors and look out for one another to resolve our problems on an individual level. When we can look out for each other's individual needs, we bring ourselves closer to solving the broader community need. This idea is the embodiment of the spirit of Aloha; let's empower our people to live up to that standard.

HousingNOW! supports passage of SB 1337.

Mahalo for your consideration,

Foo Pham
Faith Action
HousingNOW! Chair



Environmental Caucus of The Democratic Party of Hawai'i

Thursday, March 18, 2021, 9:15 am

House Committee on Housing

SENATE BILL 1337 – RELATING TO HOUSING DENSITY: Up-zoning on a block scale

Position: Oppose, recommend defer, pending agency action to reconcile directly conflicting land use plans

Me ke Aloha, Chair Nadine Nakamura, Vice-Chair Troy Hashimoto, and Members of the Committee on Housing:

Three subject area committees of the Environmental Caucus of the Democratic Party – Food Security and Agriculture, Human Environmental Impacts, and Natural Resources, concur that Senate Bill 1337 may be very well intended, and the committees would support its proposed action in urban areas within urban growth boundaries of their respective counties. It is an unfortunate fact that innumerable areas carry obsolete zoning in direct conflict with current community development plans. Without reconciling obsolete zoning with community plans, SB 1337 subjects swaths of important rural agriculture land and important watershed areas and protected shorelines to nonsensical urban spot zoning.

At various stages of Hawaii's economic and population development, the Hawaii State Land Use Law has been used to upzone areas from the seemingly ubiquitous Agriculture District to the more selective Urban District, in anticipation of planned growth. Subsequently, plans have changed, often due to sustained and persistent objection of Hawaii's residents to the dreams of developers. And subsequently, these areas have *not* been returned to the previous District designation. However, in ensuing years, as planning has been democratized to involve communities more meaningfully in the plans for their own communities, one community plan after another confirm the intention of rural areas in these land-limited islands to remain available for agriculture, watershed protection, aquifer recharge, and nearshore ecosystem protection, instead confining the urban District to more circumscribed areas with more rational urban densities – the ostensible intention of this bill.

Municipalities going to the effort of convincing the Land Use Commission to urbanize rural land may find it awkward and time-consuming to reverse themselves when the public will overturns planners' judgment, and leave behind these land mines to disrupt rural communities at a future date when smart money takes advantage of government dereliction to upzone rural land temporarily and improperly placed in the Urban District. It is an odd circumstance that successive generations of community plans identify rural lands as appropriate for uses that are completely incompatible with their obsolete Urban Districting. Officials have not found it convenient to return land use districting and zoning to designations consistent with community plans.

The Environmental Caucus requests that Senate Bill 1337 be held pending a reconciliation of land use districting and zoning to their original concurrence with community plans.

/s/ Jeffrey McKnight, Edward Bohlen, Bill South, Alan Burdick, and Melodie Aduja, Co-Chairs of subject committees and the Environment Caucus as a whole.



'ĀINA HAINA COMMUNITY ASSOCIATION

c/o 'Āina Haina Library, 5246 Kalaniana'ole Highway, Honolulu, HI 96821
ainahainaassoc@gmail.com; www.ainahaina.org

Jeanne Ohta, President • Melia Lane-Kamahele, Vice-President • Art Mori, Treasurer • Kathy Takemoto, Secretary • Directors At Large: Jeff Carlson, Wayson Chow, Meymo Rego, Marie Riley

March 18, 2021

To: Representative Nadine Nakamura, Chair
Representative Troy Hashimoto, Vice Chair and
Members of the Committee on Housing

From: Jeanne Y. Ohta, President

RE: SB 1337 SD1 Relating to Housing Density

POSITION: OPPOSED

The Board of Directors of the 'Āina Haina Community Association (AHCA) write in OPPOSITION to SB 1337 SD1 which would allow property owners in a block to approve increasing the density of allowable housing on that block.

Block or spot zoning is haphazard, random zoning without planning and will affect the neighbors near the up-zoned block. Importantly, these neighbors will not have a say in the matter, but they will suffer the consequences of the increased density: increased traffic, congestion, noise, and a change in the character of the neighborhood. Health and safety issues must be considered in increasing the density of a neighborhood, but that will not occur with spot zoning.

SB 1337 SD1 is bad housing policy, where infrastructure is not built for planned population growth. It also ignores property owners who purchased their homes expecting that they would live in a single-family neighborhood and certainly not next door or across the street from a building that would dwarf their home.

We also find that "majority rule" on such an important change would pit neighbor against neighbor and place developers and monied investors in a more advantageous position than single-family and long-time homeowners who are unwilling to sell their properties.

For these reasons, we respectfully ask the committee to defer this measure. Thank you for the opportunity to submit testimony.

SB-1337-SD-1

Submitted on: 3/16/2021 2:31:25 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Sarah Chinen	Individual	Oppose	No

Comments:

I have been opposed to monster houses ever since I learned about them from a newscast about 4 years ago. Parking and density issues were of immediate concern, but even more important than that was the disregard for the localness of our neighborhoods. Neighbors knowing each other, feeling safe, helping when help is needed.

This bill is even worse than monster houses - allowing apartments to be put in single family home areas. The builders and developers would be chomping at the bit to build higher, bigger, and denser - not because they care about their community - but because of their motivation for profit, and more profit.

Please do not allow this damning bill pass. Its consequence would destroy our communities. Protect our zoning laws from those who don't embrace or care to understand what makes our islands uniquely Hawaii.

With aloha,

Sarah Chinen

SB-1337-SD-1

Submitted on: 3/16/2021 5:25:22 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Lorraine Leslie	Individual	Oppose	No

Comments:

- "Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected."

SB1337 would allow for the Counties to establish a process for block-level upzoning, or spot zoning, that circumvents the current zoning process, regulatory reviews and community participation. Any residential block could decide by two-thirds voting majority if residents want to upzone to an apartment zone. The bill would allow for this to happen in the urban district, which would include Kaimuki, Manoa, Kalihi, Pearl City, etc. There are no stipulations saying it would need to make sense or be near the business district or anything of the sort. It can randomly occur in the middle of a residential area.

This would benefit monster house builders/owners, developers and investors. This bill will further spur on the outrageous property prices. No local family can compete with these for-profit buyers. Locals will continue to get outbid and priced out of Hawaii. This is a blatant attempt to change workforce housing into investment properties.

SB1337 is bad for many reasons:

- It's an arbitrary approach to land use planning and development. The state should not be getting involved in established County zoning and planning process and issues that are under the respective jurisdictions.
- It conflicts with all county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth (since resulting density would become unpredictable to plan for).
- The proposed process of a majority voting rule does not protect minority property owner rights and the proposed Circuit Court remedy results in a costly dispute process between neighbors; and the minority property owner will be the one who does not have the money to fight.

- With monster houses drastically increasing housing prices, block-level upzoning would further attract investors to targeted blocks in targeted neighborhoods where a majority interest could be established and undermine other property owners in the block to be forced into the density against their will.

Bottom line, density can't be increased in a randomized manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB-1337-SD-1

Submitted on: 3/16/2021 5:32:48 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Larry Bartley	Individual	Oppose	No

Comments:

Please oppose SB1337. Allowing rezoning of a small area amounts to spot zoning and will motivate owners in a 'block' to work hard to be the first 'block' to upzone density for profit before their neighboring blocks do it to them and force down their property values. TERRIBLE IDEA.

SB-1337-SD-1

Submitted on: 3/16/2021 5:37:44 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Heidi Bornhorst	Individual	Oppose	No

Comments:

Enforce and Strengthen zoning laws keep our neighborhoods single family HOMES with trees and plants, permeable surfaces, no monster houses and no random zoning we dont want APARTMENT buidlings in our neighborhoods. among other things the infrastructure just cant handle it recent floods are a wake up call !!! down zone to conservation if anything

Mahalo Concerned life long Hawaii citizen from an older neighborhood (palolo)

heidi

SB-1337-SD-1

Submitted on: 3/16/2021 5:52:27 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Gregg Hutchings	Individual	Oppose	No

Comments:

Please oppose this.

It is a blatant attempt to allow more monster homes.

Monster homes are still being built, and nothing is being done to stop them.

The home builder lies on the application forms/permits, and turns the home into mini monster homes.

Enough of this.

SB-1337-SD-1

Submitted on: 3/16/2021 6:06:16 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Stephen H. Yuen	Individual	Oppose	No

Comments:

Name: Stephen Yuen

Ph: 808 341-6597

Email: stevey@g70.design

Meeting date: march 18, 2021, 9:15am

Senate Bill 1337 relating to housing density

Committee: HSG

Room: 423 via video conference

My position on the matter: OPPOSE

This testimony is written in OPPOSITION OF SB1337, allowing for the block-level up-zoning, or spot zoning, that circumvents the current zoning process, regulatory reviews and community participation by neighborhoods rather than just a block.

The bill would allow for this to happen in the urban district, which would include Kaimuki, Manoa, Kalihi, Pearl City, etc. There are no stipulations saying it would need to make

sense or be near the business district or anything of the sort. It can randomly occur in the middle of a residential area.

This would benefit monster house builders/owners, developers and investors. This bill will further spur on the outrageous property prices. No local family can compete with these for-profit buyers. Locals will continue to get outbid and priced out of Hawaii. This is a blatant attempt to change workforce housing into investment properties.

I am writing as a Kaimuki resident, architect and urban designer, personally and not on behalf of my business or any organization.

While I understand the need for Hawaii to grow, allowing for more affordable housing opportunities, this is an arbitrary approach to land use planning and should be left to a community to advocate, then work within the county planning process, allowing for consensus.

While I understand that we live in a period with consensus hard to come by on issues of growth, this arbitrary approach is not the answer and will potentially lead to chaos, hard feelings, or worse.

I am not the only individual who believes a consensus process and open dialogue is important, nor the only one with deep reservations to this approach for rezoning. Many have pointed out the following considerations and I am restating them here:

SB1337 is bad for many reasons:

- It's an arbitrary approach to land use planning and development. The state should not be getting involved in established County zoning and planning process and issues that are under the respective jurisdictions.
- It conflicts with all county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth (since resulting density would become unpredictable to plan for).
- The proposed process of a majority voting rule does not protect minority property owner rights and the proposed Circuit Court remedy results in a costly dispute

process between neighbors; and the minority property owner will be the one who does not have the money to fight.

- With monster houses drastically increasing housing prices, block-level upzoning would further attract investors to targeted blocks in targeted neighborhoods where a majority interest could be established and undermine other property owners in the block to be forced into the density against their will.

Bottom line, density can't be increased in a randomized manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

This testimony is written in OPPOSITION OF SB1337

SB-1337-SD-1

Submitted on: 3/16/2021 6:14:46 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Benjamin Ancheta Jr	Individual	Oppose	No

Comments:

I oppose SB 1337, which allows the State to override County zoning rules.

I believe we need much higher density in order to bring more affordable housing to market, but it can't be done willy-nilly. The County has to define areas where higher density will be allowed (e.g., TOD), upgrade infrastructure to handle that increased density, and then approve projects through the normal planning process.

Allowing up-zoning in the middle of residential areas is a bad solution. The existing infrastructure can't handle higher density, and there are already street parking issues in many residential areas even before up-zoning.

Respectfully,

Benjamin Ancheta, Jr.

SB-1337-SD-1

Submitted on: 3/16/2021 6:18:54 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
doss tannehill	Individual	Oppose	No

Comments:

I vehemently oppose this bill. It will ruin our family neighborhoods!

SB-1337-SD-1

Submitted on: 3/16/2021 6:25:20 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Lois Crozer	Individual	Oppose	No

Comments:

This is totally unfair to the minority land owner who wants to keep his property residential. Buyers can come in and change an entire block by buying up the majority of housing. This is not equitable and discriminatory to favor those with big pocketbooks.

SB-1337-SD-1

Submitted on: 3/16/2021 6:43:14 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Roger Lukas	Individual	Oppose	No

Comments:

Dear Legislators,

This is an ill-conceived bill that will destroy communities on Oahu and selectively benefit a few at the expense of the rest.

I am totally opposed to this bill in any form. Please vote against advancing this bill, period.

Thank you,

Roger Lukas

SB-1337-SD-1

Submitted on: 3/16/2021 6:51:59 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Jennifer Lane	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB1337 is bad for many reasons:

1. It's an arbitrary approach to land use planning and development. The state should not be getting involved in established County zoning and planning process and issues that are under the respective jurisdictions.
2. **It conflicts with all county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth (since resulting density would become unpredictable to plan for).**
3. **The proposed process of a majority voting rule does not protect minority property owner rights** and the proposed Circuit Court remedy results in a costly dispute process between neighbors; and the minority property owner will be the one who does not have the money to fight.
4. With monster houses drastically increasing housing prices, block-level upzoning would further attract investors to targeted blocks in targeted neighborhoods where a majority interest could be established and undermine other property owners in the block to be forced into the density against their will.

SB1337 would allow for the Counties to establish a process for block-level upzoning, or spot zoning, that circumvents the current zoning process, regulatory reviews and community participation. Any residential block could decide by two-thirds voting majority if residents want to upzone to an apartment zone. The bill would allow for this to happen in the urban districts and could randomly occur in the middle of a residential area. SB1337 would allow for the Counties to establish a process for block-level upzoning, or spot zoning, that circumvents the current zoning process, regulatory reviews and community participation. Any residential block could decide by two-thirds voting majority if residents want to upzone to an apartment zone. The bill would allow for this to happen in the urban districts. It can randomly occur in the middle of a residential area.

For the above reasons, please oppose SB 1337.

Mahalo,

Jennifer Lane and James Carr

1015 Aoloa Place

Kailua, HI 96734

SB-1337-SD-1

Submitted on: 3/16/2021 7:20:31 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Reyna Sueoka	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB-1337-SD-1

Submitted on: 3/16/2021 7:27:01 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Tricia Beaman	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. We must protect the character and quality of our neighborhoods and this bill would make it easier for monster homes to be developed and for parking problems to grow.

Density can't be increased in a random manner; it has to be planned for.

Thank you,

Tricia Beaman

Palolo resident

SB-1337-SD-1

Submitted on: 3/16/2021 7:41:41 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Benton Kealii Pang, Ph.D.	Individual	Oppose	No

Comments:

As a home Owner residing in KaimukÄ«, I oppose SB 1337.

SB-1337-SD-1

Submitted on: 3/16/2021 7:41:47 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Sharon Rowe	Individual	Oppose	No

Comments:

I strongly oppose SB 1337 SD1. Residential communities have been designated for that-- the residence of our families. We should not have to live with the expectation that commercial businesses and all that they bring will set up next door.

The arbitrariness of this bill focuses on the 2/3 vote of any "block" (which is to be defined later by the counties) and the lack of any clarification of how such a vote may or may not "benefit the state as a whole". How has the "benefit of the state as a whole" even been defined, so that any "block" of residents might know if their desire to "upzone" their "block" would comport with this goal? Is it simply that more revenue per square foot will be garnered?

Furthermore, the idea that 2/3 of any block is sufficient to grant an "upzone" seems to border on tyranny of the majority and diminish the rights of the 1/3 who may object.

We have already allowed "monster homes" that operate as small scale hotels into our residential communities. I live next to one. The county of Honolulu has demonstrated its complete unwillingness or its inability to control such an encroachment into neighborhoods.

Please think through the implications of your legislation before you turn all of Hawaii into a massive commercial/ resort area, leaving residents little option but to cater to those who come from abroad.

SB-1337-SD-1

Submitted on: 3/16/2021 7:49:51 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Marvin Heskett	Individual	Oppose	No

Comments:

Aloha Senators,

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

Mahalo,

Marvin Heskett

SB-1337-SD-1

Submitted on: 3/16/2021 7:51:54 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Keith Watanabe	Individual	Oppose	No

Comments:

Allowing counties to establish a process for block-level upzoning circumvents the current zoning process and is an idiotic idea. The state shouldn't be involved and should butt out of the counties' responsibility.

This conflicts with all county charter mandates to properly plan, fund and develop infrastructure to accommodate the population growth. If you want to see messed-up communities, haphazard development and chaotic neighborhoods, vote for this.

The only beneficiaries for this bill are monster house developers with bags of money. They can easily buy votes to get their way. Definitely a big detriment to local landowners.

This bill will help to screw up our neighborhoods, create chaos and ill feelings between monster builders and regular residents, mess up traffic, interfere with infrastructure plans and overturn sound planning principles. You have to be brain dead to vote for this really stupid bill.

SB-1337-SD-1

Submitted on: 3/16/2021 7:55:01 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Thalya DeMott	Individual	Oppose	No

Comments:

SB1337 would establish a process for spot zoning that circumvents the current zoning process, regulatory reviews and community participation. Any residential block could decide by two-thirds voting majority if residents want to upzone to an apartment zone. The bill would allow for this to happen in the urban district, which would include Kaimuki, Manoa, Kalihi, Pearl City, etc. There are no stipulations saying it would need to make sense or be near the business district or anything of the sort. It can randomly occur in the middle of a residential area. This bill will further push for outrageous housing costs. No local family can compete with these for-profit buyers. Locals will continue to get outbid and priced out of Hawaii.

SB-1337-SD-1

Submitted on: 3/16/2021 7:58:17 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
missy maii	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

BTW what is Senator Stanley Chang thinking? We have been working on this monster home thing for years and nothings changed. We still see monster homes being built years later. This will only allow more apartments in residential areas putting pressure on our resources and communities. It basically will get rid of neighborhoods. This is not Hawaii.

SB-1337-SD-1

Submitted on: 3/16/2021 8:03:54 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Scott	Individual	Oppose	No

Comments:

I oppose SB1337 SD1

SB-1337-SD-1

Submitted on: 3/16/2021 8:04:54 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Brian Canevari	Individual	Oppose	No

Comments:

I absolutely OPPOSE!

This proposed legislation illuminates the ridiculous lobby efforts of developers. In short, this proposal would inflate property values and change the dynamic of planning that was done to create livable communities. This proposal does nothing to address the problems it would create.

Results would be:

- 1) arbitrary land use planning and development.
- 2) Aside from the 201H process, since when has the state intervened in established County zoning and planning process.
- 3) Conflicts with county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth (since resulting density would become unpredictable to plan for).
- 4) The proposed process does not protect minority property owner rights and the proposed Circuit Court remedy results in a costly dispute process between neighbors
- 5) realtors are already knocking on doors asking folks in my neighborhood if they are interested in selling. We just want to live our lives, enough already.
- 6) Proof is not shown that this legislation will solve a specific problem.
- 7) Once a block upzones, what happens to the adjacent blocks having to deal with the issues.

SB-1337-SD-1

Submitted on: 3/16/2021 8:07:01 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Martha Jenkins	Individual	Oppose	No

Comments:

This bill is preposterous. We. Are. Living. On. Finite. Stolen. Land. Deregulation will never be the answer when trying to mitigate our housing crisis issues. Mahalo for recognizing the problem. This bill is absolutely not the solution.

SB-1337-SD-1

Submitted on: 3/16/2021 8:09:19 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Pat Watson	Individual	Oppose	No

Comments:

Why would the Senate be getting involved with City zoning issues & WHY when there are abuses all over the island, would we even THINK about something so stupid? Monster houses have destroyed neighborhoods, many in Mr. Chang's district, this would simply allow for more abuses & illegal uses of these big houses. I often wonder if these owners are evening paying taxes on the income they get from renting out rooms in these "rooming houses." Enough already, we don't need the State to get involved with this, we need you to pass legislation that deters this kind of flagrant abuse, and not with tax laws that will destroy families. I am utterly frustrated by all of this nonsense.

SB-1337-SD-1

Submitted on: 3/16/2021 8:26:45 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Bonnie Bowles	Individual	Oppose	No

Comments:

- Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected."

SB-1337-SD-1

Submitted on: 3/16/2021 8:36:49 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Tad Grenert	Individual	Oppose	No

Comments:

It's hard enough to get a home and if neighborhoods are open to Willy-nilly zoning changes the texture and character of our towns is doomed. Sounds like the senate wants to sell off Hawaii on the world market. We can't compete with the cheep wages we earn.

William Reese Liggett
4947 Maunalani Circle
Honolulu, Hawai'i 96816-4030
wliggett@twc.com

Testimony to the
House Housing Committee
In **Opposition** to
SB 1337 SD1 RELATING TO HOUSING DENSITY.
By
William Reese Liggett

By email testimony

Aloha Chair Nakamura, Vice Chair Hashimoto, and members of the Housing Committee,

I am writing today to OPPOSE SB 1337 SD1 relating to Housing Density.

This Bill is bad because it completely disrupts good community planning where land is zoned and when you invest in a home there, you know what zoning and density you are buying. This is not only important for investment purposes, but you get the density that you desire and pay for.

This Bill would allow density to change in the next block, completely defeating the investment and density reasons that caused you to invest significant money in. And destroying community planning that has afforded us pleasant residential living.

Home investment is too important to allow the conditions that SB 1337 SD1 would establish. **Please protect our residential system by voting no on SB 1337.**

Thank you for this opportunity to testify.

Sincerely,

Reese Liggett

William Reese Liggett

SB-1337-SD-1

Submitted on: 3/16/2021 8:51:17 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Linda L Jenks	Individual	Oppose	No

Comments:

SB1337 is bad for many reasons: 1. It's an arbitrary approach to land use planning and development. The state should not be getting involved in established County zoning and planning process and issues that are under the respective jurisdictions. 2. It conflicts with all county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth (since resulting density would become unpredictable to plan for). 3. The proposed process of a majority voting rule does not protect minority property owner rights and the proposed Circuit Court remedy results in a costly dispute process between neighbors; and the minority property owner will be the one who does not have the money to fight. 4. With monster houses drastically increasing housing prices, block-level upzoning would further attract investors to targeted blocks in targeted neighborhoods where a majority interest could be established and undermine other property owners in the block to be forced into the density against their will.

SB-1337-SD-1

Submitted on: 3/16/2021 8:58:42 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Carl Hefner, Ph.D.	Individual	Oppose	No

Comments:

Residential areas should be protected areas for tax paying homeowners who have the right to not be continually fighting the issue of high density, or monster homes that resemble apartment buildings. We have already had numerous violations of the law in our neighborhoods of AirBnB being operated by unlicensed and unscrupulous individuals who are only out for their own gain and violate the sanctity of the neighborhood. Living in a neighborhood is a "social contract" with your neighbors who agree to respect and obey common courtesy and support each other in times of need. I STRONGLY OPPOSE SB1337 in order to protect our neighborhoods from block-level upzoning. This bill does exactly the opposite, and works to further erode the sanctity of our neighborhoods. Increased density brings increased cars and traffic, noise, demands on sewer and electricity, in some cases a disrespect for the sub culture of the neighborhood, prolonged construction, littering, and more undesirable effects. Please do not entertain this bill. There are real consequences that become health and safety issues for the community. Our local families need to be protected, government needs to hear us when we speak out because we have real experience with these issues.

SB-1337-SD-1

Submitted on: 3/16/2021 8:58:47 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Nelson Lindsay	Individual	Oppose	No

Comments:

I oppose SB1337

SB-1337-SD-1

Submitted on: 3/16/2021 9:12:57 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Rodney Kaulupali	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the adjacent neighbors.

SB-1337-SD-1

Submitted on: 3/16/2021 9:13:52 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
K. Saiki	Individual	Oppose	No

Comments:

Oppose!!! I feel the people of Hawaii are being betrayed by our own Government. What goes around comes around in another shape or form. Keep it up! You will see, but you don't care about anything but payoffs. Disgusting!!!

SB-1337-SD-1

Submitted on: 3/16/2021 9:19:37 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Charles Prentiss	Individual	Oppose	No

Comments:

Oppose. It goes against all principals of community planning and zoning. Is inconsistant with all Development Plans and Sustainable Communoity Plans.

SB-1337-SD-1

Submitted on: 3/16/2021 9:21:48 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Toni Pedro	Individual	Oppose	No

Comments:

I strongly oppose this bill which would override existing county zoning and leave it arbitrarily in the hands of the interested parties or those most likely to benefit/profit.

SB-1337-SD-1

Submitted on: 3/16/2021 9:35:03 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Daniel Ambrosewicz	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. We can not allow single family homes to be squeezed out by investment properties. There are already too many monster homes where I live. There is not a need for any more.

SB-1337-SD-1

Submitted on: 3/16/2021 9:42:40 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Roberts Leinau	Individual	Oppose	No

Comments:

Oppose SB1337. Poor planning practice.

SB-1337-SD-1

Submitted on: 3/16/2021 9:45:35 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
jamie robinson	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB-1337-SD-1

Submitted on: 3/16/2021 9:57:16 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Wendy Roberts	Individual	Oppose	No

Comments:

I do understand the need to increase housing density in certain parts of the urban areas in cities, however, though it is tempting to fast-track and simplify it, I feel this approach has a fundamental flaw. It does not seek a consensus of nearby residents. The development of one block impacts far more than just the one block that would have a voice in this scenerio. All a developer would need to do is to buy enough lots/houses to constitute 2/3 of the "residents" of the block, and then they are free to change up the character of the neighborhood without enough of a review process. This would empower development without regard to long time residents, regardless of how the surrounding area is impacted. Zoning has to be planned carefully. I don't think this is shortcut that will have a good outcome in the long run. I see too many potential problems. Thank you for considering my concerns.

Dave Watase
1605 Kanalui St.
Honolulu, HI 96816
dwatase@hotmail.com
(808) c. 728-0759
March 16, 2021

Testimony
Re: SB1337-SD1

Aloha Chair Nakamura and HGS Committee Members,

My name is Dave Watase, I am 4th generation, my parents are from Waimea on Kauai and Kohala on the Big Island. They are 89 years old and live up St. Louis Height where I now live and take care of them in the home that I grew up in. There was a time when I was little when I could see the surf on Waikiki beach and the sun setting on the horizon. Those views were stolen away by the wall of concrete hotels and condos. I am 61 years old and have three adult children. I know how difficult it is to raise a family in Hawaii and have seen my adult children struggle to afford to live and stay in Hawaii. My two oldest children moved to Los Angeles after graduation because of better opportunities. I am a lucky one who saw them come back home even with the struggles because of their love for the islands, our way of life, and our ohana.

If the purpose of this bill is to assist in helping create more affordable housing then I'd have to ask you is it because we absolutely don't have enough space to build affordable housing? This isn't creative thinking or a creative solution like what the creator of this bill advocates with his knowledge of visiting asian countries. This is just passing the buck and opening up a can of worms. Affordable housing at what expense? How is this fair that 2/3 majority can change your life long zoning that will forever impact your way of life. What about the rights of the minority property owners? This will benefit only those who can afford to and those who are first grab the available water, sewer, and other utilities. This ill conceived bill will force people out of their homes and will most likely draw outside investors to takeover blocks like a hostile takeover. What about the people across the street? Down the block and views that might be blocked or taken away or other impacts to stakeholders.

Prior to Covid-19, our island was pretty much maxed out at 9-10 million tourist a year. Our beaches, our hiking trails, our roadways, and our infrastructure all falling apart and too crowded because for the tourist everything is disposable and they pound the pavement around the island, they use double of everything compared to a local resident. We already got TOD with a plan to take high density around every rail station to the Ewa Plains. How the hell are we going to find the resources to support all that build out or the tourist expansion to provide all those jobs. Get plenty of places to redevelop to make affordable housing. Every decision that you make should first and foremost centered around our State of Hawaii's motto: Ua Mau Ke Ea O Ka 'Aina I Ka Pono. Kill this bill and spare us need to fight this dumbest of dumbest bill. I strongly OPPOSE!

Mahalo,

Dave Watase

SB-1337-SD-1

Submitted on: 3/16/2021 10:17:24 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Gary Hirokane	Individual	Oppose	No

Comments:

I oppose SB1337.

SB-1337-SD-1

Submitted on: 3/16/2021 10:18:13 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Kathy Shimata	Individual	Oppose	No

Comments:

I oppose SB1337. While I agree that we need to provide for more affordable housing by infilling residential areas, it must be done selectively with neighborhood input.

SB-1337-SD-1

Submitted on: 3/16/2021 10:21:04 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Lea Hollingsworth-Ramsey	Individual	Oppose	No

Comments:

I OPPOSE SB1337 because I want to protect our neighborhoods from block-level upzoning. This measure will further increase housing prices for local families and negatively impact neighborhoods throughout the state.

Density should not be increased in a random manner; it has to be planned and done in an orderly manner to minimize conflicts. If not, there are real consequences that become health and safety issues for the entire community.

SB1337 would allow for the Counties to establish a process for **block-level upzoning, or spot zoning, that circumvents the current zoning process, regulatory reviews AND community participation. Any residential block** could decide by two-thirds voting majority if residents want to upzone to an apartment zone. The bill would allow for this to happen in the urban districts. **It can randomly occur in the middle of a residential area.**

This is not in the best interest of our state, nor in the best interest of our communities. We need PLANNING -- well-thought-out and intelligently designed planning. Not this random, build whatever wherever a developer wants. We deserve better than this. Hawaii deserves better than this. Please think about the long-range consequences-- SB1337 is a foolhardy and ill-conceived bill, do not do this to our communities.

Mahalo for considering my testimony,

Lea L. Hollingsworth-Ramsey

SB-1337-SD-1

Submitted on: 3/16/2021 10:21:25 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Doris Resch	Individual	Oppose	No

Comments:

I vehemently oppose SB1337 Blocklevel Upzoning!

SB-1337-SD-1

Submitted on: 3/16/2021 10:26:30 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
AMY TOUSMAN	Individual	Oppose	No

Comments:

I oppose SB1337I. Zoning laws are put in place for a reason. This bill would encourage more investment properties further straining the supply of workforce housing. All development should go through the proper vetting channels. With monster houses drastically increasing housing prices, and changing the character of our neighborhoods, block-level upzoning would further attract investors to targeted blocks in targeted neighborhoods where a majority interest could be established and undermine other property owners in the block to be forced into the density against their will. I fear that the increased density and haphazard development will further detract from all that we love about Hawaii. This bill is a bad idea.

SB-1337-SD-1

Submitted on: 3/16/2021 11:11:12 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
kaira resch	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB-1337-SD-1

Submitted on: 3/16/2021 11:15:19 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
John Otto	Individual	Oppose	No

Comments:

I strongly OPPOSE Senator Stanley Chang's SB1337, to allow for block-level upzoning.

We have a major monster house problem plaguing our older residential districts, where the infrastructure is not adequate to support the increase in density. These apartments and motels in our residential district disguised as "homes" create a public health and safety issue. Spot zoning will further incite these issues.

Also, we are setting record highs in residential property sales. Monster house developers and investors are greatly contributing to this. Block-level upzoning will attract more investors and make it impossible for locals to own their own homes.

Who does this bill benefit besides developers and investors? Certainly not the working class, who will be forced to rent for the rest of their lives or leave the islands. Stop pushing the affordable housing problem into our working class neighborhoods. Stop allowing luxury condos to be built. Why do these laws always favor the wealthy? Why do these laws never favor the working class?

Mahalo,

John Otto

SB-1337-SD-1

Submitted on: 3/16/2021 11:29:20 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Sharlene Chun Lum	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This bill imagines creating more affordable housing but density can't be increased in a random manner. This bill could open the door to monster homes or apartments in communities, overtaxing the infrastructure and creating health and safety issues.

SB-1337-SD-1

Submitted on: 3/16/2021 11:46:43 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Julia Allen	Individual	Oppose	No

Comments:

I oppose SB1337 SD1 because it defeats the purpose of zoning to create orderly development and protection of property owners within the community. This bill interferes with the zoning process and will allow disruption of planning, funding and developing infrastructure.

SB-1337-SD-1

Submitted on: 3/16/2021 11:52:36 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Jennifer Takahashi	Individual	Oppose	No

Comments:

As longtime homeowners in Kaimuki, we have been dismayed to see the monster homes tgat are increasingly taking over our area and others. How many of these have been built by local families, versus how many by foreign investors who care nothing about life here? "Pave paradise, put up a parking lot" as the old dong said- we are still letting that happen, only now it's "raze Paradise, fill in with monster homes"öŸ~j

SB-1337-SD-1

Submitted on: 3/16/2021 11:54:37 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Barbara DeBaryshe	Individual	Oppose	No

Comments:

I strongly oppose SB1337.

On the surface, this bill sounds democratic--let the block of neighbors decide. In practice, this bill would likely support unplanned and rampant development, skirting a thoughtful zoning process that should be the kuleana of each county and take population growth, preservation of natural resources, infrastructure, preservation of neighborhood character, and quality of life into account.

Developers could easily buy up property in residential neighborhoods and become majority owners to force a block to become a nexus for monster homes or apartment complexes.

SB-1337-SD-1

Submitted on: 3/17/2021 12:36:55 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Sidney C Char	Individual	Oppose	No

Comments:

I strongly oppose arbitrary process of spot upzoning properties in residential zones to allow increased densities of monster homes, boarding homes and apartments which are clearly not compatible with single family homes because it will bring increased competition for properties by developers who will be able to outbid working families. The increased densities will drive up property values and neighbor real estate taxes as well as bring more crowding of streets with increased traffic, parking issues, noise, and contrasting life styles from families which may generate conflicts among neighboring uses. Developments that maximize the building mass on a property will reduce the open space and provide less landscaping to try and accomodate more automobile parking . The larger structures also will overwhelm the scale of single family homes and overshadow neighboring lot privacy. The increased occupancies should remain in planned and zoned apartment and business zones. The intent of SB1337 is not a solution to our housing problem and will only create more negative impacts to our communities! Please do not pass this Bill! Mahalo!

SB-1337-SD-1

Submitted on: 3/17/2021 1:12:21 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Mark R. Hagadone, Ph.D., FACFE	Individual	Support	No

Comments:

Chair Johanson, Vice Chair Kitagawa, Members of the Consumer Protection and Commerce Committee:

As a past neighborhood board member, I am writing in support of SB1337. I believe in the sanctity of property rights. This bill will allow a super majority of residents of each unique location to make collective decisions regarding zoning in their respective neighborhoods. This is not an arbitrary approach and allows individual home owners to systematically exercise their property rights in conjunction with their local neighbors. It has nothing to do with health and safety for the community as some have suggested, this is a typical red herring, fear promoting, deflection of the truth. This bill, if passed, would protect the investments of working class families in our neighborhoods and would promote individual interaction with like-minded neighbors in specific locations. All of our neighborhoods are different, we all have rights to the quiet enjoyment of our property in the manner and form which we wish. This bill, thoughtfully requires a high supermajority threshold for action , but at the same time provides a sharpened and effective method for protecting the rights of minority owners through the courts. This is a fair and balanced approach. It also extends the full protection of the law to those inherent property rights which remain a fundamental interest of all Hawaii residents, not just a chosen, socially and economic elite few. I encourage your members to pass SB1337 for the benefit of all of Hawaii's working class, home and property owners.

Thank you all for working under the current difficult circumstances.

Mark Hagadone, 55 year resident of Kaimuki, Past Neighborhood Board Member

SB-1337-SD-1

Submitted on: 3/17/2021 1:25:29 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Choon James	Individual	Oppose	No

Comments:

STRONGLY OPPOSE BILL1337 SD1

Aloha,

I'm originally from Singapore. I've been a real estate broker here for over 30 years. Oahu is not Singapore. I'm increasingly alarmed with the hazzard and ill-thought actions of some land-use bills passing through at the State Legislature. Bill 1337 SD1 is one.

The State must not undermine the County's jurisdiction over zoning and land-use legislation. This Bill 1337 is not even funny. County Housing Density and Zoning cannot be subverted in this knee-jerk manner. There are inadvertently significant multiplier impacts on our residents and on so many levels in Oahu.

We must note that almost all of Oahu communities and AG-zoned lands are classified under State Land Use as URBAN DISTRICT designation. The city already has ohana and accessory dwellings zoning approved in residential neighborhoods.

Bill 1337 will toss neighborhoods in all of Oahu like Wahiawa, Laie, Punalu'u, Kailua, Kahuku,Manoa, Kaneohe, Waialua. **including Agriculture zoned lands** into a huge turmoil.

Bill 1337 will pave the way for investors to exploit any neighborhood they wish! This will further pit neighbors against neighbors. The handwriting is on the wall that Bill 1337 will create friction between long time kama'ina who value their neighborhood sense of place versus investors who want to push the "highest use of the land i.e. higher density" and so on. The city's long time honored Residential zoning and classifications which protect the quality of life for our residents will be severely compromised. All of Oahu will be up for grabs!

Please get rid of SB1337. It's one of the most ill-thought and knee-jerk legislative bills I've seen.

Mahalo,

Choon James

Measure Title: RELATING TO HOUSING DENSITY.

Report Title: Block-level Upzoning Program; Housing Density; Counties; Homeowners

Description: Authorizes counties to establish a block-level upzoning program to allow homeowners within a block located in an **urban district** to vote to increase the housing density for their respective block. Effective 7/1/2050. (SD1)

Companion:

Package: None

Current Referral: HSG, CPC, FIN

Introducer(s): CHANG

SB-1337-SD-1

Submitted on: 3/17/2021 3:48:26 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Carol Abe	Individual	Oppose	No

Comments:

I am in opposition to SB1337 and urge our legislators to **vote no** on the bill. This bill is faulty with its capriciousness to bypass existing zoning laws and creates a patchwork of rules that defeats the goal of thoughtful planning. It could result in unwanted multistoried buildings in an R-5 neighborhood that would affect a wider net of residents who live in adjoining blocks as well as those who transit the area. Homeowners can be short-term, transient parties and those who vote for upzoning may well sell and be gone once development starts. The bill also could pit neighbor against neighbor and set the stage for undesirable legal battles. If the goal is to increase density to lower housing costs, upzoning is an unproven method and may instead do the opposite, increasing the property value and home prices. Please **oppose** SB1337. Mahalo.

SB-1337-SD-1

Submitted on: 3/17/2021 4:57:42 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
annie cusick wood	Individual	Oppose	No

Comments:

I OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working-class families need to be protected. already the price of a 250sq studio in Kailua is \$1700 pcm! How can our workers and our children afford to stay in Hawaii. Protect the land and the affordability of housing.

SB-1337-SD-1

Submitted on: 3/17/2021 5:42:51 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Morioka	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. **Choose to see the haphazard consequences of this "one moment in time" decision.** This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. **Utilize your vision and provide our working class families with your wisdom.** thank you

SB-1337-SD-1

Submitted on: 3/17/2021 6:39:30 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Denise Miyahana	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working families need to be protected.

SB-1337-SD-1

Submitted on: 3/17/2021 6:54:28 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
noela von	Individual	Oppose	No

Comments:

Aloha,

Please OPPOSE SB 1337 to protect our neighborhoods from block-level zoning. This will further increase housing prices for local families. Density can't be increased in a random manner, it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families needs to be protected. We have worked very hard to protect neighborhoods from monster homes for several years, our infrastructure in many neighborhoods is at the breaking point, so to consider this SB 1337 would be devastating. Thank you for your time regarding this very important matter.

Mathew Johnson
Honolulu, Hawaii 96816
E-mail: MathewJohnson@gmx.com

House Committee on Housing
March 18, 2021
9:15 a.m.
House Conference Room 423

Testimony OPPOSING SB 1337, SD1 – RELATING TO HOUSING DENSITY

Aloha Chair Nakamura, Vice Chair Hashimoto, and Members of the House Committee on Housing:

SB 1337 is a completely wrongheaded concept that further threatens to turn Hawaii into Hong Kong by chipping away at the zoning, regulatory, and public input processes that were created to protect the quality of life in our state.

Please understand, we do not have a housing problem in Hawaii half so much as we have an overpopulation problem. This dreadful measure will:

- Create conditions that enable continued overpopulation and all the associated problems that threaten both present and future generations of Hawaii
- Exacerbate the problem of monster homes in our communities, and further encourage foreign and out of state investors to leverage their financial resources to outcompete local families in an already desperate housing market
- Pit neighbors into legal disputes where it has been proven that those with financial resources have far greater advantage than those who can't afford litigation
- Add to the existing problems of congestion in the courts, which further prevents the courts from addressing more urgent social issues
- Start us on the road to becoming like countries such as China, Korea, Russia, and others that have allowed housing densities which "solved" their immediate problem but created undesirable living conditions and overrun the natural environment and sense of place.

We have already surpassed the carrying capacity of our state. Experts from the University of Hawaii concluded more than a decade ago that we cannot farm enough to feed the existing population in this state. Please hold this poorly conceived bill.

Mahalo nui loa for your consideration of these serious concerns that will affect so many in Hawaii.

Mathew Johnson

SB-1337-SD-1

Submitted on: 3/17/2021 6:57:08 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Wayne Takamine	Individual	Oppose	No

Comments:

HOUSE OF REPRESENTATIVES

THE THIRTY-FIRST LEGISLATURE

REGULAR SESSION OF 2021

COMMITTEE ON HOUSING

Rep. Nadine K. Nakamura, Chair

Rep. Troy N. Hashimoto, Vice Chair

Rep. Henry J.C. Aquino

Rep. Lisa Kitagawa

Rep. Lynn DeCoite

Rep. Roy M. Takumi

Rep. Greggor Ilagan

Rep. Bob McDermott

NOTICE OF HEARING

DATE: Thursday, March 18, 2021

TIME: 9:15 A.M.

PLACE: VIA VIDEOCONFERENCE

Conference Room 423

State Capitol

415 South Beretania Street

Aloha to the Committee on Housing, Chair Nadine K. Nakamura and Vice Chair Troy N. Hashimoto:

Please accept this testimony in strong opposition to SB1337. This bill is an overreaching legislation that will override current planning and zoning rules.

Kaka'ako Makai Prohibitions HRS 206E 31.5 that prohibits Residential Planning in Kaka'ako Makai and the sale of state land in the Kaka'ako Community District since 2006 by community and public opposition to 400' condominiums on the Honolulu shoreline. The community supports keeping this area open green space.

SB1337 can allow residential in sensitive environmental areas that have been protected for years by community planning a zoning. SB1337 is not good legislation because it will void planning that has existed on the community level.

Respectfully,

Wayne Takamine

Manoa

SB-1337-SD-1

Submitted on: 3/17/2021 7:24:37 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Renee Kam	Individual	Oppose	No

Comments:

I am a long time Kaimuki resident and a realtor and I oppose this bill. density can't be increased in a randomized manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB-1337-SD-1

Submitted on: 3/17/2021 7:36:00 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Ken Kajihara	Individual	Oppose	No

Comments:

I strongly oppose and I ask the bill's sponsor to make sure that his constituents are aware of this measure.

SB-1337-SD-1

Submitted on: 3/17/2021 7:50:40 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
James Nicolay	Individual	Oppose	No

Comments:

I oppose this bill. Fundamentally, it defeats the purpose of zoning and would return Honolulu to the chaotic state of building in the 1960s, when tall buildings could be built virtually anywhere.

This bill is particularly egregious for areas with small blocks - not only could real estate speculators or their proxies buy up two thirds of a block but could flip the properties at the higher upzoned values with minimal investment risk. The surrounding homeowners would have no say in the matter ... but, unlike the speculators, would suffer the consequences. This bill would further damage neighborhoods like Kaimuki which already suffer from monster houses but threaten neighborhoods like Kahala which are within the urban core.

SB-1337-SD-1

Submitted on: 3/17/2021 8:00:02 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Sharon Schneider	Individual	Oppose	No

Comments:

I am in strong opposition to this bill. The State should not impose laws on the county's purview of zoning. Each county has specific needs and each neighborhood has it's own character. The community should decide on how to best address it's housing needs. This should not be decided at the state level (LUC). The county's have worked hard to allow neighborhoods a say in their evolution. There are many options to encourage affordable/workforce housing. High density boxes as buildings is not always the answer. There are many considerations that should go into providing respectful housing solutions.

SB-1337-SD-1

Submitted on: 3/17/2021 8:12:22 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Jayne Ryan Kuroiwa	Individual	Oppose	No

Comments:

As a local resident on Oahu, I strongly oppose SB1337.

The bill is an arbitrary approach to land use planning and development. **The state should not be getting involved in established County zoning** and planning process and issues that are under the respective jurisdictions.

It conflicts with all county charter mandates to properly plan, fund and develop infrastructure and accommodate population growth (since resulting density would become unpredictable to plan for).

The proposed process of a majority voting rule **does not protect minority property owner rights** and the **proposed Circuit Court remedy results in a costly dispute process** between neighbors; and the minority property owner will be the one who does not have the money to fight.

With monster houses drastically increasing housing prices, **block-level upzoning would further attract investors** to targeted blocks in targeted neighborhoods **where a majority interest could be established and undermine other property owners in the block** to be forced into the density **against their will**.

SB-1337-SD-1

Submitted on: 3/17/2021 8:39:29 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Dustin Suekawa	Individual	Oppose	No

Comments:

As a licensed real estate appraiser, local citizen, and native hawaiian.. THIS IS A TERRIBLE IDEA which will only produce more problems to our neighborhood density, lack of parking, overload our dated infrastructure in residential neighborhoods, and more.

This as absolutely unacceptable and appears to be a way for developers or individuals with large amounts of money to change our neighborhoods forever soley based on profit.

I am a younger millenial citizen and this is disgusting.

Mahalo for your consideration.....

SB-1337-SD-1

Submitted on: 3/17/2021 8:59:45 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Aubry Kae Andersen	Individual	Support	No

Comments:

This seems like a fine bill that will open up the ability for counties and local organizations to create the affordable housing that Hawaii sorely needs. Please pass this bill.

SB-1337-SD-1

Submitted on: 3/17/2021 9:00:23 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Andrea Kia	Individual	Comments	No

Comments:

Please consider only using the intent of this bill to address new legislation that will provide possible up zoning in areas that are not already at full density. There are enough laws that address individuals in single family housing to add on such as ADU and building codes.

if affordable apartments are going to be built in the areas it takes more than just neighbors agreeing on the buildings. It takes the proper infrastructure and safety measures that place a burden on sewers and roadways along with many other factors.

the State and City have sold off many of their affordable housing units over the years. I have watched and presented testimony to oppose this action. It was a crisis than but no foresight was used by the members at that time that didn't want to keep the affordable burden on the city or state and sold to private developers. I hope we can all learn something about why we need to have vision for the future and for Hawaii's Ohana's. Affordability is a crisis but placing the burden that should have been addressed by the city and state on homeowners is not right.

let use creative means with the private sector to develop good affordable housing in areas that won't be burdened - there are many that would work in Hawaii.

thank you

SB-1337-SD-1

Submitted on: 3/17/2021 9:20:35 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Caroline Kong	Individual	Oppose	No

Comments:

chang (etc): crapping on HI again... #WALKAWAY

SB-1337-SD-1

Submitted on: 3/17/2021 9:25:58 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Kandis McNulty	Individual	Oppose	No

Comments:

Please OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected.

SB-1337-SD-1

Submitted on: 3/17/2021 9:56:12 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
jerry lam	Individual	Oppose	No

Comments:

i am writing in strong opposition to senate bill 1337. we have fought long and hard to keep our single family neighborhoods intact and out of the reach of monster homes, apartements and contiguous assisted living complexes. as our representatives, you cannot allow upzoning in our residential neighborhood. apartments and monster homes should be allowed in apartmeent zones! it would be a travesty and no law in the guise of affordable housing should destroy our wonderful community. please oppose this bill! thankk you.

SB-1337-SD-1

Submitted on: 3/17/2021 10:13:05 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Judith A Mick	Individual	Oppose	No

Comments:

It is time for Hawaii to stop the density of buildings and people imposed upon so many areas. Living conditions will be negatively impacted by this bill which ignores the proper planning and control of population growth. Making money for developers should not be the bottom line in our beautiful islands, healthy, liveable neighborhoods should be. Thank you for your consideration.

Aloha, Judy Micik, Kailua

SB-1337-SD-1

Submitted on: 3/17/2021 10:48:55 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Linda Legrande	Individual	Oppose	No

Comments:

This is a piecemeal attempt to correct the woeful housing shortage we have in our State. Those developers & investors with the money to buy properties to build on are not the persons who should be 'planning' our neighborhoods!! Land use planning and development should be part of a bigger picture to include infrastructure concerns, population growth and environmental issues. You know how much concrete those apartment complexes require! Please vote NO on this absurd and foolish proposal.
Thank you, Linda Legrande

SB-1337-SD-1

Submitted on: 3/17/2021 11:12:39 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
LeonardLepine	Individual	Support	No

Comments:

As a community we need to support efforts to build low income housing for working class people.. Hopefully the NiMBYS who already own homes will not stand in the way of a path to home ownership or affordable rentals for working class individuals and families.

SB-1337-SD-1

Submitted on: 3/17/2021 11:46:33 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Thorne Abbott	Individual	Oppose	No

Comments:

I admire the idea proposed and recommend it be fully vetted with the individual counties. I applaud the intent of the bill. However I have real concerns about the potential unintended effects, such as negative impacts on infrastructure capacity (water, sewer, fire), reduced levels of service on roadways and at intersections, and the government's ability to provide basic services. When these costs rise to meet the additional capacity, who pays for these added costs? The block, the neighborhood, the community as a whole? Also, zoning is intended to create predictable real estate, so a residential neighborhood will be just that over the lifetime of a mortgage. That way property owners have some assurance that their investment backed expectations will be realized. If my single home neighborhood was changed to multi-family high rises, with extra tax to pay for the infrastructure needed, I would be most disappointed. I recommend a deferral until more information and case studies can be provided to the public and county administrative agencies. Thank you for your consideration.

SB-1337-SD-1

Submitted on: 3/17/2021 1:31:37 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Denise Boisvert	Individual	Oppose	No

Comments:

I STRONGLY OPPOSE SB1337.

It will pit neighbor against neighbor on a street of single-family houses.

People rent or purchase a house in a neighborhood of single-family houses because that is the type of neighborhood they want to live in. Passing SB1337 would be like pulling the rug right out from under these residents.

This bill is a developer's dream bill. Developers are known to be big campaign donors. Passing SB1337 will show that a developer's dream is more important than a homeowner's dream of living in a quiet neighborhood of single-family houses.

Why can't the state focus on incentives to encourage owners of existing dilapidated and/or vacant apartment buildings to use contractors to remodel and upgrade their buildings. That would create jobs and not ruin non-apartment neighborhoods.

SB-1337-SD-1

Submitted on: 3/17/2021 2:01:34 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Levani Lipton	Individual	Oppose	No

Comments:

Dear Chair Nakamura, Vice-Chair Hashimoto and Committee Members,

Please oppose SB1337 SD1. Thank you for your consideration.

/Levani Lipton/

SB-1337-SD-1

Submitted on: 3/17/2021 5:42:29 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Christy Martin	Individual	Oppose	No

Comments:

Aloha Chair Chang, Vice Chair Kanuha,

I am writing to express my **opposition to SB 1337 SD1** which would authorize counties to establish a block-level upzoning program to allow homeowners within a block located in an urban district to vote to increase the housing density for their respective block.

Urban planning decisions should be made with current-day and long-range population, infrastructure, safety, and other sustainability concerns in mind. Piecemeal "planning" is not good planning. Second, this legislation would unnecessarily pit neighbors against neighbors, and I humbly ask that this likelihood be taken into consideration. Mahalo for your consideration.

SB-1337-SD-1

Submitted on: 3/17/2021 6:39:04 PM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Joan Marie Florence	Individual	Oppose	No

Comments:

"I strongly OPPOSE SB1337 to protect our neighborhoods from block-level upzoning. This will further increase housing prices for local families. Density can't be increased in a random manner; it has to be planned for. If not, there are real consequences that become health and safety issues for the community. Our working class families need to be protected."

SB-1337-SD-1

Submitted on: 3/18/2021 6:36:45 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Sidney Lynch	Individual	Oppose	No

Comments:

Completely oppose this bill. This will encourage speculative investing and create chaos in neighbourhoods and pit neighbour against neighbour. Concentrate affordable housing around the rail TOD centers.

SB-1337-SD-1

Submitted on: 3/18/2021 8:15:49 AM

Testimony for HSG on 3/18/2021 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
janice zane	Individual	Oppose	No

Comments:

I believe that this bill favors rich developers who could afford to buy 2/3 of a block and vote to upzone a block to the detriment of small individual home owners. These rich developers could build affordable housing as slums and not are about its tenants like the Trump family.