



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

JOSH GREEN, MD
GOVERNOR

DANIEL ORODENKER
EXECUTIVE OFFICER

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813
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Telephone: (808) 587-3822
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Statement of
Daniel E. Orodener
Executive Officer
State Land Use Commission

Before the
House Committees on Housing
and

Water and Land

and

Judiciary and Hawaiian Affairs

Monday February 12, 2023
2:30 PM
State Capitol, Room 325

In consideration of
HB1630

RELATING TO URBAN DEVELOPMENT

Chairs Evslin, Ichiyama and Tarnas; Vice Chairs Aiu, Poepoe and Takayama; and members of the House Committees on Housing; Water and Land; and Judiciary and Hawaiian Affairs:

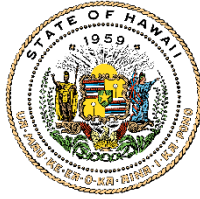
The Land Use Commission ("LUC") is in strong support of this measure. Not only will it provide needed low-cost housing in already urbanized areas for residents, but it will significantly effectuate the constitutional requirement to protect agricultural lands by removing some of the development pressures on those areas.

Passage of this measure will bring Hawai'i into conformity with the zoning and planning principles of the leading jurisdictions throughout the country having success in building workforce housing.

Thank you for the opportunity to testify on this matter.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
RYAN K.P. KANAKA'OLE
FIRST DEPUTY
DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Testimony of
DAWN N. S. CHANG
Chairperson

Before the House Committees on
HOUSING,
WATER AND LAND,
and
JUDICIARY AND HAWAIIAN AFFIARS

Monday, February 12, 2024
02:30 PM
State Capitol Room 325 & Via Videoconference

In consideration of
HOUSE BILL 1630
RELATING TO URBAN DEVELOPMENT

House Bill 1630 amends Chapter 46, Hawaii Revised Statutes, to authorize increased housing density in state urban land use districts. **The Department of Natural Resources (Department) acknowledges the intent of this measure and offers comments.**

The Department recognizes the need to adapt zoning and housing regulation to address the current housing crisis in Hawai'i. The Department appreciates that, while the measure generally allows and encourages increased density in state urban land use districts, it prohibits the application of its provisions to properties located in a designated historic district or properties listed in the Hawai'i Register of Historic Places or the National Register of Historic Places, protecting the integrity of those historic places.

The Department therefore recommends amending page 13, lines 15-17 this section for clarity and completeness as follows:

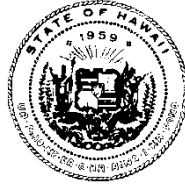
(E) Within a designated-state historic district listed in the Hawaii register of historic places or the national register of historic places, or designated individually listed as a historic property on the Hawaii register of historic places or the national register of historic places, or during the period after a nomination for listing in the Hawaii register of historic places or the national

register of historic places is submitted to the Department's state historic preservation division and before the Hawaii historic places review board has rendered a decision;

Mahalo for the opportunity to provide comments on this measure.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

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

Statement of DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING HOUSE COMMITTEE ON WATER & LAND AND HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

February 12, 2024 at 2:30 p.m.
State Capitol, Room 325

In consideration of H.B. 1630 Proposed HD1 RELATING TO URBAN DEVELOPMENT.

HHFDC **supports** the proposed HD1 to HB1630 which, effective January 1, 2026, will:

- 1) Prohibit county zoning ordinances from not allowing two or more “missing middle housing units” per residential lot within the State Urban Land Use District, while defining “missing middle housing” as “a new or existing dwelling unit, or a new or existing part of a dwelling unit, that includes a kitchen and bathroom;”¹
- 2) Prohibit private covenants for residential lots within² a State Urban Land Use District from including certain limitations or restrictions on residential units;
- 3) Require the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of parcels with a minimum lot size of 2,000 s.f. in the State Urban Land Use District; and

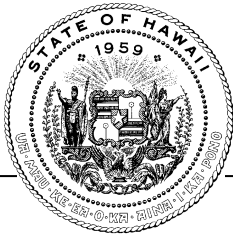
¹ We point out that the term “missing middle housing” is more generally accepted to refer to medium-density multifamily housing of the type that historically was built surrounding the downtowns of North American cities before detached single-family home subdivisions became prevalent. That said, the definition of the term in the bill serves the purposes of the bill.

² We note to the committee that there is a typographical error in the bill. On Page 4, Line 1, the word “with” should be replaced with the word “within”.

- 4) Amend the calculation of impact fees for certain developments.

This measure promotes higher density, compact development, and efficient use of the state's limited lands that are suitable for residential development. Promoting higher density development in urban areas aids in addressing our shortfall of housing units and reduces pressure to convert agricultural and conservation lands to urban uses.

Thank you for the opportunity to testify on this bill.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
INTERIM DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawaii'i 96813
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Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Interim Director

before the
**HOUSE COMMITTEES ON HOUSING
AND
WATER AND LAND
AND
JUDICIARY AND HAWAIIAN AFFAIRS**

Monday, February 12, 2024
2:30 PM

State Capitol, Conference Room 325

in consideration of
**BILL NO HB1630 HD1
RELATING TO URBAN DEVELOPMENT.**

Chairs Evslin, Ichiyama, and Tarnas; Vice Chairs Aiu, Poepoe, and Takayama; and members of the House Committees on Housing, Water and Land, and Judiciary and Hawaiian Affairs:

The Office of Planning and Sustainable Development (OPSD) **supports** HB1630 HD1 and **provides comments**. The Bill prohibits county zoning ordinances from not allowing two or more housing units per residential lot within an urban district; prohibits private covenants for residential lots within a state urban land district from including certain limitations or restrictions on residential units; requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or re-subdivision of certain parcels within the state urban land use district; and, amends the calculation of impact fees for certain developments.

OPSD supports efforts to expand and expedite the production of housing on lands within the State Urban District. The intent of HB 1630 HD1 aligns with Governor Green's Emergency Proclamations relating to Affordable Housing, which declares a Statewide emergency created by the lack of affordable housing for the people of Hawai'i.

OPSD supports allowing the counties to increase the number of dwelling units allowed on a residential zoning lot of record within the State Urban District and prohibits covenants that could, effectively, down-zone residential lands. Consideration should be made to further amend HRS Section 46-4 to eliminate single-family density restrictions and allow the counties to determine appropriate residential zoning densities within their jurisdictions.

OPSD recommends replacing the term “missing middle housing” with “Accessory Dwelling Unit” to avoid misinterpretation and confusion. The term “missing middle housing” is not commonly used when referring to a dwelling unit that is accessory to another dwelling or residential unit. “Missing middle housing” usually refers to medium-density housing types, such as multi-family or clustered housing. These housing types are often missing from the American built environment, hence the word “missing.”

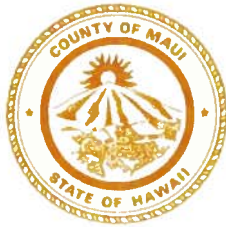
OPSD supports the proposed addition of HRS Section 46-4(g), which would allow the director of county agencies responsible for land use to review and act upon subdivision proposals. This part of the bill will likely expedite residential subdivisions in counties that require such proposals to be approved by their respective County Council or Planning Commission.

Lastly, OPSD supports the changes to HRS Section 46-143 related to impact fees, which implements common sense amendments to clarify and standardize how impact fees are calculated.

Thank you for the opportunity to testify on this measure.

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Acting Planning Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793

February 9, 2024

Testimony of Kate L. K. Blystone
Acting Planning Director, Planning Department, County of Maui

Before the
House Committee on Housing

In consideration of
House Bill 1630
Relating to Urban Development

Dear Chair Evslin, Vice Chair Aiu, and Committee Members:

The County of Maui Planning Department **strongly supports** HB 1630, which would allow for the development of at least two “missing middle” housing units in the state urban land use district, allow for the subdivision of parcels with a minimum lot size of two thousand square feet in the state urban land use district, and amend the calculation of impact fees for certain developments.

We appreciate the Legislature’s findings that acknowledge the inequality in housing opportunities for so many households statewide and the effects of those housing inequities on a household’s vulnerability to stress, mental health problems and increase risk of disease. Importantly, the proposed Bill will create housing opportunities for those residents that are critical to the economy and community whom cannot afford the high cost of currently available market-rate housing. It should be noted that the County of Maui has previously moved in this direction by allowing up to two accessory dwelling units on residential property under certain conditions.

We also appreciate the proposal’s policy to still authorize counties to adopt associated regulations that preserve our home rule authority, specifically citing infrastructure, hazard zones, and coastal development areas where counties should consider further restrictions on development capacity. Additionally, we appreciate that counties will still maintain the authority to establish lot coverage standards, setbacks, height envelopes, and other design standards.

Finally, as you are aware the County of Maui has experienced significant loss as a result of the wildfires in August 2023. As property owners begin the process of re-building, this legislation will help in providing additional housing opportunities through increased density that will support many of those affected. Thus, the County of Maui Planning Department urges the committee to support the advancement of HB 1630 HD1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kate L. K. Blystone", with a long horizontal flourish extending to the right.

KATE L. K. BLYSTONE
Acting Planning Director

COUNTY COUNCIL

Mel Rapozo, Chair
KipuKai Kualii, Vice Chair
Addison Bulosan
Bernard P. Carvalho, Jr.
Felicia Cowden
Bill DeCosta
Ross Kagawa



OFFICE OF THE COUNTY CLERK

Jade K. Fountain-Tanigawa, County Clerk
Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188
Facsimile: (808) 241-6349
Email: cokcouncil@kauai.gov

Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

February 9, 2024

**TESTIMONY OF ADDISON BULOSAN
COUNCILMEMBER, KAUAI COUNTY COUNCIL
ON
HB 2090, RELATING TO HOUSING
AND
HB 1630, RELATING TO URBAN DEVELOPMENT
House Committee on Housing
House Committee on Water & Land
House Committee on Judiciary & Hawaiian Affairs
Monday, February 12, 2024
2:30 p.m.
Conference Room 325
Via Videoconference**

Dear Chair Evslin, Chair Ichiyama, Chair, Tarnas, and Members of the Committees:

Thank you for this opportunity to provide testimony in SUPPORT of HB 2090, Relating to Housing and HB 1630, Relating to Urban Development. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

I wholeheartedly support the intent of HB 2090 and HB 1630, which would greatly affect the Kaua'i community.

Thank you again for this opportunity to provide testimony in support of HB 2090 and HB 1630. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to cokcouncil@kauai.gov.

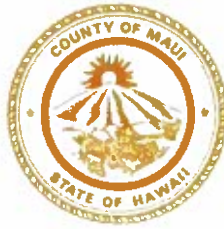
Sincerely,

ADDISON BULOSAN
Councilmember, Kaua'i County Council

AAO:slr

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Acting Planning Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

February 9, 2024

Testimony of Kate L. K. Blystone
Acting Planning Director, Planning Department, County of Maui

Before the
House Committee on Water & Land

In consideration of
House Bill 1630
Relating to Urban Development

Dear Chair Ichiyama, Vice Chair Poepoe and Committee Members:

The County of Maui Planning Department **strongly supports** HB 1630, which would allow for the development of at least two “missing middle” housing units in the state urban land use district, allow for the subdivision of parcels with a minimum lot size of two thousand square feet in the state urban land use district, and amend the calculation of impact fees for certain developments.

We appreciate the Legislature’s findings that acknowledge the inequality in housing opportunities for so many households statewide and the effects of those housing inequities on a household’s vulnerability to stress, mental health problems and increase risk of disease. Importantly, the proposed Bill will create housing opportunities for those residents that are critical to the economy and community whom cannot afford the high cost of currently available market-rate housing. It should be noted that the County of Maui has previously moved in this direction by allowing up to two accessory dwelling units on residential property under certain conditions.

We also appreciate the proposal’s policy to still authorize counties to adopt associated regulations that preserve our home rule authority, specifically citing infrastructure, hazard zones, and coastal development areas where counties should consider further restrictions on development capacity. Additionally, we appreciate that counties will still maintain the authority to establish lot coverage standards, setbacks, height envelopes, and other design standards.

Finally, as you are aware the County of Maui has experienced significant loss as a result of the wildfires in August 2023. As property owners begin the process of re-building, this legislation will help in providing additional housing opportunities through increased density that will support many of those affected. Thus, the County of Maui Planning Department urges the committee to support the advancement of HB 1630 HD1.

Sincerely,

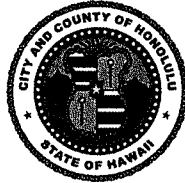
A handwritten signature in blue ink, appearing to read "Kate Blystone", written over a horizontal line.

KATE L. K. BLYSTONE
Acting Planning Director

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

February 12, 2024

The Honorable Luke Evslin, Chair
and Members of the Committee on Housing
The Honorable Linda Ichiyama, Chair
and Members of the Committee on Water & Land
The Honorable David A. Tarnas, Chair
and Members of the Committee on Judiciary
and Hawaiian Affairs
Hawai'i House of Representatives
Hawai'i State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813

Subject: House Bill No. 1630, Proposed HD 1
Relating to Urban Development

Dear Chairs Evslin, Ichiyama, Tarnas and Committee Members:

The Department of Planning and Permitting (DPP) apologizes for the late submittal, however, we have been working collaboratively with Housing Committee Chair Evslin and stand in support of House Bill No. 1630, Proposed HD1.

This Bill would prohibit county zoning ordinances from not allowing two or more units per residential lot within the State urban district; prohibit private covenants for residential lots within a state urban land district from including certain limitations or restrictions on residential units; require the director of the county agency responsible for land use to review and act on any application for subdivision under consolidation, or resubdivision of certain parcels within the state urban land use district; and amend the calculation of impact fees for certain developments.

We support legislation aimed at increasing the supply of housing, most significantly affordable housing, and appreciate your consideration of new ways to help address the state's housing crisis. We suggest replacing the term "missing middle" with "secondary" to better align with City & County of Honolulu housing terminology. We also recognize potential limitations on sufficient infrastructure to support development and appreciate the opportunity to work with builders on necessary upgrades, if any. Finally, we note the ceiling on on-site parking for off-street vehicles, as parking is a major concern in many neighborhoods on O'ahu.

The Honorable Luke Evslin, Chair
and Members of the Committee on Housing
The Honorable Linda Ichiyama, Chair
and Members of the Committee on Water & Land
The Honorable David A. Tarnas, Chair
and Members of the Committee on Judiciary
and Hawaiian Affairs
Hawai'i House of Representatives
House Bill No. 1603, Proposed HD 1
February 12, 2024
Page 2

Thank you for the opportunity to testify.

Very truly yours,

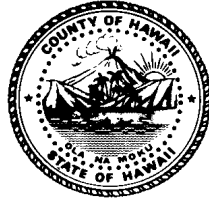
A handwritten signature in black ink, appearing to read 'Dawn Takeuchi Apuna', with a long horizontal flourish extending to the right.

Dawn Takeuchi Apuna
Director

Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director

West Hawai'i Office
74-5044 Ane Keohokālole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
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County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

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Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

February 12, 2024

Testimony of
Zendo Kern
Director, County of Hawai'i, Department of Planning
before the

**HOUSE COMMITTEE ON HOUSING, COMMITTEE ON WATER & LAND & COMMITTEE
ON JUDICIARY & HAWAIIAN AFFAIRS**

Monday, February 12, 2024
2:30 p.m.

State Capitol, Conference Room 325
In consideration of

**HOUSE BILL NO. 1630 HD1
RELATING TO URBAN DEVELOPMENT**

Chair Chang, Vice Chair Hashimoto, and Members of the House Committee on Housing.

The County of Hawai'i Planning Department **strongly supports** HB 1630 HD1, which would prohibit county zoning ordinances from not allowing four or more residential units per residential lot within the State urban district, provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions, and requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs.

The goals of HB 1630 HD1 seek to enhance the zoning entitlement process which is often seen as a major obstacle in the development of housing. While Hawai'i County continues to actively implement zoning reform through guidance in conjunction with our Hawai'i County Code, General Plan and Community Development Plans, there are still regulatory barriers that we encounter on the day to day basis. HB 1630 HD1 aims to provide the entire State with land-use entitlements that would be a useful and creative to approach to reducing such regulatory barriers.

We commend the Legislature for considering new ways to help address the state housing crisis and the County of Hawai'i Planning Department urges the committee to support the intent of HB 1630 HD1.

Thank you for the opportunity to testify on this measure.



1001 Bishop Street | Suite 625 | Honolulu, HI 96813-2830
1-866-295-7282 | Fax: 808-536-2882
aarp.org/hi | aarphi@aarp.org | twitter.com/AARPHawaii
facebook.com/AARPHawaii

**The State Legislature
House Committee on Housing
House Committee on Water and Land
House Committee on Judiciary and Hawaiian Affairs
Monday, February 12, 2024
Conference Room 325, 2:30 p.m.**

TO: The Honorable Luke Evslin, Chair
The Honorable Linda Ichiyama, Chair
The Honorable David Tarnas, Chair
FROM: Keali'i Lopez, State Director, AARP Hawaii
RE: Strong Support for H.B. 1630 -Relating to Urban Development

Aloha Chairs Evslin, Ichiyama, Tarnas and Members of the Committees:

My name is Keali'i Lopez, and I am the State Director for AARP Hawai'i. AARP is a nonpartisan, social impact organization that advocates for individuals age 50 and older. We have a membership of nearly 38 million nationwide and nearly 140,000 in Hawaii. We advocate at the state and federal level for the issues that matter most to older adults and their families.

AARP strongly supports H.B. 1630 which requires the counties to allow for attached and detached additional units or accessory dwelling units (ADU) but authorizes the counties to impose certain restrictions.

H.B. 1630 allows for expanding zoning by allowing more units, up to 4, in a residential lot, including ADUs. The measure also lifts barriers to building accessory dwelling units and is a common-sense, cost-effective approach that will make good use of existing property throughout the state while easing the housing crisis. AARP is keenly concerned about Hawaii's kupuna on fixed income and their risk of becoming homeless without sufficient affordable options. According to AARP/Statista analysis, close to 970 older adults (age 55+) are expected to be evicted in 2024 and more than 1500 older (55+) may experience homelessness in Hawaii this year. H.B. 1630 would help in easing the housing supply and assist in lowering the eviction and homelessness rate by providing affordable housing to the residents of Hawaii.

Thank you for the opportunity to strongly support H.B. 1630

February 12, 2024

TO: Chair Evslin, Chair Ichiyama, Chair Tarnas and members of the Hawai'i State House Housing, Water and Land, and Judiciary and Hawaiian Affairs Committees
RE: HB 1630 RELATING TO URBAN DEVELOPMENT

Dear Chairs and Committee Members,

My name is Sterling Higa, and I serve as executive director of Housing Hawai'i's Future, a nonprofit creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We support HB 1630, the "Missing Middle Housing" Bill.

We seek to minimize greenfield development. Rather, we prefer smart growth principles (rezoning, upzoning, infill development, and adaptive reuse) to fully utilize existing building stock and infrastructure.

HB 1630 helps correct our broken zoning codes which make "missing middle housing" illegal.

Missing Middle Housing (duplexes, triplexes, quadplexes) are affordable by design. And medium density starter homes are contextually appropriate for our island neighborhoods.

This bill would also allow for small homes on small lots, which are also affordable by design. Small homes are also more appropriate for today's smaller household sizes.

Attached below, please find our policy brief on minimum lot sizes, coauthored with Hawai'i Zoning Atlas.

Please vote yes to Missing Middle Housing.

If you have any questions or would like to learn more about our research, let's make time to talk story.



Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future
sterling@hawaiisfuture.org
+1 (808) 782-7868

MINIMUM LOT SIZE

Research by Devon Chodzin
Edited by Trey Gordner and Sterling Higa

EXECUTIVE SUMMARY

Minimum lot size is a zoning regulation that sets the minimum amount of land required for new development. These requirements vary by county and type of land use in Hawaii. They were invented in the late 1910s to maintain racial segregation in North America. Today, they harm housing affordability, social equality, and environmental sustainability in Hawai'i.

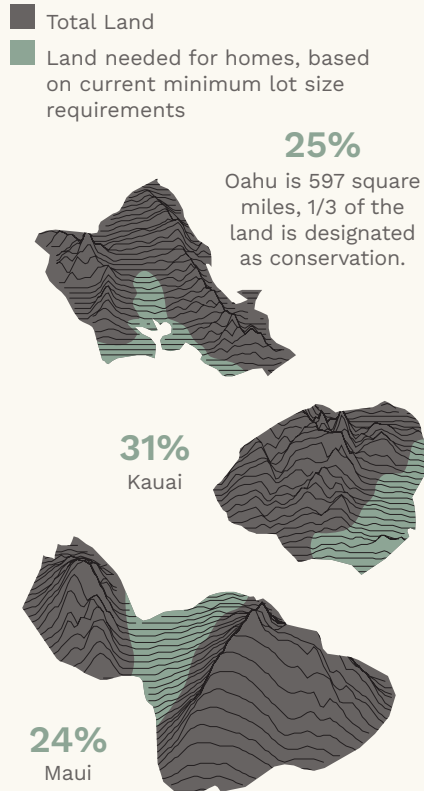
KEY ISSUES

- **Racial and Economic Segregation:** Minimum lot sizes maintain racial and economic inequality. Areas with larger lot sizes tend to be whiter and wealthier.
- **Affordability Crisis:** Minimum lot sizes add to housing prices because land costs money. Smaller, affordable homes are difficult to build when minimum lot sizes are large. This makes housing unaffordable for first-time buyers, low-income residents, and seniors.
- **Environmental Impact:** Large lot sizes promote greenfield development. They add to urban sprawl and increase dependence on cars.
- **Multigenerational Living and Seniors:** Large lot sizes prevent traditional, multigenerational living arrangements. This causes hardship for community elders (kūpuna) and contradicts Hawaiian culture.

PROPOSED SOLUTIONS

- **Reduce Minimum Lot Sizes:** Reduce minimum lot sizes (for example, to 1,500 square feet).
- **Legalize Starter Homes:** Allow by right construction of small homes on small lots, ideal for first-time buyers, retirees, and young families.

Land necessary to house Hawaii's population at different MLS



- **Expand ADU Eligibility:** Allow by right construction of more accessory dwelling units (ADUs).

CONCLUSION

Minimum lot size requirements are rooted in racial segregation. They're designed to entrench economic inequality. They're bad for the environment.

Reducing minimum lot sizes will create more affordable housing, improve social equity, and increase sustainability. ➔

RECOMMENDED SOURCES

- <https://homelessness.hawaii.gov/ohana-zones/kamaoku/>
- <https://governor.hawaii.gov/newsroom/office-of-the-governor-news-release-first-medical-respite-kauhale-units-arrive/>
- <https://www.youtube.com/watch?v=ny9WJ31mPi0>
- <https://www.brookings.edu/articles/gentle-density-can-save-our-neighborhoods/>
- <https://www.youtube.com/watch?v=EQGQU0T6NBc>

POLICY BRIEF

MINIMUM LOT SIZE

Research by Devon Chodzin
Edited by Trey Gordner and Sterling Higa

EXECUTIVE SUMMARY

Minimum lot size is a zoning regulation that sets the minimum amount of land required for new development. These requirements vary by county and type of land use in Hawaii. They were invented in the late 1910s to maintain racial segregation in North America. Today, they harm housing affordability, social equality, and environmental sustainability in Hawai'i.

KEY ISSUES

- **Racial and Economic Segregation:** Minimum lot sizes maintain racial and economic inequality. Areas with larger lot sizes tend to be whiter and wealthier.
- **Affordability Crisis:** Minimum lot sizes add to housing prices because land costs money. Smaller, affordable homes are difficult to build when minimum lot sizes are large. This makes housing unaffordable for first-time buyers, low-income residents, and seniors.
- **Environmental Impact:** Large lot sizes promote greenfield development. They add to urban sprawl and increase dependence on cars.
- **Multigenerational Living and Seniors:** Large lot sizes prevent traditional, multigenerational living arrangements. This causes hardship for community elders (kūpuna) and contradicts Hawaiian culture.

PROPOSED SOLUTIONS

- **Reduce Minimum Lot Sizes:** Reduce minimum lot sizes (for example, to 1,500 square feet).
- **Legalize Starter Homes:** Allow by right construction of small homes on small lots, ideal for first-time buyers, retirees, and young families.
- **Expand ADU Eligibility:** Allow by right construction of more accessory dwelling units (ADUs).

CONCLUSION

Minimum lot size requirements are rooted in racial segregation. They're designed to entrench economic inequality. They're bad for the environment.

Reducing minimum lot sizes will create more affordable housing, improve social equity, and increase sustainability.

WHAT ARE MINIMUM LOT SIZE REQUIREMENTS?

A minimum lot size requirement (sometimes called a minimum area requirement or simply "minimum lot") is a rule that sets the minimum amount of land required for new development. Each county (Honolulu, Hawai'i, Maui, Kaua'i) sets its own minimum lot sizes.

Minimum lot sizes differ by use (commercial, single-family residential, multiple-family residential, industrial) and zone. Some residential districts might require a 10,000 square foot lot, while others might require a 20,000 square foot lot.

Density: A 10,000 square foot minimum lot size allows four houses per acre. A 20,000 square foot minimum lot size per house allows two houses per acre. This is low density housing.

In 1917, the United States Supreme Court ruled that explicit racial zoning was unconstitutional. In the late 1910s, minimum lot size requirements emerged to maintain racial segregation. Many suburbs adopted minimum lot size zoning during the Second Great Migration of African Americans from 1940 to 1970.

Critics argue that requiring a large minimum lot inflates housing prices. Large minimum lot sizes cause traffic congestion, residential segregation, and environmental degradation. Minimum lot size requirements cause housing shortages by preventing urban redevelopment. Minimum lot sizes also prevent existing homeowners from subdividing their lots and selling the individual lots for redevelopment.

WHY ARE MINIMUM LOT SIZE REQUIREMENTS AN ISSUE?

- Minimum lot size requirements make homes bigger. To make up for the large initial cost of land, developers build larger, more expensive houses. These large, luxury homes cater to investors on the mainland and abroad.
- Large minimum lot size zoning is rooted in racial segregation. Large minimum lot sizes entrench economic inequality.
- Minimum lot sizes increase

land costs for developers. Developers pass these costs on to homebuyers. This adds to the price of all housing, especially small starter homes.

- Minimum lot sizes stop homeowners from subdividing their lots and selling portions to family. This restricts the supply of housing in urban centers and pushes development to the edge.
- Minimum lot size requirements encourage greenfield development on the fringes of cities. This causes development on agricultural land, ecological preserves, and land vital for Native Hawaiian cultural practices.
- Minimum lot sizes cause sprawl and force people to use cars. Less dense areas are less walkable and unlikely to be served by transit. Thus, commuters rely on private vehicles to get to work, shopping, or community services. This increases traffic.

MINIMUM LOT SIZES HAVE A RACIST PAST AND RACIST PRESENT

Zoning regulations began at the turn of the 20th century as a tool for separating “incompatible” land uses in crowded cities. For example, zoning separated factories and other pollution sources from residences, schools, and community facilities.

However, some early proponents of zoning wanted to separate white residential communities from minorities. They saw racial minorities and immigrants as nuisances to be regulated the same way they regulated indus-

trial or agricultural nuisances. Explicit racial zoning drew hard lines of where Black and white residents could live in cities across the United States in the first two decades of the 20th century, dividing them along lines that, too often, still persist.

Minority communities were often located near environmental hazards, exposing them to toxic surroundings. For example, districts zoned for white residents typically did not allow industrial development, but many districts zoned for minorities and immigrants permitted industrial development. This exposed residents to toxic fumes and runoff at much higher rates than white residents.

The Supreme Court struck down racial zoning in 1917, but segregation persisted through implicitly racist zoning policy. Land and single-family homes were expensive. Minorities and immigrants were poor. Separating single-family homes from apartments and requiring them to occupy wasteful amounts of land ensured that only the “right sort” could afford to live in the neighborhood. (APA)

During the Second Great Migration, Black households in the American South migrated to northern and western cities in search of greater opportunity. At the same time, U.S. policy subsidized “white flight” from urban centers into the suburbs. As those suburbs grew and attracted the middle class, local governments instituted minimum lot size regulations as the primary land control tool to limit Black migration into

LARGE MINIMUM LOT SIZES CONTINUE TO CREATE INVISIBLY GATED COMMUNITIES THAT EXCLUDE MINORITIES, IMMIGRANTS, AND NATIVE HAWAIIANS BY PRICING THEM OUT.

the suburbs. (Cui)

Today, the communities with some of the largest minimum lot sizes remain the whitest and most affluent, limiting wealth-building opportunities for people of color and excluding low- and middle-income households.

Hawai‘i imported zoning wholesale from the mainland without recognizing the underlying racist intent. As a result, we produced the same racist outcomes. Large minimum lot sizes continue to create invisibly gated communities that exclude minorities, immigrants, and Native Hawaiians by pricing them out.

MINIMUM LOT SIZES MAKE HOUSING MORE EXPENSIVE FOR THE BUILDER AND THE BUYER

The effects of minimum lot size regulations on home pricing are direct and indirect. One direct outcome of requiring a larger lot is that the cost of land for any new housing may prove larger than necessary. For example, if

a developer owns a 20-acre parcel, that developer may be able to build, at the absolute maximum, 200 houses with tenth-acre yards; quite roomy by Hawaiian standards. But if that developer is in a district with a half-acre minimum lot size, suddenly that developer can only build, at maximum, 40 houses. The larger lot size means a higher cost for the buyer, who must purchase more land than necessary on which to site a new house. (Gyourko and Molloy)

In Hawaii, housing development is naturally constrained by shoreline and high mountains. However, minimum lot sizes work with other regulations (exclusions of multifamily dwellings, height limits) to impose an even more restrictive cap on the amount of housing units that can be built. That creates scarcity that drives up the price of housing. (Gyourko and Molloy)

Minimum lot sizes also encourage the development of larger houses to make up for excess land

IF A DEVELOPER CAN ONLY BUILD A LIMITED NUMBER OF SINGLE-FAMILY DWELLINGS ON A PARCEL, THAT DEVELOPER WILL BUILD LARGER, MORE EXPENSIVE DWELLINGS TO MAXIMIZE RETURN ON INVESTMENT.

costs. If a developer can only build a limited number of single-family dwellings on a parcel, that developer will build larger, more expensive dwellings to maximize return on investment. These large homes do not meet local housing needs. Instead, they appeal to mainland or international investors either as new primary residents, vacationers, or landlords. (Zhao)

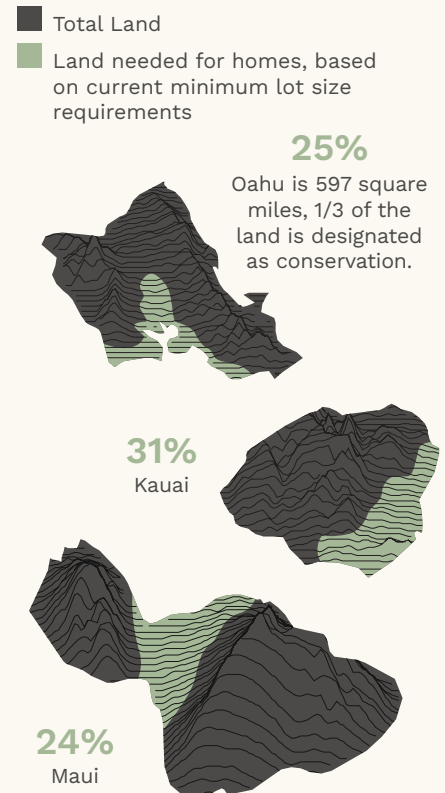
Indirectly, minimum lot size regulations are part of a suite of regulations that can make dense infill development in urban areas cost prohibitive. The uncertainty involved in submitting proposals, proposing variances, or otherwise subjecting a proposal to intense scrutiny increases project costs relative to large-lot single-family developments on the suburban edge. (Boudreaux)

MINIMUM LOT SIZES INCREASE SPRAWL, ENVIRONMENTAL DEGRADATION, AND INJUSTICE

Minimum lot sizes require more land per individual dwelling unit. To accommodate additional families, localities and homeowners cannot keep up with demand through subdivision and redevelopment, so developers convert rural and agricultural land on the urban fringe for greenfield development. This form of suburban sprawl invites more private vehicles, roads, and residences onto undeveloped land and eats away at habitat for Hawaii's diverse species.

Cities like Portland, OR and Fairfax, VA have seen suburbanization pushed to the fringe of their

Land necessary to house Hawaii's population at different MLS



metropolitan areas. Portland's celebrated urban growth boundary institutes a super-large minimum lot size outside of the city to preserve agricultural land. However, large suburban development hasn't stopped; it has moved over the border into Washington State.

In Fairfax, VA, a suburb of Washington, DC, large lot zoning on the city's western edge has pushed development over the border into Loudoun County. Housing in Loudoun County adjacent to Fairfax's large-lot western neighborhoods is built more densely. This is a prime example of pushing development to the urban fringes,

MINIMUM LOT SIZE REQUIREMENTS FORCE LOW- AND MODERATE-INCOME HAWAII RESIDENTS, WHO ARE DISPROPORTIONATELY NATIVE HAWAIIAN, TO SETTLE IN HIGH-RISK LOCATIONS WHERE HOUSING IS MORE AFFORDABLE.

further and further from job centers, eating up rural land.

While large-lot residential development does allow room for green space in the form of front- and rear yards, this patchwork use of land does not provide the same ecological services as undisturbed land. Residential lawns and landscaping are not good sources of habitat or carbon sequestration compared to the original meadows, wetlands, and forests. They also represent a massive drain on our water supply, which should be conserved as much as possible in light of climate change. The EPA estimates that one-third of all residential water is used for landscaping, and half of that is wasted through evaporation, wind, and run-off.

Minimum lot size requirements force low- and moderate-income Hawaii residents, who are disproportionately Native Hawaiian, to settle in high-risk locations where housing is more affordable. For example, on Hawai'i island, Puna is

an affordable area, but it has only road of entry, and some homes are in the path of an active volcano.

This is environmental injustice: an unequal distribution of burden is placed on low-income Hawaiians through increasing the environmental hazards they live near. Comparably affordable housing is found near landfills, polluted industrial sites, and land at greater risk from sea level rise, volcanic eruption, and wildfires.

PROPOSED SOLUTIONS

Many cities and counties have reduced minimum lot size requirements. They allow small-scale, affordable infill projects near existing infrastructure, schools, and job centers. This is a more affordable and sustainable pattern of development than suburban sprawl.

Small lot development is gradual and will not overwhelm infrastructure. Over time, property owners with excess land subdivide their properties to add housing. This puts money in their pocket and invites new neighbors into the community, especially family members and close friends.

The counties and state should consider a Starter Homes Bill, allowing small-home, small-lot development by right. Nowhere in Hawai'i is it legal to build a 1,000 square foot home on a 1,500-2,000 square foot lot due to minimum lot size requirements. However, these homes are ideal "starter homes" for local residents on a budget: first-time buyers, retirees, and young families. This is especially urgent

on Maui, where the minimum lot size in the densest residential district is 6,000 square feet.

Small homes on small lots are especially helpful for first-time buyers, seniors, and low-income families. They also create home ownership opportunities for Native Hawaiians harmed by exclusionary zoning policies. At a time of significant upheaval and rebuilding, reforming our broken zoning codes will ensure equitable, sustainable housing for all. ➤

RECOMMENDED RESOURCES

REFERENCES

- <https://homelessness.hawaii.gov/ohana-zones/kamaoku/>
- <https://governor.hawaii.gov/newsroom/office-of-the-governor-news-release-first-medical-respite-kauhale-units-arrive/>
- <https://www.youtube.com/watch?v=ny9WJ31mPi0>
- <https://www.brookings.edu/articles/gentle-density-can-save-our-neighborhoods/>
- <https://www.youtube.com/watch?v=EQGQU0T6NBc>



February 10, 2024

HSG/WAL/JHA

Committee Meeting 2:30 p.m. - Thursday February 12, 2024

HB 1630 HD1 – SUPPORT

Aloha committee chairs, vice-chairs and members,

I am submitting testimony in my capacity as Executive Director of Hawaii Habitat for Humanity Association (HHFHA). We are a nonprofit Community Development Financial Institution (CDFI) and Affiliate Support Organization for five direct service Habitat for Humanity Affiliates throughout the state, serving all four counties. Hawaii Habitat for Humanity Association **SUPPORTS HB 1630 HD1** which prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district.

Hawaii is in desperate need of “missing middle” housing. This bill will provide a mechanism to allow for the creation of additional affordable homes that fill this space while preserving counties’ authority to apply all rules related to location, height, size, setbacks, open space, uses, and health and safety codes, and to adopt additional design guidelines for missing middle homes. Allowing counties to restrict short-term rentals and impose owner-occupancy requirements for short-term rentals, while preventing bans on long-term rentals and other restrictions that reduce the supply of homes is important. Prevention of future residential covenants that discriminate against long-term renters or missing middle homes is also a key component.

Hawaii Habitat for Humanity Association is part of the largest network of affordable homeownership developers in the nation. There has been a demonstrated history of success in other states with similarly enacted legislation, expanding opportunities to increase the supply of affordable homes that has benefited the work of other Habitat for Humanity affiliates.

We urge you to **PASS HB 1630 HD1**, which will expand the opportunities for missing middle housing to be built in Hawaii.

Mahalo for your time, leadership and consideration. Please contact me at 808.847.7676 or emann@hawaiihabitat.org should you have any questions or need additional information.

Sincerely,

Erik Mann
Executive Director



Hawaii Zoning Atlas: In Support

Chairs Evslin, Ichiyama, and Tarnas
HSG-WAL-JHA

HB1630 (HD1)

2/12/2024, 2:30pm

Conference Room 325

In Support

The Hawai'i Zoning Atlas is part of a nationwide research collective revealing how zoning laws have been used to restrict housing supply and reduce housing affordability. On behalf of our dedicated team of volunteers and student researchers, **we urge the Chairs to advance HB1630 HD1**, which would permit small, naturally affordable single-family homes on small lots wherever luxury homes on large lots are currently allowed. Modeling land and construction costs in Hawai'i, we estimate that missing-middle homes could pencil for \$480,000 or less. Starter homes are wise urban planning, the preferred option for housing growth, and an appropriate case for state action.

1 - The starter homes concept is wise urban planning

The American Planning Association, the national professional organization of urban planners has endorsed the ideas this bill enacts. Their [Equity in Zoning Guide](#) affirms that large lot, single-family zoning with higher parking requirements contribute to inequity and displacement. To increase equity and affordability, the APA suggests allowing more housing types by right (p.17) and enabling the development of densely developed small homes and accessory dwellings that can be sold or rented (pp. 19-20). Ignoring these recommendations places Hawai'i out of step with the latest and best recommendations of the country's foremost experts.

Urban planners and policy experts also advocate for an impact fee regime that more accurately represents the [true impact](#) of development that is tailored to the project. Linking impact charges to floor area, as the bill proposes, better accomplishes this goal. Studies have linked overly onerous impact fees to housing cost increases in states like [California](#), and to a preference for developing large, single-family mansions with [limited red tape](#) compared to more modest housing types.

2 - Starter homes are the preferred option for housing growth

If we wish to make room for future generations, there are only 3 options: build out, build up, or build in. Building out—suburban sprawl—is wholly inappropriate to an island environment, threatening our natural and cultural resources. Building up—multi-story apartments and condominiums—has become increasingly contentious, with organized opposition repeatedly delaying, downscaling, or discontinuing new projects in residential areas. This bill provides for the only remaining alternative—infill development, which also has several advantages.

Missing-middle homes are small house-scale projects entirely consistent with the existing character of single-family neighborhoods. They conserve land by containing development within the existing urban boundary and maximize the value of our existing infrastructure

Hawaii Zoning Atlas: In Support

investments—adding new property tax revenues for maintenance well beyond added costs. This was the case in [Portland, OR](#), for example, where relaxing ADU restrictions led to a 30% uptick in ADU construction in 2015 compared to 2000-2009, helping to expand housing options throughout the city and maintain its urban growth boundary for longer.

Moreover, on a human level, this proposal would allow local families to own homes much sooner and more affordably, giving them all the wealth and stability of homeownership. Allowing increased small-unit development can also help Hawai'i residents [pursue comfortable intergenerational living](#), keeping families close together and allowing them to share costs without overcrowding. Modeling land and construction costs in Hawai'i, we estimate that a small-lot starter home could pencil for \$480,000 or less. The primary factor is the use of less land per home; the typical value of residential land in Honolulu is \$137 per square foot, or \$863,100 for the typical 6,300 square-foot lot. (When headlines tout \$1 million median home prices, remember that four-fifths of that is the cost of land, not buildings.)

3 - State action in this case is appropriate and necessary

Recent scholarship has shown that the governing structure of land use decisions—discretionary permits for individual projects—locks local governments into a perpetual cycle of undersupply.

These processes amplify the voices of older, affluent homeowners with a vested interest in the status quo and mute broad-based public support for new housing (not to mention the opinions of future occupants). When researchers compare the opinions expressed in zoning and planning hearings with representative surveys and ballot measures, they find that hearings are far more negative than objective measures of public sentiment, and yield far less housing than the public would support. In short, our current land use policy results from an unrepresentative and inequitable process that, unsurprisingly, yields unrepresentative and inequitable outcomes.

Because the State delegates zoning authority to the Counties specifically to further the public interest, it must guard against that power being co-opted for other interests. The State bears ultimate responsibility for land use decisions and the process by which they are reached. In this sense, HB1630 merely clarifies that providing more housing in existing residential areas is consistent with the public interest and ensures that interest is upheld.

Thank you and please support the bill.

Trey Gordner and Devon Chodzin, Hawai'i Zoning Atlas

**Council for Native Hawaiian Advancement
91-1270 Kinoiki St., Bldg. 1
Kapolei, HI 96707**

Hawai'i State House of Representatives Committees on Housing, Water and Land,
& Judiciary and Hawaiian Affairs
HB1630 – Relating to Urban Development

RE: Strong support of HB1630

February 12, 2024

The Council for Native Hawaiian Advancement (CNHA) writes in **strong support of HB1630**. As cost of living continues to skyrocket and hundreds of displaced 'ohana still search for new homes, innovative housing solutions are desperately needed to keep local families home. This bill successfully promotes higher density residential development in existing urban areas without encroaching on agricultural and conservation lands.

One of the most commonly cited reasons for Native Hawaiians leaving Hawai'i is the lack of available and affordable housing. Since 1984, existing homes prices have increased by 155% while Hawai'i's median household income has risen only 24%. High housing prices disproportionately impact our working families and young people, prospective homeowners who find it close to impossible to build a future here in Hawai'i. According to DBEDT's 2019 report on Housing Demand in Hawai'i, the state needs up to 45,497 housing units to meet demand in Hawai'i by 2030. Since the August wildfires on Maui, that problem has only become more urgent.

Current zoning rules restrict residential development to large, single-family homes or tall apartment buildings, without a suitable middle ground between the two. HB1630 allows for middle housing options that are affordable and scalable solutions for Hawai'i's working families. Since the greatest cost in building a home in Hawai'i is the cost of the land, reducing the minimum lot size requirement for a single-family home makes a drastic difference in the purchase price of a home. Importantly, this bill only affects urban areas and still requires sufficient infrastructure (e.g., water, sewer, etc.) to support any new development. By introducing a middle housing option, we can create a more diverse, affordable, and sustainable community and prevent further displacement of local families.

Housing needs change over time and our zoning rules should accommodate those changes. HB1630 allows for a wider and more diverse array of housing options and give opportunities for residents to stay in Hawai'i and within their communities. An investment in housing now is an investment for Hawai'i's future. For these reasons, we humbly ask that you **vote in favor of HB1630**.

Me ka ha'aha'a,


Kūhiō Lewis
Chief Executive Officer, CNHA



**HAWAII STATE HOUSE OF REPRESENTATIVES
COMMITTEES ON HOUSING, WATER & LAND, AND JUDICIARY & HAWAIIAN AFFAIRS
Conference Room 325 & Videoconference
State Capitol
2:30 PM**

February 12, 2024

Subject: HB 1630 - RELATING TO URBAN DEVELOPMENT

Chairs Evslin, Ichiyama, & Tarnas, Vice-Chairs Aiu, Poepoe, & Takayama, and members of the Committees:

My name is Max Lindsey, Government Relations Committee Chair 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 is in support of the intent of HB 1630, Relating to Urban Development. This bill prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district, requires the counties to allow for attached and detached additional units or accessory dwelling units but authorizes the counties to impose certain restrictions, provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or re-subdivided under certain conditions, requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs, and permits the appropriate board of water supply to calculate impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility.

As the state of Hawaii is in a dire housing crisis, we are in support of legislation such as this, which would help expedite the building of housing. As the Legislature is aware, the cost of housing in Hawaii is extremely high, and out of touch for many kama`aina. Approximately 153,967 U.S. households are priced out of buying a home for every \$1000 increase in price, according to the National Association of Home Builders (NAHB). We look forward to continuing to work with the Legislature to find ways to solve this housing dilemma.

We appreciate the opportunity to provide our comments on this matter.



February 12, 2024

Representative Luke Evslin, Chair
Representative Micah Aiu, Vice Chair
Committee on Housing

RE: **HB 1630– RELATING TO URBAN DEVELOPMENT**
Hearing date – February 6, 2024 at 1:15 PM

Aloha Chair Chang, Vice Chair Hashimoto, and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **SUPPORT OF HB 1630– RELATING TO URBAN DEVELOPMENT**. NAIOP Hawaii is the Hawaii chapter of the nation’s leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders, and other professionals. NAIOP Hawaii is generally supportive of efforts to incentivize sustainability and promote the development of more affordable housing.

HB 1630 proposed several creative solutions to provide additional housing in Hawaii which include:

1. Allowing for the development of at least at least two missing middle housing units in the state urban land use district (with the counties able to provide a higher maximum number of homes per lot);
2. Allowing for approval for subdivisions of parcels with a minimum lot size of two thousand square feet in the state urban land use district; and
3. Amend the calculation of impact fees for certain developments.

NAIOP Hawaii supports of creative housing solutions to address Hawaii’s housing shortage. Hawaii is currently facing housing crisis with the need for more affordable homes for residents reaching an all-time high. This measure seeks to allow for the development of additional units through permitting greater density in the urban districts and by allowing subdivision of lots with a minimum square footage.

Ultimately, Hawaii residents need housing units to be produced to allow our local families to continue to thrive here. NAIOP Hawaii is supportive of policies which encourage the production of much needed housing stock for our local residents.

Representative Luke Evslin, Chair
Representative Micah Aiu, Vice Chair
Committee on Housing
February 12, 2024
Page 2

Accordingly, NAIOP Hawaii supports HB 1630 which will expedite the production of homes for our residents. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'Reyn Tanaka', with a long horizontal flourish extending to the right.

Reyn Tanaka, President
NAIOP Hawaii



Chamber of Commerce HAWAII

The Voice of Business

COMMITTEE ON HOUSING

Rep. Luke A. Evslin, Chair Rep. Micah P.K. Aiu, Vice Chair

COMMITTEE ON WATER & LAND

Rep. Linda Ichiyama, Chair Rep. Mahina Poepoe, Vice Chair

COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

Rep. David A. Tarnas, Chair Rep. Gregg Takayama, Vice Chair

Monday, February 12, 2024, at 2:30 PM

Conference Room 325

RE: HB 1630 HD1 Relating to Urban Development

Aloha Chairs, Vice Chairs and Members of the Committees:

The Chamber of Commerce Hawaii ("The Chamber") supports HB1630 HD1, which prohibits county zoning ordinances from not allowing two or more missing middle housing units per residential lot within an urban district; Prohibits private covenants for residential lots within a state urban land district from including certain limitations or restrictions on residential units; Requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of certain parcels within the state urban land use district; and Amends the calculation of impact fees for certain developments.

A top priority of the Chamber's 2024 legislative agenda is supporting legislation that will improve the regulatory environment to increase the production of affordable housing for our local workforce. Additionally, increasing starter homes is a key proposal from the Chamber of Commerce Hawaii's Young Professionals Cost of Living Summits in 2023. The high cost and scarcity of affordable housing in Hawaii is directly correlated to the severe workforce shortages we see in every industry. It is too expensive and too burdensome for kamaaina to stay here when they can find a higher quality of life outside of Hawaii. The impact of the workforce shortage on our business community is devastating.

HB 1630 will reduce regulatory burdens on the counties to increase allowable densities for residential developments, make state lands available for housing on smaller lot sizes and allow us to preserve more agriculturally zoned lands for the business of farming. The Chamber believes this is an innovative and common-sense approach to reduce red tape and increase the inventory of affordable housing for our local workforce. Not only would this allow more of our kamaaina to stay in Hawaii and join the local workforce, but it will also increase our quality of life and promote economic resiliency for our business community.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 2,000+ businesses. Approximately 80% of our members are small businesses with less than



Chamber *of* Commerce HAWAII

The Voice of Business

20 employees. As the “Voice of Business” in Hawaii, the organization works on behalf of members and the entire business community to improve the state’s economic climate and to foster positive action on issues of common concern.

Thank you for the opportunity to testify on this important matter.



Testimony in Support of HB 1630, Relating to Urban Development

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the Committees,

We write in strong support of HB 1630. This bill will make it easier to build smaller, more affordable homes in urban areas for local working families in Hawaii.

aio is a locally owned company with holdings across a broad range of industries. Our companies are purpose-driven and firmly rooted in local values. At aio, Hawaii is at our core, and through our products and services, we work hard to make Hawaii a better place for future generations.

To do that, we need to make sure that future generations in Hawaii have a place to live. Hawaii has the highest housing costs in the country. Less than one third of households in Hawaii can afford a median-priced single-family home and less than one half can afford a median-priced condominium. The price of existing homes in Hawaii has increased by 155% since 1984, when adjusted for inflation. We need to do something different.

Loosening zoning requirements in urban areas to allow people to build smaller, less expensive single-family homes that can be built with multiple homes on a typical lot is an innovative approach to our housing challenge. Allowing this in urban areas would lower housing costs and help keep local working families in Hawaii.

Mahalo for the opportunity to submit testimony in support,

A handwritten signature in black ink that reads "Brandon Kurisu". The signature is written in a cursive, flowing style.

Brandon Kurisu
aio Family of Companies





**Testimony to
House Committees on Housing, Water and Land, and Judiciary and Hawaiian Affairs
February 12, 2024
2:30 PM
Conference Room 325 & VIA videoconference
Hawaii State Capitol
HB 1630**

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the Committees,

We write in support of HB 1630. This bill will simplify the process of building smaller, affordable homes in urban areas, providing advantages for local working families in Hawai'i.

Established in 1904, Hawaii Gas serves over 70,000 customers on all islands through its utility pipeline infrastructure and propane business, all of whom depend on the company for sustainable, reliable, and affordable gas for water heating, cooking, drying, and other commercial and industrial applications. The company employs some 350 professionals, over 75% of whom are under collective bargaining.

Because we employ so many people in a variety of different roles statewide, we understand that a critical challenge many in our company face is finding housing. This challenge has only grown over the years as the price of existing homes in Hawaii has, adjusted for inflation, increased by 155% since 1984. A crucial aspect of the challenge stems from the existing zoning requirements that promote the construction of large homes on expansive lots. Over the years, this trend has led to an increasing number of individuals starting their careers being priced out of the local housing market.

HB 1630 takes an innovative approach by reducing the minimum lot size and permitting the construction of smaller homes in urban areas. This strategy aims to alleviate housing costs by introducing more and smaller homes in the urban state land use district, simultaneously decreasing housing expenses, expanding supply, and preserving open and agricultural spaces.

We know there must be multiple solutions to address the lack of housing for local working families and we are happy to support HB 1630 as a key part of the solution.

Thank you for the opportunity to testify.



BUILDBETTER.LIVEBETTER.®

Committee: House Committees on Housing, Water and Land, and
Judiciary and Hawaiian Affairs
Bill Number: HB 1630, Relating to Urban Development
Hearing Date and Time: February 12, 2024, 2:30pm
Re: Testimony of HPM Building Supply in Support

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the Committees,

We write in strong support of HB 1630. This bill will remove barriers that make it difficult under current zoning regulations to build smaller, more affordable homes for local families who are trying to afford to keep living in Hawaii.

HPM Building Supply is a 100% employee-owned company serving Hawaii's home improvement market and building industry for over 100 years since 1921. With 18 locations across Hawaii and Washington State, HPM offers various services and products, including retail stores, building supply and lumber yards, home design centers, drafting and design services, and manufacturing facilities. HPM is dedicated to enhancing homes, improving lives, and transforming communities one home at a time.

As a building supply company with longtime local roots, we understand the challenges of building housing in Hawaii. Adjusted for inflation, the price of existing homes in Hawaii has increased by 155% since 1984. And no matter what happens to the price of building supplies, the biggest cost of building a home in Hawaii remains the cost of the land. That is why reducing the minimum lot size requirement for a single-family home would make such a difference in the purchase price of a home. Across much of the state, you must have a minimum lot size of at least 5,000 square feet to build a single-family home. This generally encourages building larger homes. Reducing that minimum lot size – and allowing for the construction of more, smaller homes by individual homeowners – would help reduce home prices for local families. This would benefit everyone from young professionals looking to get started in a smaller home to kupuna looking to downsize as their children have moved out.

Since HB 1630 would only allow for this change to the zoning regulations in the urban state land use district this bill also helps to preserve open and agricultural spaces across Hawaii.

This bill also aligns with HPM's values of Heart, Character, and Growth. By supporting ways to build "starter homes" that local families can more likely afford, we're helping to keep all local working families in Hawaii. Our company's value of Heart is caring for one another as a community. Mahalo for the opportunity to submit testimony in support of HB 1630. I strongly encourage your support and passage of this measure.

Sincerely,

Dennis Lin
Community Relations Administrator



(808) 966-5466 • FAX (808) 966-7564
16-166 MELEKAHIWA STREET • KEAAU, HAWAII 96749

HPMHAWAII.COM



Michael Mohr
493 Portlock Road
Honolulu, Hawaii 96825

February 12, 2024

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the Committees,

I write in support of HB 1630, Relating to Urban Development. The purpose of the bill is to remove some of the barriers which make it difficult under current zoning regulations to build smaller, more affordable homes for local families who are trying to make ends meet in Hawai'i.

Land is precious here and very costly. By reducing the minimum lot size requirements for housing in urban state land use districts and allowing more than one home to be built on those smaller lots, a lot more housing can be built.

This would help keep local working families in Hawai'i by reducing their housing costs, indirectly help protect open and agricultural spaces; and create a new option for local families more consistent with neighborhood character.

It is worth noting that even with the changes proposed by this bill, no new building could occur unless sufficient infrastructure (water, sewer, etc.) is present to support it.

I'd like to make sure my kids and my grandchildren can afford to build lives here along with all local working families.

I commend your efforts to support this innovative approach to address urgent cost-of-living challenges.

Mahalo,

-Mike Mohr

TORI RICHARD

February 12, 2024

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the Committees,

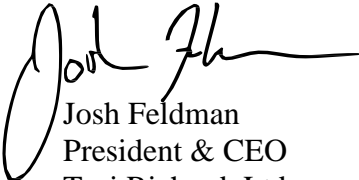
We write in support HB 1630, as it aims to streamline the construction of smaller, cost-effective homes in urban areas, benefitting local working families in Hawai'i.

Tori Richard has manufactured in Honolulu for over 60 years, and we continue to proudly do so today. As a long-time medium-sized Hawaii employer, we recognize the challenge high housing costs pose to everyone working to make ends meet in Hawaii. This issue has intensified over the years, with the cost of existing homes in Hawaii rising by 155% since 1984, when adjusted for inflation.

HB 1630 aims to tackle this challenge through three fundamental steps. First, it concentrates on areas within the urban state land use district. Second, in those specified areas, it reduces the minimum lot size requirements for housing. Third, it permits the construction of more than one home on those smaller lots within the designated urban state land use areas.

This approach has multiple benefits. Allowing individual homeowners in urban areas to build more than one small home on their existing lots helps local working families stay in Hawai'i by reducing their home costs. Encouraging housing for a greater number of people in the urban state land use district aids in the protection of open and agricultural spaces. Additionally, by allowing for these "starter homes" in the urban state land use district, a new option for local families is created, aligning with neighborhood character and acting as a countermeasure to "monster homes."

Sincerely,



Josh Feldman
President & CEO
Tori Richard, Ltd.

1891 NORTH KING STREET
HONOLULU, HAWAII 96819



TITLE GUARANTY
HAWAII

February 12, 2024

Testimony in support of HB 1630, Relating to Urban Development

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the Committees,

We write in strong support of HB 1630. This bill will make it easier to build smaller, more affordable homes in urban areas for local working families in Hawai'i.

Title Guaranty of Hawai'i is the oldest and largest title company in the state. We have been owned and operated by a kama'aina family since 1896 and we are proud to employ over 250 residents who work in our branches across the state. As an organization that has worked for over a century to help connect local families with housing, we know how dire the housing cost situation in Hawai'i has become for local families.

A critical part of the challenge is that under current zoning requirements, we specifically incentivize building large homes on large lots. As we have seen over the decades, this has increasingly resulted in people at lower income levels – and people just starting out in their careers – in getting priced out of the local housing market. The approach of HB 1630 to reduce the minimum lot size and allow for the construction of smaller homes on these lots, in urban areas, is an innovative way to help reduce some housing costs. By allowing for more and smaller homes in the urban state land use district we can simultaneously bring down housing costs, increase housing supply, and continue to protect open and agricultural spaces.

We urge you to support HB 1630 to help keep local working families in Hawai'i.

Sincerely,

Mike B. Pietsch
President and Chief Operating Officer
Title Guaranty of Hawai'i



Title and Escrow is our business. Hawaii is our home.



Statement of
Meli James
Cofounder
Mana Up

HB 1630, Relating to Urban Development

Aloha,

We write in strong support of HB 1630. In essence, the bill aims to eliminate obstacles created by existing zoning regulations that make it challenging to build smaller, cost-effective homes for local families struggling to meet expenses in Hawai'i.

Mana Up is a statewide initiative that supports entrepreneurs in Hawai'i, providing them with resources and tools to scale globally. As these entrepreneurs continue to grow, they also help contribute to our expanding our local economy. As part of our mission, we aim to sustain the local economy through economic diversification, local job creation, community giveback, investment, and a regenerative culture of entrepreneurship – providing a better future for generations to come here in Hawai'i. A key part of this is helping to create high-quality jobs for locals so they can stay in Hawai'i and support the high cost of living here in the Islands.

Current regulations generally demand a minimum of 5,000 square feet of land for a single-family home, driving up costs and favoring wealthier families or families who have owned their home for a long time. HB 1630 aims to provide “starter homes” – just the type of housing a young entrepreneur needs - by focusing on urban state land, reducing lot size requirements, and permitting multiple homes on smaller lots. The benefits include cost reduction for working families, preservation of open spaces, and the creation of modest homes aligned with neighborhood character.

This bill is a good opportunity to help keep local working families in Hawai'i by building more and smaller homes that they can afford, and Mana Up is happy to support it.

Sincerely,



Meli James
 Cofounder, Mana Up



Hawai'i YIMBY
Honolulu, HI 96814

hawaiiyimby.com
admin@hawaiiyimby.com

Monday, February 12, 2024

House Committee on Housing, House Committee on Water & Land, and House Committee on Judiciary & Hawaiian Affairs

Hawai'i State Capitol

Honolulu, HI 96813

RE: SUPPORT for HB 1630 - RELATING TO URBAN DEVELOPMENT

Aloha Chairs, Vice Chairs, and Members of the Committees,

On behalf of Hawai'i YIMBY, I'm writing to express our strong support for HB 1630, which will legalize missing middle housing in the urban zone and reduce minimum lot sizes, with protections for infrastructure capacity, long-term rentals, and county mitigation of hazards to health and safety.

HB 1630 is a powerful solution in the fight against our housing crisis that will legalize gentle density, potentially unlocking tens of thousands of new housing units for working families, while concentrating new development in the urban zone and ensuring county agencies remain empowered to safeguard against risks to safety and infrastructure.

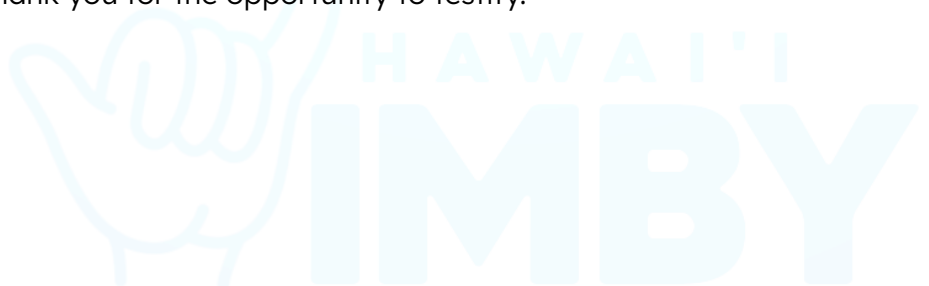
The broad and overwhelming consensus from the testimony on this bill's companion speaks to the public demand for missing middle housing. It's time we implement these proven solutions that are working to fix the housing supply shortage and to stop or reverse rising rents on the working and middle classes in jurisdictions around the world.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's housing crisis. We urge your support for this bill, and thank you for the opportunity to testify.

Sincerely,

Matt Popovich

Co-Lead, Hawai'i YIMBY



Feb. 12, 2024, 2:30 p.m.
Hawaii State Capitol
Conference Room 325 and Videoconference

To: House Committee on Housing

Rep. Luke A. Evslin, Chair
Rep. Micah P.K. Aiu, Vice-Chair

House Committee on Water & Land

Rep. Linda Ichiyama, Chair
Rep. Mahina Poepoe, Vice-Chair

House Committee on Judiciary & Hawaiian Affairs

Rep. David A. Tarnas, Chair
Rep. Gregg Takayama, Vice-Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: TESTIMONY IN SUPPORT OF HB1630 — RELATING TO URBAN DEVELOPMENT

Aloha Chairs Evslin, Ichiyama and Tarnas, Vice-Chairs and Committee Members,

The Grassroot Institute of Hawaii would like to offer its strong support for [HB1630 HD1](#), a far-reaching bill that seeks to increase Hawaii's housing supply by removing many of the barriers to the construction of smaller and more economical units, commonly known as "starter homes" or "missing middle housing."

Every element of this bill reflects the growing consensus among housing experts that zoning reform is essential to increasing housing supply.

In a recent Grassroot Institute report, "How to facilitate more homebuilding in Hawaii," policy researcher Jonathan Helton specifically addressed many of the provisions found in this bill.¹

¹ Jonathan Helton, "[How to facilitate more homebuilding in Hawaii.](#)" Grassroot Institute of Hawaii, December 2023.

Specifically, this bill would permit the construction of more than one home per residential lot in urban districts; remove barriers to accessory dwelling units; provide for the subdivision of lots; and reform impact fees to prevent them from being a barrier to development.

Currently, minimum lot sizes for homes in Hawaii range from 3,500 square feet for a single family-home to 10,000 square feet for a duplex or multi-family unit. These large lot requirements are intended to guarantee a certain amount of yard space. However, they inadvertently incentivize the creation of larger, more expensive homes.

As Helton wrote in the Grassroot brief:

“Faced with having to provide a certain amount of land for each home, it makes logical sense that many homebuilders would build the largest houses allowable to maximize their profitability. If smaller lots were allowed, thus reducing project costs, homebuilders would find it financially feasible to build smaller, less expensive homes”²

However, allowing smaller lots would also necessitate adjustments to the rules regarding setbacks and floor area ratios, which this bill includes.

In addition, HB1630 takes a sensible approach to impact fees, which are just one more element that can add to the cost of construction.

Specifically, this bill would allow impact fees to be calculated based on a development’s square footage. In addition, it would minimize additional fees on the conversion of an existing structure and allow for the calculation of water/sewage fees based on the number of fixtures in the development.

In short, this bill has the potential to increase Hawaii’s housing supply and bring down the cost to rent or buy a home. That alone makes it one of the most important pieces of legislation being heard in the Legislature this year.

We strongly urge you to adopt HB1630 HD1.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

² [Ibid](#), p. 6.



holomua

COLLABORATIVE

OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

BOARD MEMBERS

Jason Fujimoto
Meli James, *Board Chair*
Micah Kāne
Brandon Kurisu
Mike Mohr
Brad Nicolai
Mike Pietsch

ADVISORY COMMITTEE

Josh Feldman
Brittany Heyd
Alicia Moy
Ed Schultz

Josh Wisch
President & Executive Director

827 Fort Street Mall, 2nd Floor
Honolulu, Hawaii 96813

+1 (808) 909-3843
info@holomuacollaborative.org

HolomuaCollaborative.org

Committee: House Committee on Housing
House Committee on Water and Land
House Committee on Judiciary and Hawaiian Affairs

Bill Number: HB 1630, Proposed HD1, Relating to Urban Development

Hearing Date and Time: February 12, 2024 at 2:30pm (Room 325)

Re: Testimony of Holomua Collaborative in support

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe, Vice Chair Takayama, and members of the committees:

We write in support of HB 1630, Relating to Urban Development. The purpose of the bill – put simply – is to remove some of the barriers that make it difficult under current zoning regulations to build smaller, more affordable homes for local families who are trying to make ends meet in Hawai'i.

This bill will make it easier to build missing middle housing, which will make it more likely that local working families will be able to stay in Hawai'i.

We know that land is most of the cost of single-family housing in Hawai'i. Exacerbating that is the fact that in most of Hawai'i, you must have approximately 5,000 square feet of land or more to be allowed to build a single-family home.¹ This immediately increases the cost of building a home. It also incentivizes the creation of much larger homes. This means, in turn, that only wealthier families can afford these homes. This is part of the reason so many longtime local families have been forced to move away.

HB 1630 would address this challenge in three basic steps: (1) by focusing on areas within the urban state land use district; (2) in those areas, reducing the minimum lot size requirements for housing; and (3) allowing more than one home to then be built on those smaller lots, in those designated urban state land use areas.

This approach has multiple benefits, including:

- Allowing individual homeowners in urban areas to build more than one small home on their existing lots would help keep local working families in Hawai'i by reducing their home costs;

¹ Current minimum lot size requirements by county, according to the Hawai'i Zoning Atlas:

- **Honolulu:** 3,500 ft² minimum lot in the R-3.5 district (see [LUO p. 73](#)). In practice, this designation is not common. Actual median SF parcel is >6,000 ft².
- **Kaua'i:** Technically 4,500 ft² for detached SFH (KCC [Sec. 8-4.4](#)), but the average for a development must be no less than 6,000 ft². So, if building 1 home on 1 lot, 6,000 ft².
- **Maui:** 6,000 ft² (MCC [19.08.040](#))
- **Hawai'i:** 7,500 ft² (HCC [25-5-5](#))

- By encouraging housing for more people in the urban stand land use district it will help protect open and agricultural spaces; and
- By allowing for these “starter homes” in the urban state land use district, we will create a new option for local families that is more consistent with neighborhood character and is an antidote to “monster homes.”

It is noteworthy that this approach to providing missing middle housing is popular among Hawai'i residents. Holomua Collaborative recently conducted a statewide survey on multiple policy issues being considered by the legislature this year, including this proposal. According to the initial poll results from this statewide survey, conducted locally by Anthology:

- 86% of respondents somewhat or strongly support creating new housing people could afford in their neighborhood;
- 87% of respondents somewhat or strongly support loosening zoning requirements in urban areas to allow people to build “starter homes” if it would help keep local working families in Hawai'i; and
- 84% of respondents somewhat or strongly agree that we should allow individual homeowners in urban areas to build 2-4 smaller homes on their existing lots if it would help keep local working families in Hawai'i by reducing their home costs.

These poll results put a quantifiable exclamation point on something many of us instinctively assume: the overwhelming majority of local residents welcome some change to their neighborhood if it will help keep their friends, families, and neighbors in Hawai'i.

Finally, it is also worth noting that even with the changes proposed by this bill, no new building could occur unless sufficient infrastructure (water, sewer, etc.) is present to support it.

As an organization that is devoted to finding ways to keep all local working families in Hawai'i by making sure they can afford to stay here, we support this bill as an innovative approach to address urgent cost-of-living challenges.

Sincerely,



Joshua Wisch
President & Executive Director



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for H.B. 1630, HD1 – Relating to Urban Development
Joint House Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs
Monday, February 6, 2024, at 1:15 PM, Conf. Rm. 225 and via Videoconference

Dear Chair Evslin, Vice Chair Aiu, Chair Ichiyama, Vice Chair Poepoe, Chair Tarnas, Vice Chair Takayama, and fellow committees members:

Thank you for the opportunity to express our **STRONG SUPPORT for HB1630**, which would reduce barriers to achieving missing middle housing options by urging counties to eliminate certain exclusionary zoning rules.

“Missing middle” housing is sorely missed in Hawaii’s current development landscape largely due to our restrictive county zoning rules. These types of housing forms fall between single-family and high-rise apartments and can take the form of duplexes, triplexes, and other smaller forms of family sized housing units. Current zoning rules only allow for the development of tall apartments and condos or expensive single family homes on large lots. S.B. 3202 would create the opportunity to purchase housing options that are essential to creating affordable, scalable solutions to Hawaii’s working families.

Lack of diverse housing options drive up prices and push many locals out of Hawai’i. Current practices across the counties make creating smaller homes on smaller lots almost impossible. With the cost of land so high in Hawai’i, introducing a missing middle housing option can create an alternative from high priced small condos or overly expensive large lot single family homes. By providing more options in our housing market Hawai’i can relieve price pressure on the private market and prevent the displacement of long-standing residents and ensure that Hawai’i remains accessible to the diverse range of housing prices and forms needed.

Increasing our housing supply through the integration of missing middle housing is not only about increasing supply; it’s about creating housing forms within already existing neighborhoods to allow for families to continue living near relatives and communities. Whether it’s families looking for modest sized and priced housing, kupuna seeking to downsize their home within their existing community, or young professionals looking to purchase their first home, HB1630 would facilitate the creation of more housing options.

By embracing the concept of missing middle housing, we can create a more diverse, affordable, and sustainable community. The current one-size fits all approach to single-family zoning does not reflect the needs of Hawaii’s people. Housing needs change over time, and our zoning rules should accommodate those changes. HB1630 would allow for a wider and more diverse array of housing options and give greater opportunities for residents to stay in Hawaii and within their communities. This third option of growing internally allows us to meet a wider range of housing needs and eliminate barriers that have exasperated our housing crisis.

Mahalo for the opportunity to testify.

February 12, 2024

The Honorable Luke A. Evslin, Chair
House Committee on Housing

The Honorable Linda Ichiyama, Chair
House Committee on Water & Land

The Honorable David A. Tarnas
House Committee on Judiciary & Hawaiian Affairs

State Capitol, Conference Room 225 & Videoconference

RE: House Bill 1630, Relating to Urban Development

HEARING: Tuesday, February 6, 2024, at 1:15 p.m.

Aloha Chair Evslin, Chair Ichiyama, Chair Tarnas, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 11,000 members. HAR provides **comments** on House Bill 1630, which Part II: Prohibits county zoning ordinances from not allowing two or more missing middle housing units per residential lot within an urban district. Prohibits private covenants for residential lots within a state urban land district from including certain limitations or restrictions on residential units. Part III: Requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of certain parcels within the state urban land use district. Part IV: Amends the calculation of impact fees for certain developments. Effective 1/1/2026.

According to the Department of Business Economic Development and Tourism's 2019 report on Housing Demand in Hawaii, the state needs up to 45,497, housing units to meet demand in Hawai'i by 2030.¹ Ultimately, we have a housing supply problem, and creative approaches are needed to meet our state's housing challenges.

As such, HAR supports the intent of this measure to increase the supply of housing. We look forward to continuing the conversation on this important issue, working with all stakeholders to address concerns, and finding creative solutions to address our housing supply needs.

Mahalo for the opportunity to testify on this measure.

¹ Department of Business, Economic Development & Tourism. (2019). *Hawaii Housing Demand 2020-2030*. <https://files.hawaii.gov/dbedt/economic/reports/housing-demand-2019.pdf>



**Testimony Before the House Committees on
Housing, Water & Land, and Judiciary & Hawaiian Affairs**

Monday, February 12, 2024; 2:30 pm
Conference Room 325 & Via Videoconference
State Capitol, 415 South Beretania Street, Honolulu, HI 96813

RE: Support for HB1630 HD1

Dear Chairs Evslin, Ichiyama and Tarnas; Vice Chairs Aiu, Poepoe and Takayama and Distinguished Members of the Committees:

Aloha,

In the spirit of collaboration and with a shared commitment to addressing the critical housing needs in our state, the Kaua'i Chamber extends its strong appreciation for your leadership on HB1630. Our review of the bill, coupled with our understanding of its implications, prompts us to offer our support. We believe that clarifying the intentions and mechanisms of HB1630 HD1 is paramount for its swift passage.

The Kaua'i Chamber supports efforts to enhance housing availability for working families, while respecting the unique character of our communities. We recognize the urgency of the housing crisis and the need for innovative solutions that align with local values and regulatory frameworks. HB1630 HD1, as we understand, introduces measures that are both thoughtful and necessary, aiming to increase the housing supply without compromising the tools available to our counties for thoughtful development.

In this context, we see a significant opportunity for HB1630 HD1 to contribute positively to our collective efforts to create a more vibrant, inclusive, and sustainable future for Kaua'i and the broader Hawai'i community. The Chamber is ready to assist in any way possible to facilitate a constructive dialogue around this bill, ensuring that the perspectives and concerns of our members and the wider community are heard and addressed.

We are committed to working with the legislature and administration, fellow stakeholders, and the community at large to support the passage of legislation that meets our shared goals for housing development. It is through partnership and mutual understanding that we can navigate the complexities of this challenge and make strides toward meaningful solutions.

Thank you once again for your dedication to this issue. We look forward to the positive outcomes that HB1630 HD1 promises and to continued collaboration in the service of our communities.

Warmest regards,

Mark Perriello
President & CEO



Hawai'i Housing Affordability Coalition

Testimony of the Hawai'i Housing Affordability Coalition

Support for H.B. 1630 – Relating to Urban Development

House Committee on Housing, Water & Land, Judiciary & Hawaiian Affairs

Monday, February 12, 2024, at 2:30PM, Conf. Rm. 325 and via Videoconference

Dear Chair Evslin, Vice Chair Aiu, Chair Ichiyama, Vice Chair Poepoe, Chair Tarnas, Vice Chair Takayama and members of the Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs:

HiHAC is submitting testimony in STRONG SUPPORT for H.B. 1630, which would allow for four-plex by right development and reduce barriers to achieving missing middle housing options by reducing exclusionary zoning rules.

Under current zoning regulations, our minimum lot sizes effectively limit development to high-rise apartments and condos or large-scale homes on large lots. These restrictions exclude the possibility of smaller, more affordable housing options – otherwise known as missing middle housing. H.B. 1630 will allow for the by right development of such housing.

Missing middle housing fills a crucial gap between single-family homes and high-rise apartments, offering options like duplexes, triplexes, fourplexes, and townhouses. Enabling the construction of these housing options can help increase our housing supply and increase affordability in our housing market. Missing middle housing maximizes the use of available land within existing urban areas, reducing associated land costs which is the most significant cost in development. Additionally, allowing by right development of these units reduces costs associated with our lengthy discretionary approval process.

Providing more housing stock within already existing neighborhoods also allows for residents to remain near relatives and within their existing communities. Whether its families looking for modest sized and priced housing, kupuna seeking to downsize their home, or young professionals looking to purchase their first home, H.B. 1630 would facilitate the creation of more housing options.

Please **PASS H.B. 1630** and embrace more inclusive zoning policies that allow for our communities to have access to a diverse array of affordable housing options across various income brackets.

Mahalo for the opportunity to testify,

HiHAC
Hawai'i Housing Affordability Coalition



February 12, 2024

Hawaii State House of Representatives
Committee on Housing
Rep. Luke A. Evslin – Chair
Rep. Micah P.K. Aiu – Vice Chair

RE: Testimony in Support of HB 1630 HD1

Aloha Representatives,

The Construction Industry of Maui (CIM) would like to offer its support for HB 1630 HD1, which allows for additional dwelling units on existing properties and for smaller lot sizes. These changes can help to increase the available housing supply overall and creates the opportunity for local families to build housing for our friends and families on our own properties.

However, we are concerned that this bill preserves the counties' rights to reject a permit if they deem there is insufficient infrastructure. The County of Maui has repeatedly rejected proposals for connections to existing infrastructure for temporary housing developments for those displaced by the Lahaina wildfires by claiming there is "insufficient capacity".

Infrastructure on Maui and in Hawaii has an overall rating of D+ according to a 2021 report from the ASCE which states that "The majority of Hawaii's infrastructure has been operating beyond its useful life, and some components of systems are over 100 years old."

While the CIM understands that overburdening existing infrastructure can be detrimental to the health and safety of our community, we posit that without solving for infrastructure capacity, the counties will use this rule to continue to reject permits for additional housing on existing lots, making HB 1630 HD1 another policy on housing that produces little results.

Thank you for your continued efforts on finding ways to increase the housing supply in our state.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Raymond A. Michaels', written over a horizontal line.

Raymond A. Michaels
Vice Chair
Construction Industry of Maui

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

Testimony of Ka'āina Hull

Planning Director, Planning Department, County of Kaua'i

Before the

**House Committee on Housing, House Committee on Water and Land, and House Committee on
Judiciary & Hawaiian Affairs**

In consideration of

House Bill 1630

Relating to Housing

Dear Chair Evslin, Chair Ichiyama, Chair Tarnas, and Members of the Committees:

The County of Kaua'i Planning Department strongly **SUPPORTS** HB 1630, recognizing that zoning reform is one of several solutions needed to help mitigate the State's housing crisis. We acknowledge the Legislature's findings on the imbalance between housing costs and median household income, resulting in heightened vulnerability for local families and detrimental impacts to our broader community. The proposed amendments to Chapter 46, Hawaii Revised Statutes, align with the need to promote efficient urbanization, reduce housing costs, and limit urban sprawl, all while still maintaining County home rule.

Under the administration of Mayor Derek K. Kawakami, the County of Kaua'i has proactively implemented zoning reform to stimulate multi-family and infill housing development, consistent with the County's General Plan. This includes increased density allowances in the Lihue Town Core; incentivizing additional dwelling units; allowing additional rental units; and providing site design flexibility through reduced setback and lot coverage requirements. These efforts are in harmony with the goals HB1630 and seek to enhance the housing inventory through affordable housing options.

While the County has made progress in this regard, the specific provisions of HB 1630, such as allowing a minimum of four homes per lot in the state urban land use district, approving subdivisions with smaller lot sizes, and amending impact fee calculations, will help advance zoning reform statewide. The proposal's policy to still authorize Counties to adopt associated regulations that preserve our home rule authority, specifically citing infrastructure, hazard zones, and coastal development areas where Counties should consider further restrictions on development capacity.

Additionally, Counties will still maintain the authority to establish lot coverage standards, setbacks, height envelopes, and other design standards. With these tools, the zoning ability to have up to four units per residential lot will not drastically alter the character of our neighborhoods. These proposed amendments will provide flexibility in land use regulations while upholding the principles of the Hawaii State Planning Act.

The County of Kaua'i Planning Department urges the committee to support the advancement of HB 1630 and move forward the solutions required to effectively address Hawaii's housing crisis.

Sincerely,

Ka'āina Hull
Planning Director, County of Kaua'i

HB-1630

Submitted on: 2/10/2024 8:55:53 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
dolores foley	Individual	Support	Written Testimony Only

Comments:

Support this bill.

Dolores Foley

HB-1630

Submitted on: 2/10/2024 1:16:35 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Regina Duncan	Individual	Support	Written Testimony Only

Comments:

Aloha

I am submitting in favor of House Bill 1630.

Common sense approaches to our housing crisis is needed and a multi prong approach is also warranted. Urban development is a smart approach to our current need.

Aloha Regina Duncan

HB-1630

Submitted on: 2/10/2024 2:24:31 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Koa Kuroda-McCormick	Individual	Support	Remotely Via Zoom

Comments:

I absolutely support. As we already have limited space as a island we can utilize our property more by allowing to construct multiple units within the . Hence, opening up more diversity within the housing market. Which in turn will help build stronger communities and better neighborhoods.

The need for middle housing is enormous. Without the allowance to have middle housing there is no route to move forward. We must have more options to keep natives and locals home to enter the housing ownership realm before single family detached homes.

Mahalo, Koa

HB-1630

Submitted on: 2/10/2024 4:19:10 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Joe P. Moss	Individual	Support	Written Testimony Only

Comments:

Dear Honorable Representatives: I support this bill. It will provide for more affordable housing that is desperately needed. It will help families house their children so they can stay here. The lower costs for smaller homes portion is basic fairness and will allow for more starter homes. Please pass to help with our housing costs. Joe Moss

HB-1630

Submitted on: 2/10/2024 7:44:07 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Bernard Markowicz	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Strong Support for H.B. 1630 HD1

Dear Legislators,

My name is Bernard Markowicz. I am a full-time resident of Kauai and I have a master's degree in urban planning from Princeton University. I write to you today in support of the proposed bill H.B. 1630 HD1, focused on "Missing Middle Housing," which is a much-needed lifeline for our State, and I wholeheartedly support it.

Hawaii's high housing costs, the highest in the nation threatens the very fabric of our Islands. Our younger generation is being forced out due to the lack of affordable housing. This bill offers a practical solution to this issue by promoting the development of 'missing middle' housing - the bridge between single-family homes and large apartment buildings. In so doing, the bill allows counties to apply rules related to location, height, size, and other important factors, while also enabling them to reject permit applications if infrastructure is insufficient. These provisions balance the need for housing with our commitment to responsible and sustainable development.

Moreover, the bill ensures that these new homes are reserved for local people by **restricting short-term rentals and imposing owner-occupancy requirements**, maintaining the local character of our communities. Provisions to prevent owner-occupancy requirements on accessory dwelling units **will encourage lower-cost housing** as it has in other states.

In conclusion, H.B. 1630 HD1 presents a comprehensive, thoughtful approach to tackling Hawaii's housing crisis. It preserves our unique culture and environment while creating a path for affordable housing. I urge you to support this bill.

Thank you for your consideration.

Respectfully yours,

Bernard Markowicz, PhD

HB-1630

Submitted on: 2/10/2024 9:17:54 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Diliaur Tellei	Individual	Support	Written Testimony Only

Comments:

We need to start getting creative with our housing development options! I support this bill and urge the committee to pass it.

HB-1630

Submitted on: 2/10/2024 9:38:27 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Cloe Cadiz	Individual	Support	Written Testimony Only

Comments:

I supposed HB 1630. Allowing mixed used zoning will keep the price of living down for Hawaii residents. If you're able to walk to work, to the store, and school, a car is not a necessity. We know that cars are expensive, dangerous, and isolating. This bill is what Hawaii's future needs.

HB-1630

Submitted on: 2/11/2024 9:11:54 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Gerry Clarin	Individual	Support	Written Testimony Only

Comments:

Aloha esteemed members of the Committee,

As a teacher deeply invested in the future of Hawai'i's communities and its educational system, I write to express my strong support for HB 1630. This bill holds tremendous promise in addressing the pressing issue of affordable housing, a critical concern for educators like myself who aspire to own a home in this beautiful state.

HB 1630 presents a viable solution by allowing homeowners to create at least two additional dwelling units on their properties. This is a significant step forward in expanding housing options, especially in urban areas where the demand for affordable housing is particularly acute. By setting a reasonable minimum lot size of 2,000 square feet and confining the application of the bill to state urban zoned lands, it strikes a balance between promoting denser housing development and preserving the integrity of rural, agricultural, and conservation areas.

One of the most commendable aspects of HB 1630 is its recognition of the importance of infrastructure. The bill appropriately empowers counties to reject permits if the existing infrastructure cannot support additional housing units. This ensures responsible development practices and prevents undue strain on essential services such as transportation, utilities, and public amenities.

The potential impact of HB 1630 is multifaceted and far-reaching. By encouraging more housing units in already developed urban areas, the bill promotes efficient land use and mitigates the need for sprawling development into far-flung regions. This not only preserves Hawai'i's precious open spaces but also reduces the environmental footprint associated with suburban expansion.

Moreover, HB 1630 holds the promise of lower building costs, as more units can be accommodated on the same amount of land. This translates to more affordable housing options for working families, including educators like myself who often face significant financial barriers to homeownership. The prospect of smaller, more affordable homes on smaller lots is particularly appealing, offering a pathway to homeownership that was previously out of reach for many.

In conclusion, HB 1630 represents a crucial opportunity to address the affordable housing crisis facing Hawai'i. By facilitating the creation of additional dwelling units, the bill not only expands housing options but also fosters vibrant, sustainable communities where working families,

including educators, can thrive. I urge you to support HB 1630 and take decisive action to make affordable homeownership a reality for all Hawai'i residents.

Mahalo for your attention and commitment to this vital issue.

Sincerely,

Gerry Clarin

HB-1630

Submitted on: 2/11/2024 10:34:57 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Nate Hix	Individual	Support	Written Testimony Only

Comments:

We do not have enough homes to house our current population. The United States has 55 homes for every 100 adults. Hawai‘i has the second least of any state, with less than 50 units per 100 adults. This housing shortage has led to unaffordable home prices.

In order to build more homes, we need to make it legal to build more homes. Currently most urban land is built to its legal max capacity. If it remains illegal to build the homes we need, we will never have a sufficient housing stock.

Please pass this bill so we can end the housing shortage here in Hawai‘i.

HB-1630

Submitted on: 2/11/2024 11:28:51 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Ellen Godbey Carson	Individual	Support	Written Testimony Only

Comments:

Aloha,

Please pass this bill to allowing a greater number of residential units per residential lot within an urban district. Our current restrictive/exclusionary zoning is not benign in its effect; it forecloses greater density in many areas where we most need more housing. This bill strikes an appropriate balance by requiring counties to allow for attached and detached additional units or accessory dwelling units while authorizing the counties to impose certain restrictions.

The Bill also provides a helpful approach by providing that a parcel zoned for residential use in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions. Allowing that flexibility in our urban land use districts is particularly appropriate by allowing us to better meet our housing demands within the areas that are already designed for urban use, so we can "keep country country".

I support this bill because it has many useful provisions to help us implement better housing solutions for our community.

Thank you for consideration of my testimony.

Ellen Carson, Honolulu, Hawaii

HB-1630

Submitted on: 2/11/2024 12:16:13 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Larry Smith	Individual	Oppose	Written Testimony Only

Comments:

TO: Committee on Housing, Water & Land

Rep. Luke Evslin

Rep. Micah P.K. Aiu

CONCERNING: HB 1630 relating to urban development

POSITION: STRONG OPPOSITION

ALOHA Chair Evslin, Vice Chair Aiu, and Members of the Committee

I strongly oppose HB 1630. This legislation would allow the more housing density and impact traffic and parking issues in residential neighborhoods. It would allow an increase in renters, not just owner occupied residences. It does not provide a properly planned option for additional housing that would NOT negatively impact existing residents and neighborhoods.

Mahalo,

Larry Smith

House District 27

HB-1630

Submitted on: 2/12/2024 5:48:01 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Samuel Wilder King II	Individual	Support	Written Testimony Only

Comments:

Legalize homes!

HB-1630

Submitted on: 2/12/2024 8:50:11 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Keaton S Woods	Individual	Support	Written Testimony Only

Comments:

This bill will allow more houses on less land, making houses more affordable. Many families prefer houses instead of apartments as they want yards where their children can play with pets.

HB-1630

Submitted on: 2/12/2024 8:55:17 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Malia Tsuchiya	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair, Vice Chair and respected committee members,

Thank you for hearing HB 1630. I am providing testimony in **STRONG SUPPORT of HB 1630.**

I own a parcel of land just over 30,00sf. I have five children. Based on the current building regulations, this does not allow for a house to be built for each of my five children. Who gets to stay and have a house and who will need to leave because affordable housing is not something accessible to Hawaii's young adults?

Reducing the lot size requirement and allowing more than one house to be built on the smaller lots makes it an option for my kids to stay in Hawaii as they grow to be young adults. Based on the current housing situation I don't see many reasonable alternatives for my children.

If SB 1630 is passed staying at home through young adulthood and potentially starting their families in Hawaii could be an option for my children.

Please vote **IN FAVOR OF SB 1630.**

Respectfully Submitted,

Malia Tsuchiya

HB-1630

Submitted on: 2/12/2024 9:07:32 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Laurie Ainslie	Individual	Support	Written Testimony Only

Comments:

I am writing in full support of HB1630 (hearing scheduled today at 2:30 p.m. HST). Housing is a critical need throughout our Hawaiian Islands. HB1630 addresses this need in a practical approach that allows for:

-Additional housing units *in already developed areas*

-Additional housing units *in areas where adequate infrastructure is in place or allowable*

- More *Affordable housing units* as additional land cost isn't necessary.

Passing of this bill offers an expedient, less costly means of increasing desperately needed housing units.

I urge you to vote in favor of HB1630.

Thank you in advance, Laurie Ainslie - concerned citizen

HB-1630

Submitted on: 2/12/2024 9:31:01 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Dan Gardner	Individual	Support	Written Testimony Only

Comments:

Housing, Water & Land, and Judiciary & Hawaiian Affairs Committee Members,

I am supporting HB !630 as it will enable counties to more readily address the dramatic shortage of more affordable housing in Hawaii. Facilitating the construction of smaller homes on smaller lots makes good sense toward solving this serious problem. It will help more of our citizens to stay here if they choose to do so. Thank you for supporting HB 1630.

Dan Gardner

Honolulu, HI

daniel.dano.gardner@gmail.com

HB-1630

Submitted on: 2/12/2024 10:07:08 AM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Patti Cook	Individual	Support	Written Testimony Only

Comments:

Strongly SUPPORT - please keep this bill moving forward this session. MAHALO, Patti Cook

Date: February 12, 2024
To: Rep. Luke A. Evslin, Chair, COMMITTEE ON HOUSING
Rep. Micah P.K. Aiu, Vice Chair, COMMITTEE ON HOUSING

Rep. Linda Ichiyama, Chair, COMMITTEE ON WATER & LAND
Rep. Mahina Poepoe, Vice Chair, COMMITTEE ON WATER & LAND

Rep. David A. Tarnas, Chair, COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS
Rep. Greg Takayama, Vice Chair, COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS

Members of the Committees on Housing, Water & Land, and on Judiciary and Hawaiian Affairs

Subject: HB 1630 — Relating to Urban Development

My name is Carl Bonham. I am the Executive Director of UHERO, and a Professor of Economics at the University of Hawai‘i at Mānoa in the College of Social Sciences. This testimony, joint with Dr. Justin Tyndall, is to offer strong support for HB 1630. Our testimony is submitted as individuals and not as representatives of the University of Hawai‘i.

We strongly support HB 1630. This bill serves an important purpose—to make it easier to develop multi-family housing in the state urban land use district. According to [research at UHERO](#), Hawaii has both the highest housing costs and the most restrictive land use regulations in the nation. Given Hawaii’s unique island geography, the availability of buildable land is naturally constrained. Scarcity of land can lead to higher land prices. However, regulatory limits on where multifamily housing can be built is potentially the more important constraint. Building housing is not legally permitted on 96% of land within the state. Within areas where residential development is allowed, 93% of the land is restricted to single-family only, meaning multifamily housing is disallowed on 99.7% of land. These regulations drastically limit the ability to build multifamily housing.

Hawaii is not alone in considering zoning changes to encourage home production. In a [recent analysis](#) by the Pew Charitable Trust, Alex Horowitz and Ryan Canavan looked at the experience of four regions that have recently adopted new zoning rules to allow more home building. They looked at the experience of Minneapolis; New Rochelle, NY; Portland, Oregon; and Tysons, Virginia where restrictive zoning rules were reformed to make home building easier. The analysis found that all four areas experienced more rapid household growth between 2017 and 2021 than was true nationally, yet these areas added housing even faster leading to much slower rent growth than nationally. Over the period from 2017-23 median rents grew by 31% nationally, but of the four jurisdictions that reformed their zoning rules, only New Rochelle, NY saw rent growth exceed 5%. The authors of the Pew study concluded that policymakers in these jurisdictions set a goal of improving affordability by increasing the supply of housing. “They have succeeded in keeping rent growth low even while rents have soared in the U.S. overall and in nearby cities and towns. That has helped local tenants save thousands of dollars per year in rent relative to growing places that have placed greater restrictions on new housing.”

We respectfully urge your support for HB 1630 to make it easier to develop multi-family housing and support Hawaii’s families by slowing the growth of Hawaii’s housing burden.

Carl Bonham
UHERO Executive Director
Professor, Department of Economics
University of Hawaii at Manoa

Justin Tyndall
Associate Professor, UHERO & Economics
University of Hawaii

HB-1630

Submitted on: 2/12/2024 12:39:32 PM

Testimony for HSG on 2/12/2024 2:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Joezayah cisneros	Individual	Support	Written Testimony Only

Comments:

House Committees on Housing, Water & Land, Judiciary & Hawaiian Affairs

HB 1630

IN SUPPORT

Greetings I am Joe Cisneros, no organizational affiliations.

I support this bill for the following:

- This bill will allow Hawai'i homeowners to create at least 2 additional dwelling units on their property.
- This bill will allow a 2,000 sq. ft. minimum lot size.
- This bill will only apply to state Urban Zoned lands, not Rural, Agricultural or Conservation.
- This bill preserves the counties' right to reject a permit if there is insufficient infrastructure.

The effect

- No additional housing where the infrastructure can't handle it.
- More housing in already developed, urban areas and less need to develop far away, open spaces.
- Lower building costs: more units on the same amount of land equals more housing for less dollars.
- More affordable, smaller homes in smaller lots.
- Keeping working families in Hawai'i

Along with the other benefits we would see from this bill, our goal in Hawai'i is to reach net zero emissions by 2045, and I believe this bill is an effective part of achieving that goal. The suburban experiment is a failed one and it has drained our cities of energy, resources, land, tax revenue and more. Single family homes and general housing spread are not sustainable, and perpetuates "car culture" by pushing people farther and farther from the places they want and need to go to. The farther people are from grocery stores, libraries, bars/entertainment, parks and stores; the less convenient it is to walk, bike or even take public transit. This bill will allow people to live closer

to those amenities instead of straining resources to get those amenities to them. Along with making it more realistic for people to not rely on their car as often.

Thank you for your time.

Joe Cisneros

joecisneros937@gmail.com

(559) 718-6736