



DISABILITY AND COMMUNICATION ACCESS BOARD

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April 1, 2024

TESTIMONY TO THE HOUSE COMMITTEES ON HOUSING, ON WATER AND LAND, AND ON JUDICIARY AND HAWAIIAN AFFAIRS

Senate Bill 2948 SD2 – Relating to Housing

The Disability and Communication Access Board (DCAB) offers comments on Senate Bill 2948 SD2 – Relating to Housing.

This bill addresses the housing crisis by allowing residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawaii Community Development Authority. Requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes.

The housing crisis is magnified for people with disabilities as many units are not designed to be accessible.

In addition to addressing the housing shortage, legislation should address the quantity of supportive housing units that are accessible to people with mobility and communication disabilities. The Americans with Disabilities Act Standards for Accessible Design (ADA Standards) specifies the minimum percentage of accessible housing units in public facilities. The ADA Standards only requires five percent of units to be accessible for mobility disabilities and two percent of units to be accessible for communication disabilities. The Fair Housing Act (FHA) design and construction requirements specifies the minimum number of adaptable housing units in public and private buildings containing four or more units. The FHA requires all dwelling units to be adaptable for mobility disabilities in buildings with an elevator, but only requires ground floor units to be adaptable for mobility disabilities in buildings without an elevator. The FHA does not require units to be adaptable for communication disabilities.

According to the U.S. Census Bureau's 2021 Disability Characteristics for the State of Hawaii, 19.1 percent of Hawaii's residents that are sixty five years and older have mobility difficulty, 12.6 percent have hearing difficulty, and 4.7 percent have vision difficulty. The following adjustments that exceed minimum accessibility and adaptability requirements would provide Hawaii residents with disabilities the opportunity to live independently:

- In public facilities with residential dwelling units, at least twenty percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features that comply with applicable technical requirements in the ADA Standards.
- In public facilities with residential dwelling units, at least thirteen percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features that comply with applicable technical requirements in the ADA Standards.

- In multi-story buildings with four or more residential dwelling units, an elevator shall connect each story and all dwelling units shall comply with the FHA design and construction requirements.

Investing in accessible housing would ensure that more residential units would be available for individuals with disabilities and their families.

Thank you for considering our position.

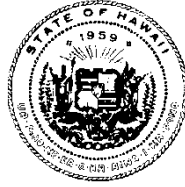
Respectfully submitted,



KIRBY L. SHAW
Executive Director

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

Monday, April 01, 2024 at 2:00 p.m.
State Capitol, Room 325

In consideration of **S.B. 2948 SD2 RELATING TO HOUSING.**

Chairs Evslin, Ichiyama, and Tarnas; Vice Chairs Aiu, Poepoe, and Takayama; and members of the Committees.

HHFDC **supports** SB 2948 SD2, which authorizes limited residential uses in areas zoned for commercial use to be considered permitted with certain provisions and requires the counties to adopt ordinances to promote adaptive reuse of existing commercial buildings, among other things. The bill includes a carveout for Hawaii Community Development Authority-zoned lands and requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes. It also requires counties to facilitate compliance with the Americans with Disabilities Act of 1990 when adopting an adaptive reuse building code ordinance.

This bill has the potential to expand Hawaii's housing inventory while also facilitating the creation of more vibrant communities. It does so by allowing the development in commercial districts of housing located above building ground floors and encouraging the repurposing of older commercial buildings that are underutilized due to market conditions or functional obsolescence. Many older buildings with potential for residential conversion are in central business districts that can become desirable communities – in addition to being near employment centers, such buildings tend to be proximate to public services, community facilities, entertainment venues, and the like.

Thank you for the opportunity to testify on this bill.

OFFICE OF HOUSING
KE KE'ENA HO'OLĀLĀ KŪKULA HALE
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 306 • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
MAYOR
MEIA



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR
PO'O HO'OKO

KEVIN AUGER
DEPUTY DIRECTOR
HOPE PO'O

2024-HOU-019

March 25, 2024

The Honorable Luke Evslin, Chair
The Honorable Linda Ichiyama, Chair
The Honorable David Tarnas, Chair
The Honorable Micah Aiu, Vice Chair
The Honorable Mahina Poepoe, Vice Chair
The Honorable Gregg Takayama, Vice Chair
Members of the House Committee on Housing,
Members of the House Committee on Water and Land,
and Members of the House Committee on Judiciary and Hawaiian Affairs
Hawaii'i State Capitol
415 South Beretania Street
Honolulu, Hawaii'i 96813

Dear Chair Evslin, Chair Ichiyama, Chair Tarnas, Vice Chair Aiu, Vice Chair Poepoe,
Vice Chair Takayama, and Committee Members:

SUBJECT: Testimony in Support of SB2948, SD2 – Relating to Housing
Hearing: Mon., April 1, 2024, 2:00 p.m. at the State Capitol, Rm. 325

The City and County of Honolulu **supports SB2948, SD2**, which would permit residential uses in areas zoned for commercial use and would require counties to allow adaptive reuse of existing commercial buildings for residential purposes. We support the ability to expand the city's housing supply through enhanced use of currently underutilized zoning districts and vacant buildings. To better promote and facilitate adaptive reuse projects on O'ahu, we request the following two amendments: 1) Section 2 – change the date for requiring counties to adopt or amend ordinances to allow adaptive reuse to no later than January 1, 2025; and 2) Section 6 – amend the effective date to become effective upon approval.

The aftermath of the pandemic and trend in remote work have resulted in historically high vacancy rates and an underutilization of commercial space and office buildings. We understand the value of adaptive reuse as a cost-effective means of increasing the city's housing stock and want to play an active role in helping restore

The Honorable Luke Evslin, Chair
The Honorable Linda Ichiyama, Chair
The Honorable David Tarnas, Chair
The Honorable Micah Aiu, Vice Chair
The Honorable Mahina Poepoe, Vice Chair
The Honorable Gregg Takayama, Vice Chair
Members of the House Committee on Housing,
Members of the House Committee on Water and Land,
and Members of the House Committee on Judiciary and Hawaiian Affairs
March 25, 2024
Page 2

economic vitality to many parts of the city. The city has been working with the Honolulu City Council and stakeholders on efforts to develop an adaptive reuse ordinance that addresses changes needed in the code, particularly as it relates to indirect or artificial lighting and mechanical ventilation. We are continuing to work on changes that balance the need to better facilitate the ability for developers to transition existing vacant office buildings into residential units while maintaining health and safety measures.

The City and County of Honolulu is committed to increasing the supply of housing, including affordable housing, and appreciates the opportunities that adaptive reuse offers to accomplish this objective. We believe that adaptive reuse of commercial spaces can be facilitated in a manner that is consistent with good public health and safety.

Thank you for the opportunity to testify.

Sincerely,



Denise Iseri-Matsubara
Executive Director
Office of Housing

APPROVED:



Michael D. Formby
Managing Director

SB-2948-SD-2

Submitted on: 3/22/2024 9:22:02 AM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kevin Carney	Affordable Housing Connections LLC	Support	Written Testimony Only

Comments:

Support! We need mixed use zoning to support walkable communities that is so often talked about but difficult to deliver.

April 1, 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 325 & Videoconference

RE: Senate Bill 2948, SD2, Relating to Housing

HEARING: Monday, April 1, 2024, at 2:00 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 **supports** Senate Bill 2948, SD2, which authorizes residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met. Exempts areas zoned under the Hawaii Community Development Authority. Requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes. Requires counties to facilitate compliance with the Americans with Disabilities Act when adopting an adaptive reuse building code ordinance. Takes effect 1/1/2025.

Adaptive reuse gives an old building new purpose instead of tearing it down. It helps extend the life of existing buildings by repurposing them, keeping their historical charm, and preserving its role in the community. Additionally, "research shows that building reuse avoids 50-75% of the embodied carbon emissions that an identical new building would generate because renovations typically reuse most of the carbon-intensive parts of the building — the foundation, structure, and building envelope."¹

One of the consequences of the COVID-19 pandemic was that many businesses adopted remote or hybrid work strategies for their employees. This is at least one reason for a rising inventory of vacant office space. Other businesses, such as restaurants and retail stores, found it harder to meet their rent because of prolonged

¹ American Institute of Architecture and The National Trust for Historic Preservation. (n.d.). *Building Reuse: A Proven Climate and Economic Strategy*. https://content.aia.org/sites/default/files/2023-04/AIA_NTHP_Building_Reuse_42_.pdf



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shutdowns, staffing shortages, and changes in consumer behavior. As a consequence, many cities are embracing the adaptive reuse of this inventory for residential purposes.²

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 Hawaii by 2030.³ Ultimately, we have a housing supply problem, and creative approaches are needed to meet our state's housing challenges. As such, by repurposing commercial buildings for residential uses can help address our housing challenges.

Mahalo for the opportunity to testify on this measure.

² National Association of REALTORS®. (October 2022). *Hot Topic Alert: Adaptive Reuse*.
<https://realtorparty.realtor/wp-content/uploads/2022/10/HTA-NAR-Adaptive-Reuse-Hot-Topic-Alert-FINAL-2.pdf>

³ Department of Business, Economic Development & Tourism. (2019). *Hawaii Housing Demand 2020-2030*.
<https://files.hawaii.gov/dbedt/economic/reports/housing-demand-2019.pdf>





TESTIMONY FROM THE DEMOCRATIC PARTY OF HAWAII

COMMITTEE REFERRAL: HSG/WAL/JHA

APRIL 1, 2024

SB 2948, SD2, RELATING TO HOUSING

POSITION: SUPPORT

The Democratic Party of Hawaii **supports** SB 2948, SD 2, relating to housing. Pursuant to the “Housing” section of the official Democratic Party of Hawaii platform, the party believes “that each and every person should have access to safe, stable and adequate housing regardless of ability to pay,” and supports “policies that deliver housing that is affordable to people at the bottom of the income scale where the need is greatest.”

Housing is a human right.

Hawaii residents face the second-highest housing costs in the nation, at more than twice the national average. **Researchers who authored the National Low Income Housing Coalition’s Out of Reach 2023 report found that a full-time worker would need to earn \$41.83/hour to afford a two-bedroom apartment at fair market value in our state, with Honolulu experiencing a 67 percent increase in fair market rent between 2005 and 2015.** Average rent for a two-bedroom unit surpassed \$2,000 in recent years, with minimum wage workers needing to log 107 hours per week to afford a modest one-bedroom apartment at fair market value and 139 hours per week to afford a two-bedroom—a number that is equivalent to working nearly 20 hours a day with no days off year-round.

One out of every four households in Hawai'i report that they are "doubling up" or are three paychecks or less away from being homeless, per the Hawai'i Appleseed Center for Law and Economic Justice. Additionally, over 60 percent of households are severely cost-burdened, meaning that they pay more than 30 percent of their income on housing, a number that rises to over 80 percent of extremely low-income households. Notably, housing costs increased during the pandemic. In Honolulu, median single-family home prices reached a record of \$1.15 million in April of 2022, driven largely by sales to residential property investors. Unsurprisingly, our state is experiencing population decline. Hawai'i saw domestic out-migration increase for a seventh consecutive year in 2023, as our high cost of living continued to push people to the mainland.

We must develop innovative solutions to address our state's housing crisis, including renovating commercial buildings for residential purposes. By revitalizing the practice of mixing commercial and residential uses that was frequently found in older commercial areas, like Honolulu's Chinatown, we can preserve or restore the historic character of important commercial areas, while producing much-needed affordable housing supply to meet the needs of local families. Renovating existing commercial structures is less costly than constructing new developments and could qualify for a 20 percent federal income tax credit (for historic income-producing structures) and 30 percent state income tax credit (regardless of economic production) for qualifying rehabilitation expenses.

We cannot allow local families to be priced out of paradise. We must pass proactive measures to ensure that working families and future generations can afford to call Hawai'i home.

Mahalo nui loa,

Kris Coffield

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Co-Chair, Legislative Committee

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April 1, 2024

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

Representative Linda Ichiyama, Chair
Representative Mahina Poepoe, Vice Chair
Committee on Water and Land

Representative David Tarnas, Chair
Representative Gregg Takayama, Vice Chair
Committee on Judiciary

RE: **SB 2948 SD2 – RELATING TO HOUSING**
Hearing date – April 1, 2024 at 2:00 P.M.

Aloha Chairs Evslin, Chair Ichiyama, Chair Tarnas and members of the Committees,

Thank you for allowing NAIOP Hawaii to submit testimony **in STRONG SUPPORT of SB 2948 SD2 – RELATING TO HOUSING**. 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.

SB 2948 SD2 allows residential uses in areas zoned for commercial, to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawai'i Community Development Authority. Specifically, this measure requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes and:

(1) Allow for the construction of micro units with a minimum size of two hundred twenty square feet;

(2) *Allow for adaptive reuse to meet the interior environment requirements of the International Building Code;* and

(3) Provide for an exemption to any requirements regarding additional off-street parking or park dedication; provided that the building's floor area, height, and setbacks do not change as a result of adaptive reuse.

Representative Luke Evslin, Chair
Representative Linda Ichiyama, Chair
Representative David Tarnas, Chair
April 1, 2024
Page 2

NAIOP Hawaii is strongly supportive of requiring for the county the Housing Code to align the building requirements of the city with the International Building Code ("IBC") especially in relation to light and ventilation. The measure will help address the requirements imposed on building construction which differ from the IBC. Specifically, the measure amends Chapter 16A, Revised Ordinances of Honolulu 2021 ("ROH") to provide an exemption for property, buildings and structures that are subject to the requirements of ROH section 16-1.1.

As background, Honolulu is the only county in the state that has a Housing Code that is imbedded into the building code. The Housing Code specifically requires operable windows to allow for natural lighting and direct ventilation for living rooms and bedrooms. Honolulu's building code dictates that IBC governs except as maybe contrarily specified in the Housing Code. This bill seeks to allow for more consistency between the Housing Code and the IBC.

NAIOP Hawaii supports this measure which will encourage adaptive reuse projects which require flexible design options. Most office buildings do not have sufficient windows to provide direct window access. The measure allows for the conversion of office buildings resulting in gaining additional housing units for Honolulu residents. The splitting of existing "larger" units into more units and or bedrooms will increase available inventory in the market.

The IBC approved the change in 2012 and Hawai'i adopted the changes in 2018. The new code allows for indirect or artificial light and mechanical ventilation options to consider rooms to become "bedrooms" and living rooms. By requiring adequate lighting and ventilation, the changes continue to protect the life and safety of potential residents.

Furthermore, prior to the Housing Code that was created for Honolulu (circa 1990's), there were residential buildings built without operable windows including Century Center, Executive Center, and many of the older hotels. Additionally, 1132 Bishop had recently gone through 201H to convert to residential. There are several decaying buildings that could be converted with by-right permitting, without the expense and time delays of processing 201H applications. Many small infill lots within the urban core could be developed with higher densities such as the 67-unit Fort St mall senior affordable project being built on a 6,900 sf lot. Many of the downtown conversion projects could become more financially viable for residential conversions.

Lastly, the IBC code is an international code. Advances in technology for artificial lighting and ventilation methodologies with proven application in living spaces have been validated by the IBC. Further, the IRC is still in effect to address smaller projects such as single family, duplex and or projects smaller than 3 stories.

Representative Luke Evslin, Chair
Representative Linda Ichiyama, Chair
Representative David Tarnas, Chair
April 1, 2024
Page 3

In order to further the purpose of this measure, NAIOP Hawaii would recommend the following amendments:

- **Amend § 46-A(a) and 46-B(a) to reference January 1, 2025.** The current draft restricts rehabilitation until after January 1, 2026, which unfortunately will not help ongoing permits or existing projects. We ask for an expedited timeline to assist with enabling adaptive reuse at the county level to assist with existing projects.

This would increase the production of housing units in Hawaii by allowing the provisions of this measure to apply existing projects currently going through the permitting and development process. The amendment to help expedite enabling additional housing units to be brought online faster in Hawaii.

Ultimately, Hawaii is currently in a housing crisis which is continuing to worsen due to the ongoing economic changes. NAIOP Hawaii supports this measure which seeks to encourage the conversion of commercial units into residential units. NAIOP Hawaii is dedicated to the creation of affordable housing for our communities. Thank you for the opportunity to testify on this measure and we look forward to working with all interest stakeholders to address this issue.

Mahalo for your consideration,



Reyn Tanaka, President
NAIOP Hawaii



Testimony of the Oahu Metropolitan Planning Organization

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

April 1, 2024 at 2:00PM
Conference Room 325

SB 2948 SD 2 Relating to Housing

Dear Chairs Evslin, Ichiyama, and Tarnas, Vice Chairs Aiu, Poepoe, and Takayama, and Committee Members,

The Oahu Metropolitan Planning Organization (OahuMPO) **supports SB 2948 SD 2**, which would allow residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawai'i Community Development Authority. It would also require each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes.

This bill is consistent with several goals of the Oahu Regional Transportation Plan including support active and public transportation, promote an equitable transportation system, and improve air quality and protect environmental and cultural assets.¹

Allowing homes in areas zoned for commercial use and adaptive reuse of commercial buildings for residential purposes will encourage more walkable, connected communities where residents drive far less each day than their counterparts in more sprawling locations.² Providing housing in areas zoned for commercial uses would help make the transition to a lower carbon economy in a way that doesn't place a heavier burden on those with less means.³ In addition, when more mixed-use development is provided, it makes it easier for people to get around without their car which can reduce emissions in the near term, reduce transportation costs, provide more opportunities for physical activity, and improve access to necessities for both people who don't have a car and those with cars.⁴

¹ https://oahumpo.org/?wpfb_dl=2215

² <https://smartgrowthamerica.org/wp-content/uploads/2020/10/Driving-Down-Emissions-FINAL.pdf>

³ IBID.

⁴ IBID.

For the State to meet its climate and energy goals, emissions from the ground transportation sector must be reduced. In 2019, emissions from transportation activities in Hawaii were 10.68 MMT CO₂ Eq, accounting for 54.9 percent of Energy sector emissions.⁵ Domestic aviation accounted for the largest portion of transportation emissions (46.4 percent) followed by ground transportation (37.7 percent).⁶

According to the State Climate Commission Report, “Drivers of VMT and priority reduction strategies in Hawaii”, households in suburban areas drive around 37 percent more than those in urban centers and households on the suburban fringe drive 68 percent more.⁷ Limiting outward growth and concentrating more growth in urban infill areas will be critical for Hawaii to meet its climate and energy goals. This is because mixed use development results in shorter trips, fewer trips, and more trips taken by lower-carbon modes.⁸ With more compact development, people drive 20 to 40 percent less, at minimal or reduced cost, while reaping other fiscal and health benefits.⁹ Whether people care about reducing their own emissions or not, by providing more opportunities for them to live where emissions are naturally lower per person, we can work within the market to help address climate change.

The bill is also consistent with the State Climate Commission’s *Investing in Transportation Choices Toolkit*¹⁰ and *Drivers of VMT and Priority Reduction Strategies for Hawaii*¹¹, which identified infill and mixed-use development, and parking management, as key strategies to reduce greenhouse gas emissions, vehicle miles traveled, and improve transportation choices for Hawaii residents.

The OahuMPO is the federally designated Metropolitan Planning Organization (MPO) on the island of Oahu responsible for carrying out a multimodal transportation planning process, including the development of a long-range (25-year horizon) metropolitan transportation plan, referred to as the Oahu Regional Transportation Plan (ORTP) that encourages and promotes a safe and efficient transportation system to serve the mobility needs of people and freight (including walkways, bicycles, and transit), fosters economic growth and development, and takes into consideration resiliency needs, while minimizing fuel consumption and air pollution ([23 CFR 450.300](#)).

Thank you for the opportunity to provide testimony on this measure.

⁵ https://health.hawaii.gov/cab/files/2023/05/2005-2018-2019-Inventory_Final-Report_rev2.pdf

⁶ IBID.

⁷ https://climate.hawaii.gov/wp-content/uploads/2023/07/USCA_Hawaii_VMT_strategies_Feb22.pdf

⁸ <https://smartgrowthamerica.org/wp-content/uploads/2020/10/Driving-Down-Emissions-FINAL.pdf>

⁹ https://www.nrdc.org/sites/default/files/cit_07092401a.pdf

¹⁰ <https://climate.hawaii.gov/wp-content/uploads/2023/07/Investing-in-Transportation-Choices-V6.pdf>

¹¹ https://climate.hawaii.gov/wp-content/uploads/2023/07/USCA_Hawaii_VMT_strategies_Feb22.pdf



Hawaii Zoning Atlas - In Support

Chairs Evslin, Ichiyama, and Tarnas
Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs
SB2948 SD2 – 4/1/2024, 2:00pm – Conference Room 325

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 SB2948**, which would permit residential uses in commercial zones across Hawai'i. Mixed use development is wise urban planning that can offer lower-cost housing near businesses and essential services and reduce burdens on outlying land and infrastructure.

1 - Mixed use development 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 Policy Guide](#) recommends widespread use of mixed-use zoning districts to “increase opportunities for historically disadvantaged and vulnerable populations to live closer to sources of quality employment, goods, and services (p.17).” Failing to pass SB2948 now would mean ignoring the experts on our most pressing policy issue.

Planners also recognize health and safety benefits of mixed-use development. It [supports active lifestyles](#) by encouraging walking and biking for able-bodied residents, offers proximity to shopping and services for residents with mobility challenges, and reduces traffic congestion.

2 - Mixed use development reduces burdens on outlying land and infrastructure

Land use policy experts have found that planned, compact growth reduces land conversion at the urban edge by [20 to 45](#) percent. Mixed-use developments can help ease the pressure to develop Hawai'i's [threatened](#) agricultural lands and reduce [transportation emissions](#). Well-designed mixed-use development can also reduce infrastructure costs as infill development and redevelopment is concentrated on land served by [existing infrastructure](#).

SB2948 targets specifically designated urban districts that can support commercial and residential uses together, unlocking a small but significant amount of land for development that can alleviate the housing crisis and improve the quality of life in many of our communities. In sum, the bill would provide lower-cost housing options in desirable locations for Hawai'i households while conserving land and infrastructure spending.

Trey Gordner and Devon Chodzin, Hawai'i Zoning Atlas

April 1, 2024

TO: Chairs Evslin, Ichiyama, and Tarnas and members of the Hawai'i State House Housing; Water and Land; and Judiciary and Hawaiian Affairs Committees
RE: SB 2948 RELATING TO HOUSING.

Dear Chair 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 SB 2948, the "Mixed-Use and Adaptive Reuse Housing" Bill.

Building code and zoning changes are necessary to allow conversions from commercial to residential use. So too are investments in infrastructure and tax incentives to support adaptive reuse and redevelopment.

This bill is a sensible first step. It helps to reverse decades of single-use zoning that have caused sprawl.

"Single-use zoning is designed to separate residential, commercial and industrial uses. It makes sense to separate homes and factories; it's counterproductive to separate residential and commercial uses. The most vibrant cities in the world (think: London, Paris, Tokyo) favor mixed-use development. And charming small towns do too. This is as true in Hawai'i as it is everywhere else. For example, it's no coincidence that the most popular towns to visit on Maui were all developed before the county's current zoning code was adopted in 1960: think of Hāna, Makawao, Pā'ia, Wailuku and pre-fire Lahaina. Compare those quaint towns with Kihei, the land of strip malls."¹

Given our state's constitutional imperative to conserve agricultural resources, it's vital that we make efficient use of already developed land.

Mixed-use development is a pattern of development that is better economically and environmentally.

We cannot afford to keep bad zoning codes on the book.

Thank you for your support of SB 2948!

Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future
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¹Read more in *Hawaii Business Magazine*, "Five Ways to Build More Housing in Hawai'i"
<https://www.hawaiibusiness.com/hawaii-housing-crisis-barriers-and-solutions/>

April 1, 2024, 2 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 SB2948 SD2 — RELATING TO HOUSING

Aloha Chairs, Vice-Chairs and other members of the committees,

The Grassroot Institute of Hawaii would like to offer its strong support for [SB2948 SD2](#), which would direct the counties to allow for residential uses in all areas zoned for commercial use — except areas under the authority of the Hawai'i Community Development Authority.

It also would allow for the construction of “micro units” with a minimum size of 220 square feet; allow for adaptive reuse to meet the interior environment requirements of the International Building Code; and provide for an exemption to any requirements regarding additional off-street parking or park dedication, provided that the building’s floor area, height and setbacks do not change as a result of adaptive reuse.

Together, these changes would boost Hawaii’s housing stock and foster the creation of vibrant, walkable communities, as discussed in the Grassroot Institute’s recent policy report “How to facilitate more homebuilding in Hawaii.”¹

Our report recommended that Hawaii’s counties allow “residential uses in all existing business-related zones,” and that “such residential uses should not be limited to either the ground floor or floors above the ground floor; all floors should be available for use as dwelling units.”²

This bill currently would allow the counties to limit residential use in converted commercial buildings to only floors above the ground floor. Nevertheless, if that can’t be broadened to include residences on the ground floor as well, this bill would still be a major step toward recognizing the economic and social value that mixed-use neighborhoods can have on our local communities.

In our brief, we discussed how it was common prior to the advent of the automobile to find buildings with both commercial and residential uses in the same neighborhoods.³

“It was normal for watchmakers, bakers, lawyers and all sorts of other business people to live in the same buildings in which they worked,” the report said. “Their stores or offices were usually on the bottom floors, and their living quarters were typically on the floor or floors above or in an apartment in back.”

Financially speaking, it makes sense to build more housing in urban areas because water and wastewater infrastructure is usually already present. It also is sometimes cheaper to convert a commercial building to housing than it is to start a structure from scratch.

From a social standpoint, research indicates that mixed-use buildings save people money on transportation and promote walking, which can lead to many health benefits. Just as important, they give people a variety of lifestyles to choose from when deciding where to live.

Our policy brief also noted the success that Los Angeles has had with its adaptive reuse ordinance, which it authorized in 1999.⁴ As stated in the brief, the LA ordinance:

>> Allowed buildings to change uses from commercial to residential “by right” — that is, automatically — without going before a council or commission where the project could be voted up or down.

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

² [Ibid](#), p. 16.

³ Jonathan Helton, [“How to facilitate more homebuilding in Hawaii.”](#) Grassroot Institute of Hawaii, December 2023, p. 15.

⁴ [Ibid](#), pp. 8-10.

- >> Exempted adaptive reuse projects from California Environmental Quality Act review.
- >> Relaxed parking and loading-space mandates.
- >> Allowed one-story rooftop additions automatically.
- >> And added a new building code section to specify requirements for adaptive reuse projects.

These policy changes enabled builders to bypass regulations that would have held up their efforts to create new housing or otherwise find new uses for existing buildings, and have led to the construction of an estimated 12,000 units in the city's downtown area since the ordinance was enacted.

I hope all this information will encourage you to approve SB2948 SD2.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii



"Advancing the Commercial Real Estate Industry through Education, Networking and Advocacy"

Committees: HOUSE COMMITTEE ON HOUSING
HOUSE COMMITTEE ON WATER & LAND
HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS
Date: April 1, 2024
Time: 2:00 PM
Place: Conference Room 325 and Via Remote Access
RE: SB 2948, SD2 Relating to Housing

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

Thank you for the opportunity to submit **support** testimony on Senate Bill 2948, SD2 Relating to Housing. This bill allows residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawaii Community Development Authority. It also requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes.

BOMA Hawai'i is a non-profit trade association dedicated to advancing the commercial real estate industry through education, networking and advocacy. Please consider BOMA a resource for policy makers. Thank you for the opportunity to testify on this measure.

Sincerely,

Jamie Barboza
BOMA Hawai'i Government Affairs Committee Chair

SB-2948-SD-2

Submitted on: 3/31/2024 2:02:03 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Hawaii Young Republicans	Support	In Person

Comments:

Aloha Representatives,

My name is Jacob Wiencek, Chairman of Hawaii Young Republicans, and on behalf of our organization we are submitting testimony *strongly supporting* this bill.

Young people are getting crushed by the lack of housing. Housing prices are a *significant* contributor to our broader cost of living crisis. This mixed use zoning reform bill is crucial to unlocking new housing options and providing socio-economic opportunity to young people and middle and working class families. So many are being driven away because they can't afford to live here. Please pass this bill!



**HAWAII STATE HOUSE OF REPRESENTATIVES
COMMITTEES ON HOUSING, WATER AND LAND, & JUDICIARY & HAWAIIAN AFFAIRS
Conference Room 325 & Videoconference
3:00 PM**

April 1, 2024

Subject: SB 2948 - RELATING TO HOUSING

Chairs Kila, Ichiyama, & Tarnas, Vice-Chairs Aiu, Poepoe, & Takayama:

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.

SB 2948 proposes to allow residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawaii Community Development Authority, and requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes.

BIA-Hawaii is in **strong support** of SB 2948 as it provides opportunities to increase the supply of housing at all price points in areas with existing infrastructure. As the Legislature is well aware, there is a critical need for more housing in Hawaii. Typically, large scale housing developments have occurred in "greenfield" developments which required significant upfront cost for major regional infrastructure projects (i.e. sewer, water, drainage, roads, etc.).

By creating opportunities to develop multi-family projects on all non-residential zoned lands in each county, developers will not have to incur large infrastructure costs if sufficient capacity is available at the project site. Counties should also consider relaxing some of the height, setback, parking and density requirements to further incentivize investment in developing more housing. These types of developments will also create mixed-use neighborhoods where residents can live-work-play in one area.

We are in **strong support** of SB 2948 and appreciate the opportunity to provide our comments on this matter.



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

HEARING BEFORE THE HOUSE COMMITTEES ON WATER & LAND and HOUSING and
JUDICIARY & HAWAIIAN AFFAIRS
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 325
Monday, April 1, 2024 AT 2:00 P.M.

To The Honorable Linda Ichiyama, Chair
The Honorable Mahina Poepoe, Vice Chair
Members of the Committee on Water & Land
To The Honorable Luke A. Evslin, Chair
The Honorable Micah P.K. Aiu, Vice Chair
Members of the Committee on Housing
To The Honorable David A. Tarnas, Chair
The Honorable Gregg Takayama, Vice Chair
Members of the Committee on Judiciary & Hawaiian Affairs

SUPPORT SB2948 SD2 RELATING TO HOUSING

The Maui Chamber of Commerce would like to **SUPPORT SB2948 SD2**.

The Maui Chamber of Commerce notes that reuse of commercial buildings for residential purposes can make an important contribution to easing Hawai'i's housing shortage. The commercial centers of most older communities had a mix of commercial and residential uses. Residential units were frequently found on the upper floors of commercial structures above the commercial spaces. Reintroducing such mixed uses is a return to the historic character of these communities, while increasing the stock of available housing units. Such reuse also supports protection of the historic character of these commercial centers, which are often defining elements of their physical and social character.

Adaptive reuse of existing structures is often significantly less expensive than building new, even when the building being rehabilitated is significantly deteriorated and in need of introduction of critical upgrades to meet contemporary expectations and standards.

Affordability of these units is key, and we recognize that commercial zoned properties pay a higher real property tax rate than residential/long-term rental properties in Maui County. We understand real property tax rates are under the purview of the counties and that property taxes are assessed at highest and best use. However, we feel it would be helpful for the state to include or have the counties include a property tax credit for property owners who rent residential units in their commercial properties for long-term rentals.

Mahalo for the opportunity to **SUPPORT SB2948 SD2**.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.



335 Hahani Street #342132 * Kailua, HI 96734 * Phone/Fax (808) 262-0682 E-Mail: htf3000@gmail.com

April 1, 2024

COMMITTEE ON HOUSING

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

COMMITTEE ON WATER & LAND

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

COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

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

SB 2948 SD2
RELATING TO HOUSING

Hawaii's Thousand Friends, a statewide non-profit water and land use planning organization dedicated to protecting the environment, human health, and cultural and natural resources **opposes** SB 2948 SD2, which **requires** counties to permit housing on commercially zoned parcels.

SB 2948 SD2 is anti-home rule and exemplifies the State's disregard for the county's role in land use planning under HRS 46-4 that:

- *zoning in all counties shall be accomplished with the framework of a long-range, comprehensive General Plan to guide the overall future development of the county*
- *zoning shall be one of the tools available to the county to put the General Plan into effect in an orderly manner.*

HRS 46-1.5 also directs the counties to:

(D) Enact zoning ordinances providing that lands deemed subject to seasonable, periodic, occasional flooding shall not be used for residence or other purposes in a manner as to endanger the health or safety of the occupants thereof, as required by the Federal Flood Insurance Act of 1956... and

(13) ...enact ordinances deemed necessary to protect health, life, and property, and to preserve the order and security of the county and its inhabitants...

SB 2948 SD2 eliminates public participation in planning for their communities because under this new law all applications *shall* be approved administratively and not open or available for public input or discussion.

Currently the Honolulu City Council is reviewing the Land Use Ordinance, which includes adding residential in commercial zoning. This is an open process where public input is sought and considered.

SB 2948 SD2 is anti-home rule, overreach into the counties authority and denies residents the opportunity to participate in planning for their communities.

SB-2948-SD-2

Submitted on: 3/22/2024 9:28:17 AM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lu Ann Mahiki Lankford-Faborito	Individual	Support	Written Testimony Only

Comments:

strong support to kokua the need

SB-2948-SD-2

Submitted on: 3/23/2024 12:44:13 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacqueline S. Ambrose	Individual	Support	Written Testimony Only

Comments:

Aloha,

Yes to; Authorizes residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met. Exempts areas zoned under the Hawaii Community Development Authority. Requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes. Requires counties to facilitate compliance with the Americans with Disabilities Act when adopting an adaptive reuse building code ordinance.

SB-2948-SD-2

Submitted on: 3/25/2024 3:47:09 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Joy Dillon	Individual	Support	Written Testimony Only

Comments:

Aloha, members of the HSG, WAL & JHA Committees.

I am in strong support of SB2948. Passing this bill will go a long way in helping to partially alleviate our housing crises. It is a small but important step that will help provide housing quickly. I urge you to pass this bill. Thank you for your consideration.

Joy Dillon

Hilo Resident

SB-2948-SD-2

Submitted on: 3/26/2024 11:53:07 AM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

STRONG SUPPORT!

ONE OF THE BEST IDEAS THIS SESSION!

MAHALO!

To: House of Representatives Committee on Housing

Rep. Luke A. Evslin, Chair

House of Representatives Committee on Water and Land

Rep. Linda Ichiyama, Chair

House of Representatives Committee on Judiciary and Hawaiian Affairs

Rep. David A. Tarnas, Chair

From: Jane Leek, MSW student at the University of Manoa

RE: Testimony in SUPPORT of SB 2948, SD2- Relating to Housing

April 1, 2024, 2:00 p.m.

325 State Capitol 415 South Beretania St

Conference Room 325 and Videoconference

Aloha Chairs Evslin, Ichiyama, and Tarnas and other members of the committees,

I would like to offer **support** for **Bill SB2948 SD2**, which would allow for adaptive reuse of commercially zoned areas into residential use areas. I support this bill because it addresses the housing crises in the State of Hawaii and specifically the housing crises in Maui County post-fire disaster. This adaptive reuse of commercial spaces above the ground floor into residential spaces would encourage walkable communities, decrease traffic and long commutes, decrease dependency on fuel, decrease the need for building new infrastructure on undeveloped land and instead make use of existing infrastructure to house the community. I support this bill because it will build a more vibrant community and can provide housing for our still unhoused fire survivors here on

Maui and would decrease the large number of Hawaii residents that are relocating off island because of the lack of housing. Allowing for mixed-use zones could benefit the reinvigoration of our downtown, Wailuku community, a town full of locally owned businesses, and historical cultural wealth. I align with the Grassroot Institute of Hawaii in their support of this bill and their report on how to facilitate more homebuilding in Hawaii. Please consider the future wellness of our Hawaii residents and my **support** for **Bill SB2948 SD2**.

Thank you for the opportunity to provide testimony on this bill.

Jane Leek

MSW Student, University of Manoa

Jane31@hawaii.edu

SB-2948-SD-2

Submitted on: 3/28/2024 12:25:45 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ralph Hasegawa	Individual	Support	Written Testimony Only

Comments:

Aloha, I support SB2948 because it will provide more homes.

SB-2948-SD-2

Submitted on: 3/28/2024 2:42:00 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Desiree Watson	Individual	Support	Written Testimony Only

Comments:

Dear Legislative Friends,

Please vote for 2948 to allow commercial buildings to be converted to residential or mixed use housing. We are in dire need of more housing and this seems like a brilliant way to help with more affordable housing!

Thank you for your consideration,

Desiree Watson

SB-2948-SD-2

Submitted on: 3/28/2024 11:00:30 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Seth Kamemoto	Individual	Comments	Written Testimony Only

Comments:

The general idea of this bill would be best served in the existing higher-density areas, like Transit-Oriented-Development (TOD) Zones and Downtown. This would support the mixed-use live/work/play concept. However, as-written it could be abused in the lower-density neighborhoods, where it could have the unintended consequence of crowding out limited commercial opportunities for local neighborhoods, which would be a huge loss for the local community, and would actually *reduce* their ability to work and play in their local neighborhood.

This law would allow the addition of (or conversion to) apartments in every commercial zone, including the low-density B-1 zones that are currently supporting small neighborhoods as their only source for commercial activity. This "conversion" is only one-way (residential can replace commercial with no avenue to increase local commercial areas elsewhere), and since residential is so valuable in certain neighborhoods, it will crowd out existing commercial space in those neighborhoods, making commercial space less available and more expensive thereby displacing many local services.

Said another way: with this type of conversion in the low-density neighborhoods, only the newly-minted residential units will benefit from the mixed-use or live/work/play lifestyle. Since commercial cannot be spread to the rest of the residential community, every other existing resident has less commercial space available to them, and they also now have more traffic and congestion to drive to the now-cannibalized commercial zone that's left. It's just not a good policy to apply globally to all commercial zones everywhere in the state. Please consider limiting this bill to the higher-density areas.

Thank you for your consideration,
Seth Kamemoto

SB-2948-SD-2

Submitted on: 3/29/2024 4:03:47 AM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nicholas Zehr	Individual	Support	Written Testimony Only

Comments:

Dear Members of the Hawaii State Legislature,

I write to you today as a concerned resident and advocate for sustainable urban development, expressing my strong support for the proposed housing act that seeks to address our state's critical housing shortage. This innovative legislation presents a viable solution to our housing crisis without the need for costly new builds, emphasizing sustainability and efficiency.

The act's focus on allowing homes in areas zoned for commercial use and promoting the adaptive reuse of commercial buildings for residential purposes aligns perfectly with the principles of sustainable urban planning. By repurposing existing structures, we can significantly reduce the environmental impact associated with new construction, such as land disturbance, carbon emissions, and the consumption of raw materials. This approach not only conserves our precious natural and agricultural lands but also capitalizes on existing infrastructure, leading to more cost-effective and quicker housing solutions.

Moreover, the act's emphasis on mixed-use developments will foster vibrant, walkable communities where residents can live closer to their workplaces, businesses, and amenities. This not only enhances the quality of life for Hawaiians but also addresses traffic congestion and reduces our carbon footprint through shorter commutes, contributing to our state's sustainability goals.

It's important to note that similar measures have been successfully implemented in other states facing housing challenges. For instance, cities like San Francisco and Seattle have embraced mixed-use developments and the adaptive reuse of buildings, resulting in increased housing supply, revitalized neighborhoods, and a reduction in urban sprawl. These examples demonstrate the effectiveness of such policies in creating more liveable, sustainable, and inclusive communities.

In conclusion, the proposed housing act offers a pragmatic and eco-friendly solution to Hawaii's housing crisis. By supporting this legislation, we can take a significant step towards ensuring that all Hawaiians have access to affordable housing, while preserving the unique beauty and environment of our islands for future generations. I urge you to consider the long-term benefits of this act and lend your support to its passage.

Thank you for your time and consideration.

Sincerely,

Nick Zehr

SB-2948-SD-2

Submitted on: 3/29/2024 9:26:28 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Colbert Matsumoto	Individual	Support	Written Testimony Only

Comments:

Please enact this bill along with SB3202. Both pieces of legislation propose dramatic but needed steps to address Hawaii's affordable housing crisis. Without such measures the now chronic annual exodus of Hawaii's citizens will likely continue as they loss hope of being able to enjoy an affordable future in our State. Government doesn't have the fiscal capacity to solve the affordable housing problem. Measures like SB2948 and SB3202 will enable more sources of private capital to be deployed in building more housing in our communities. I urge youi to act with courage in moving these bills into law.

SB-2948-SD-2

Submitted on: 3/30/2024 2:48:22 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

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

Comments:

To whom it may concern,

I am Gerry Clarin, and I'm writing to express my support for initiatives addressing Hawaii's housing crisis, particularly through adaptive reuse projects.

Living in Hawaii and looking for a home, I've seen firsthand the struggle to find affordable housing. Projects like repurposing the former Walmart building and Davies Pacific Center offer hope by converting underused spaces into homes.

However, bureaucratic hurdles like outdated zoning rules delay progress. Bills like SB2948 can streamline this process by allowing residential use in commercial zones and mandating adaptive reuse provisions in building codes.

I urge policymakers to prioritize these measures. Let's ensure a future where everyone has access to safe, affordable housing.

Thank you for your attention.

Sincerely,

Gerry Clarin

SB-2948-SD-2

Submitted on: 3/30/2024 3:34:27 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Stephen T Hazam	Individual	Support	Written Testimony Only

Comments:

Please SUPPORT SB2948 SD2

The allowance of adaptive reuse gives homebuilders a more efficient way to approach opportunities in areas zoned for commercial use.

Please SUPPORT SB2948 SD2

Respectfully,

SB-2948-SD-2

Submitted on: 3/30/2024 10:10:19 PM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Terri Yoshinaga	Individual	Support	Written Testimony Only

Comments:

I support this bill.

SB-2948-SD-2

Submitted on: 3/31/2024 4:25:26 AM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Daniel G. Chun	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE language of **Page 4 Lines 13-21:**

Section 3. This is unacceptable addition to State Building Code Law because §107-22 (2) is for DCCA licensing; HRS Chapter 444 being building contractors and HRS Chapter 464 being engineers, architects, surveyors and landscape architects. Even more unacceptable is conflict created between section 46-B blanket preemption of county ordinances and life safety requirements of building codes. Some developers have claimed that building code provisions prevent them from building affordable housing, hence they want to reduce life-safety protections such as structural strength and fire exiting.

Section 3 language is also ineffective because state building code does NOT regulate private housing construction. County building codes regulate private housing construction.

SB-2948-SD-2

Submitted on: 3/31/2024 11:41:02 AM

Testimony for HSG on 4/1/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Anita Anderson	Individual	Support	Written Testimony Only

Comments:

I SUPPORT SB2948. It is time to reduce the barriers to Adaptive Reuse for unused commercial buildings to open up desperately needed residential housing

Thank you!