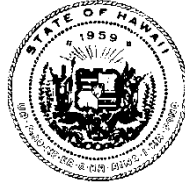


JOSH GREEN, M.D.
GOVERNOR

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

SENATE COMMITTEE ON WAYS AND MEANS

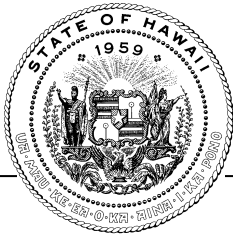
February 23, 2024 at 10:30 a.m.
State Capitol, Room 211

In consideration of
S.B. 3202 SD1
RELATING TO URBAN DEVELOPMENT.

HHFDC **supports** SB 3202 SD1, which would: 1) allow for the development of a minimum of four homes per residential lot in the State Urban Land Use District and prospectively prohibit the imposition of more restrictive private covenants in the same areas; 2) allow for the approval for subdivisions of parcels with a minimum lot size of 1,200 square feet in the State Urban Land Use District; and 3) amend the calculation impact fees for certain developments, among other things.

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 the state's shortfall of housing units and reduces the pressure to convert agricultural and conservation lands into 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
Mailing Address: P.O. Box 2359, Honolulu, Hawaii'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Interim Director

before the
SENATE COMMITTEE ON WAYS AND MEANS

Friday, February 23, 2024

10:30 AM

State Capitol, Conference Room 211

in consideration of
**SENATE BILL NO SB 3202, SD1
RELATING TO URBAN DEVELOPMENT.**

Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means.

The Office of Planning and Sustainable Development (OPSD) **supports** SB 3202, SD1. The Bill requires counties to allow the development of at least four dwelling units on residential lots within the State Urban District; prohibits private covenants for residential lots in the State Urban District from including certain limitations or restrictions on residential units; requires the director of the county agency responsible for land use to approve an application for subdivision, consolidation, or re-subdivision of certain parcels within the State Urban 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 SB 3202 SD1 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.

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.

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, Kauai, Hawaii 96766

February 20, 2024

**TESTIMONY OF ADDISON BULOSAN
COUNCILMEMBER, KAUAI COUNTY COUNCIL
ON
SB 3202, SD1, RELATING TO URBAN DEVELOPMENT
Senate Committee on Ways and Means
Friday, February 23, 2024
10:30 a.m.
Conference Room 211
Via Videoconference**

Dear Chair Dela Cruz and Members of the Committee:

Thank you for this opportunity to provide testimony in SUPPORT of SB 3202, SD1, Relating to Urban Development. My testimony is submitted in my individual capacity as a member of the Kauai County Council.

I wholeheartedly support the intent of SB 3202, SD1, which would greatly affect the Kauai community.

Thank you again for this opportunity to provide testimony in support of SB 3202, SD1. 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, Kauai County Council

AAO:slr

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

Senate Committee on Ways and Means

February 23, 2024 at 10:30 AM

Conference Room 211 & Videoconference

In consideration of

Senate Bill 3202 SD1

Relating to Urban Development

Honorable Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee:

The County of Kaua'i Planning Department strongly **SUPPORTS** SB3202 SD1, 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.

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 of SB3202 SD1 and seek to enhance the housing inventory through affordable housing options.

While the County has made progress in this regard, the specific provisions of SB3202 SD1, 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. 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 SB3202 SD1 and move forward the solutions required to effectively address Hawaii's housing crisis. Given the community dialogue in hearings on the House version of the proposal, however, we would suggest the following changes to the SB3202 SD1, which collectively reflects the general comments of the four county planning departments:

Amend section 1, pages 3, lines 17-21, and page 4, line 1-2, to clarify the purpose of SB3202 SD1 to read:

"(1) Prohibit county zoning ordinances from not allowing two or more additional dwelling units per residential lot within a state urban land use district;
(2) Prohibit private covenants for residential lots within 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 two thousand square feet in the state urban land use district;
(4) Amend the calculation of impact fees for certain 13 developments."

Amend page 4, line 7-11 to read:

"(a) Notwithstanding any law, ordinance, or building code or standard to the contrary, a residential lot within an urban district established by chapter 205 shall be allowed at least two additional dwelling units."

Amend page 4, line 18-21, under the subsection that reads, "(b) For residential lots within an urban district established by chapter 205, each county . . . (2) May," to read:

"(A) Continue to apply any ordinance enacted pursuant to section 46-4 relating to location; height; bulk; number of stories; size of buildings; building setback lines; future street lines; percentage of a lot that may be occupied; open spaces; areas in which particular uses may be subjected to special restrictions; and building, electrical, mechanical, and housing code regulations that promote and protect the public health, safety, and welfare;"

Amend page 5, under the subsection that reads, "(b) For residential lots within an urban district established by chapter 205, each county . . . (2) May," to include the following:

"Adopt by ordinance or rule additional design guidelines specifically for additional dwelling units; and"

Amend page 5, line 12, under the subsection that reads, "(b) For residential lots within an urban district established by chapter 205, each county . . . (3) Shall not adopt," to include the following:

"Bans on long-term rentals, as defined by each county,"

Amend page 13, line 1-2 to read:

"All resulting parcels are residentially zoned and at least two thousand square feet in area, except that a county may by ordinance or rule allow residentially zoned parcels smaller than two thousand square feet."

Add an additional exemption to page 13, line 20, under the subsection, "(2) The parcel being subdivided is not located on a site that is":

"Subject to any land condition or features that render the site unsuitable or hazardous to the health, safety, and welfare of future residents or the surrounding community."

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director



OFFICE OF THE MAYOR
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

TO: Senator Donovan M. Dela Cruz, Chair
Senator Sharon Y. Moriwaki, Vice Chair
Committee on Ways and Means

FROM: Richard T. Bissen, Jr., Mayor
Kate L.K. Blystone, Acting Planning Director

DATE: February 21, 2024

SUBJECT: SUPPORT OF SB3202 SD1, RELATING TO URBAN DEVELOPMENT

Thank you for the opportunity to testify in **SUPPORT** of this important measure. The Act prohibits a county zoning ordinance from not allowing four or more residential units per residential lot within an urban district. It also provides for approval of residential subdivisions of parcels with a minimum lot size of 1,200 square feet.

We **SUPPORT** this measure for the following reasons:

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.

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 provided that they are no more restrictive than those for the lot's principal unit.

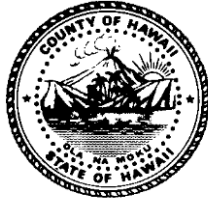
Finally, as you are aware the County of Maui has experienced significant loss as a result of the wildfires in August 2023. As property owners begin the process of re-building, this legislation will help in providing additional housing opportunities through increased density that will support many of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

For the foregoing reasons, we **SUPPORT** this measure.

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
Fax (808) 327-3563



County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

February 22, 2024

Testimony of
Zendo Kern
Director, County of Hawai'i, Department of Planning
before the
SENATE COMMITTEE ON WAYS AND MEANS
Friday, February 23, 2024
10:30 a.m.
State Capitol, Conference Room 211
In consideration of
SENATE BILL NO. 3202, SD 1
RELATING TO URBAN DEVELOPMENT

Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means.

The purpose of this bill is to allow for the development of a minimum of four homes per lot in the state urban land use district, allow for the approval for subdivisions of parcels with a minimum lot size of one thousand two hundred square feet in the state urban land use district; and amend the calculation of impact fees for certain developments.

The Senate Committee on Housing amended the bill in Senate Draft 1 by amending Part I of the chapter to specifying new sections in chapter 46 and 205 and clarified that "the director of the county agency responsible for land use shall give final approval for any application for subdivision, consolidation, or resubdivision of parcels within the state urban land use district, subject to certain conditions" (Senate Draft 1, page 13, lines 1-3).

The County of Hawai'i Planning Department **strongly supports** SB 3202 SD 1, which identifies the county planning director as the authority to approve or disapprove a subdivision, consolidation, or resubdivision application and makes technical and nonsubstantive amendments for clarity and consistency.

Thank you for the opportunity to testify on this measure.

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 • WEB: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

February 23, 2024

The Honorable Donovan M. Dela Cruz, Chair
and Members of the Committee on Ways & Means
Hawai'i State Senate
Hawai'i State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813

Subject: Senate Bill No. 3202, SD 1
Relating to Urban Development

Dear Chair Dela Cruz and Committee Members:

The Department of Planning and Permitting (DPP) **provides comments** on Senate Bill No. 3202, SD 1, 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.

We support legislation aimed at increasing the supply of housing and appreciate the boldness of this measure to create major changes to produce housing. The DPP is tasked with ensuring orderly development and liveable communities, while balancing the need to effectively address the housing crisis. We ask that you consider the following in light of these two objectives.

1. Each county is unique and has varying levels of density, open space, infrastructure and land use challenges. Rather than provide a mandate, this Bill should enable and equip the counties with tools to support the development of housing within their distinct counties.
2. DPP strongly opposes language that would permit the development of monster homes in our already dense neighborhoods, and therefore submits the following amended language to Section 2 of the Bill:

§46- Residential lots in urban

districts. (a) ~~Notwithstanding any law, ordinance, or building code or standard to the contrary,~~ a residential lot within an urban district established by chapter 205 shall be allowed at least ~~four~~ two residential units.

(b) For residential lots within an urban district established by chapter 205, each county:

(1) Shall allow for attached and detached additional units or accessory dwelling units, as defined by each county;

(2) May:

(A) ~~Impose land use regulations; provided that these standards shall not preclude the development of four or more residential units on each residential lot~~ Continue to apply any ordinance enacted pursuant to section 46-4 relating to location; height; bulk; number of stories; size of buildings; building setback lines; future street lines; percentage of a lot that may be occupied; open spaces; areas in which particular uses may be subjected to special restrictions; and building, electrical, mechanical, and housing code regulations that promote and protect the public health, safety, and welfare;

3. The provisions on subdivisions may overlook health and safety standards by not excluding subdivisions that are:
- a) Exposed to rockfall hazards;
 - b) On unstable land or prone to slide;
 - c) Subject to steep slopes or adverse topography;
 - d) Impacted by ground water or seepage conditions;
 - e) Landlocked or without adequate access;
 - f) Lacking an adequate water supply;
 - g) Lacking an adequate sewage disposal; etc.

The minimum 1,200 square feet lot size requirement may create lots too narrow and with insufficient street frontage space to accommodate vehicle driveways, underground utilities and utility boxes, street light poles and other street appurtenances. Accordingly, we suggest the following amendments:

(g) Notwithstanding any other law, county ordinance, or rule to the contrary, the director of the county agency responsible for land use shall may give final approval for any application for subdivision, consolidation, or resubdivision of parcels within the state urban land use district; provided that:

(1) All resulting parcels are residentially zoned and at least ~~one thousand two hundred~~ three thousand five hundred square feet in area;

(2) The parcel being subdivided is not located on a site that is:

- (A) Designated as important agricultural land;
- (B) On wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW2;

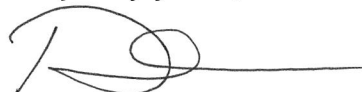
The Honorable Donovan M. Dela Cruz, Chair
and Members of the Committee on Ways & Means
Hawai'i State Senate
Senate Bill No. 3202, SD 1
February 23, 2024
Page 4

- (C) Within a floodplain as determined by maps promulgated by the Federal Emergency Management Agency;
- (D) A habitat for protected or endangered species;
- (E) Within a state historic district or designated as a historic property on the Hawaii register of historic places or the national register of historic places;
- (F) Within lava zone one or lava zone two, as designated by the United States Geological Survey; or
- (G) Within the special management area, as defined in section 205A-22;
- (H) Subject to any land condition or features that render the site unsuitable or hazardous to the health, safety and welfare of the future residents or the surrounding community."

We look forward to working with the legislature to further develop this bill.

Thank you for the opportunity to testify.

Very truly yours,



Dawn Takeuchi Apuna
Director

February 23, 2024

The Honorable Donovan M. Dela Cruz, Chair

Senate Committee on Ways and Means
State Capitol, Conference Room 211 & Videoconference

RE: Senate Bill 3202, SD1, Relating to Urban Development

HEARING: Friday, February 23, 2024, at 10:30 a.m.

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee:

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 Senate Bill 3202, SD1, which 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 resubdivided 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. 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. Takes effect 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>



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facebook.com/AARPHawaii

**The State Legislature
Senate Committee on Ways and Means
Friday, February 23, 2024
Conference Room 211, 10:30 a.m.**

TO: The Honorable Donovan Dela Cruz, Chair
FROM: Keali'i Lopez, State Director, AARP Hawaii
RE: Strong Support for S.B. 3302 SD1 -Relating to Urban Development

Aloha Chair Dela Cruz, and Members of the Committee:

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 S.B 3202 SD 1 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.

S.B. 3202 SD1 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. S.B. 3202 SD1 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 S.B. 3202, SD1.



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.com
admin@hawaiiyimby.com

Friday, February 23, 2024

Senate Committee on Ways and Means
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for SB 3202 SD1 - RELATING TO URBAN DEVELOPMENT

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

On behalf of Hawai'i YIMBY, I'm writing to support SB 3202 SD1, which would legalize missing middle housing in the urban zone and reduce minimum lot sizes, with protections for infrastructure capacity and long-term rentals.

Solving our housing crisis demands a multifaceted approach. We need to build a lot of high density housing along the rail line, but we also need to make missing middle housing legal and feasible across low-density areas of the urban zone. SB 3202 is a powerful solution 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 counties retain the ability to ensure adequate infrastructure capacity.

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,
Damien Waikoloa
Co-Lead, Hawai'i YIMBY



February 23, 2024

TO: Chair Dela Cruz and members of the Hawai'i State Senate Ways and Means Committee
RE: SB 3202 RELATING TO URBAN DEVELOPMENT

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 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.

SB 3202 helps correct our broken zoning codes which make "missing middle housing" illegal.

We support SB 3202, the "Missing Middle Housing" Bill, and recommend the following amendment:

- Add additional paragraph (d) before line 6 page 6:
 - County agencies responsible for approving or rejecting building permits under this section due to lack of infrastructure shall digitally post and regularly update resources and maps identifying areas subject to permit rejection for public inspection.

This amendment will help to identify areas with low infrastructure capacity that can be targeted for improvements.

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.

Please vote yes to Missing Middle Housing. 👍

Thank you,



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



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for S.B. 3202 SD1 – Relating to Urban Development
Senate Committee on Ways and Means
Friday, February 23, 2024, at 10:30 AM, Conf. Rm. 211 and via Videoconference

Dear Chair Dela Cruz, Vice Moriwaki, and fellow committee members:

Thank you for the opportunity to express our strong **SUPPORT for S.B. 3202 SD1**, which would allow for four-plex by right development and reduce barriers to achieving missing middle housing options by reducing 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 SD1 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, S.B. 3202 SD1 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. S.B 3202 SD1 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.

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East Honolulu

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North Shore

Greater Waikiki

STAFF

Winston Welch
Executive Director

Jacqueline Wah
Operations Director

Myles Ritchie
Programs Director

Helping to keep Hawai'i
clean, green, beautiful,
livable and sustainable
since 1912



February 20, 2024

RE: OUTDOOR CIRCLE OPPOSITION TO SB3202 and HB1630 Related to forced increase of densification requirements by Hawaii Counties

Dear Senators and Representatives,

The Outdoor Circle has long stood for good planning and zoning laws in our communities. SB3202 and HB1630 take away the ability of our counties to make decisions which are best for their communities.

Forcing densification on neighborhoods is simply not the right way to approach the housing issues we face. The potential changes to neighborhoods may result in massive changes to a character and livability of certain areas, and these are best addressed at the local level.

We understand that there is a desire for more housing at all levels, especially workforce and lower income housing. We can accomplish this through smart planning that takes into account local concerns that a bill like these proposed SB3202 and HB1630 simply cannot address.

For the many reasons other testifiers have given with specifics on this issue, we ask that you do not advance this one-size-does-not-fit-all approach and oppose these bills.

Thank you,

Winston Welch, Executive Director
The Outdoor Circle



February 22, 2024

Senator Dela Cruz, Chair
Senator Sharon Moriwaki, Vice Chair
Committee on Ways and Means

RE: **SB 3202 SD1– RELATING TO URBAN DEVELOPMENT**
Hearing date – February 23, 2024 at 10:30 AM

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **SUPPORT OF SB 3202 SD1– 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.

SB 3202 proposed several creative solutions to provide additional housing in Hawaii which include:

1. Allowing for the development of at least four homes per lot 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 one thousand two hundred 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.

Senator Dela Cruz, Chair
Senator Sharon Moriwaki, Vice Chair
February 22, 2024
Page 2

Accordingly, NAIOP Hawaii supports SB 3202 SD1 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



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

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Josh Feldman
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Alicia Moy
Ed Schultz

Josh Wisch
President & Executive Director

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HolomuaCollaborative.org

Page 1 of 2

Committee: Senate Committee on Ways and Means
Bill Number: SB 3202, SD1, Relating to Urban Development
Hearing Date and Time: February 23, 2024 at 10:30am (Room 211)
Re: Testimony of Holomua Collaborative in support

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Committee Members:

We write in support of SB 3202, SD1, 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 at least 5,000 square feet of land to be allowed to build a single-family home. This raises the cost of building a single-family home, making it financially challenging for many families.

The limited availability of land, coupled with minimum lot size requirements, guarantees higher housing prices that are unaffordable to most. This has resulted in the displacement of long-time local families as housing options have become increasingly unattainable. The need for a solution is critical to addressing the housing affordability crisis and keeping local families in Hawai'i.

SB 3202 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;
- By encouraging housing for more people in the urban state 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,



Josh Wisch
President & Executive Director

Feb. 23, 2024, 10:30 a.m.
Hawaii State Capitol
Conference Room 211 and Videoconference

To: Senate Committee on Ways and Means
Sen. Donovan M. Dela Cruz, Chair
Sen. Sharon Y. Moriwaki, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: TESTIMONY IN SUPPORT OF SB3202 SD1 — RELATING TO URBAN DEVELOPMENT

Aloha Chair Dela Cruz, Vice-Chair Moriwaki and Committee Members,

The Grassroot Institute of Hawaii would like to offer its strong support for [SB3202 SD1](#), a far-reaching bill that seeks to grow housing by removing many of the barriers to the construction of smaller and more economical units.

The aim of this bill is to boost the construction of smaller, more affordable “starter homes” across the state, thereby incentivizing homebuilders to build smaller houses and bring down the cost of housing statewide.

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 addressed many of the provisions found in this bill.¹

Specifically, SB3202 SD1 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.

¹ Jonathan Helton, [“How to facilitate more homebuilding in Hawaii.”](#) Grassroot Institute of Hawaii, December 2023, p. 6.

One of the most significant elements of SB3202 is its embrace of smaller lots as a way to promote the construction of smaller, more affordable homes — often called “missing middle” or “starter homes.”

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.

“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,” wrote Helton in the Grassroot report. “If smaller lots were allowed, thus reducing project costs, homebuilders would find it financially feasible to build smaller, less expensive homes”²

In order to be feasible, subdivision of lots must be accompanied by adjustments to rules regarding setbacks and floor area ratios, which this bill includes.

It must be noted that the bill allows for subdivision to lots of 1,200 square feet, but it does not require it, thereby allowing lot size to be determined by the project and available space.³

Finally, SB3202 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 existing structures 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 in Hawaii. That alone makes it one of the most important pieces of legislation you will consider this year.

We strongly urge you to pass SB3202 SD1.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

² [Ibid](#), p. 6.

³ [Ibid](#), p. 16.



Chamber of Commerce HAWAII

The Voice of Business

**Testimony to the Senate Committee on Ways and Means
Friday, February 23, 2024 at 10:30AM
Conference Room 211 & Videoconference**

RE: SB3202 SD1 Relating to Urban Development

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee:

The Chamber of Commerce Hawaii ("The Chamber") **supports SB3202 SD1**, which serves to remove imposed barriers under current zoning regulations to enable the building of smaller, more affordable homes for local families in Hawai'i.

The Chamber completed its 2030 Blueprint for Hawaii Initiative earlier this year. The vision was to create a data-based action plan for business to lead and shape Hawaii's economic future as a top place to do business. We connected with stakeholders from business, government & community to shape goals and priorities and develop a strategy that presents achievable policy reforms and metrics to increase Hawaii's economic competitiveness. Through interviews, focus groups, surveys, and extensive research the vision for economic success was reportedly increasing affordable housing options, and reducing out-migration.

As we are aware, land comprises the majority of the expenses associated with single-family housing in Hawai'i. Compounding this issue is the requirement across much of the state for a minimum of 5,000 square feet of land to construct a single-family dwelling. This mandate directly drives up construction costs and encourages the development of larger, more expensive homes. Consequently, this narrows the housing market to wealthier families, leading to the displacement of many longtime local residents. With these reasons at top of mind, the Chamber is in full support of the passage of this measure.

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 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 this opportunity to testify.



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

HEARING BEFORE THE SENATE COMMITTEE ON
WAYS AND MEANS
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 225
Friday, February 23, 2024, 10:30 A.M.

To The Honorable Senator Donovan M. Dela Cruz, Chair
The Honorable Senator Sharon Y. Moriwaki, Vice Chair
Members of the committee on Ways and Means

SUPPORT SB3202 SD1 RELATING TO URBAN DEVELOPMENT

The Maui Chamber of Commerce **SUPPORTS SB3202 SD1.**

Housing is a top priority for the Maui Chamber of Commerce and continues to be so as the crisis escalates following the wildfires and it directly impacts businesses and our economic revitalization. Before the wildfires, we needed over 10,000 units by 2025, but that number has only increased as 3% of our housing was lost in Lahaina. This is one of the main factors in the ever-increasing pricing of housing.

We agree the inequality in housing opportunities for so many households statewide and the effects of those 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 their 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, parking requirements, and other design standards.

For these reasons, we **SUPPORT SB3202 SD1.**

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.

SB-3202-SD-1

Submitted on: 2/23/2024 5:28:37 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
David Z. Arakawa	Testifying for Land Use Research Foundation of Hawaii	Support	Written Testimony Only

Comments:

The Land Use Research Foundation of Hawaii **supports** SB 3202, SD1, which 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 resubdivided 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.

Testimony on Senate Bill No. 3202
Relating to Urban Development
Friday, February 23, 2024 at 10:30 am
Conference Room 211 & Videoconference
State Capital
415 South Beretania Street

Members of the Committee:

My name is Lori Dalton, a resident of Hawaii county. I am in STRONG SUPPORT of SB 3202. The bill aims to address Hawaii's urgent housing crises.

Hawaii has struggled with exorbitant housing costs that outpace income growth. This makes it incredibly difficult for families like mine to afford safe and stable housing. After graduating college, I was excited to start my career and pursue a dream of home ownership. However, finding an affordable place to live is proving to be a difficult task. Housing prices have skyrocketed, making it nearly impossible for even professionals to secure housing. In addition to financial barriers, the influx of wealthy out-of-state buyers and investors, leads me often to be outbid and priced out. Despite my strong ties to my community and my desire to continue to raise my family in Hawaii, I am discouraged and disheartened by the seemingly insurmountable barriers to affordable housing. Like many of my peers, I am left wondering if I will ever be able to afford a place to call home in the state I was born in. The impact of Hawaii's housing crisis extends far beyond economic concerns. It affects the well-being of individuals and families, and undermines our state's overall prosperity.

SB 3202 offers solutions to alleviate the burden of high housing costs and increase access to affordable housing options. By allowing for the development of a minimum of four homes per lot in the state urban land use district and approving subdivisions of parcels with a minimum lot size of one thousand two hundred square feet, this bill paves the way for the construction of much-needed housing units. Furthermore, SB 3202 addresses regulatory barriers that hinder housing development by streamlining the approval process and providing flexibility for counties to adopt reasonable standards for construction. These measures will not only increase the supply of housing but also promote sustainable and inclusive growth, benefiting our communities. SB 3202 represents a step towards addressing these challenges and ensuring that all residents of Hawaii have access to safe, affordable housing.

I urge you to support SB 3202 and take action to address Hawaii's housing crisis.

Mahalo for the opportunity to testify!

Lori Dalton
Pahoa, Hawaii

SB-3202-SD-1

Submitted on: 2/17/2024 12:37:28 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Support	Written Testimony Only

Comments:

Aloha Senators,

My name is Jacob Wiencek, Chairman of Hawaii Young Republicans, and in my personal capacity I urge the committee to **support** this legislation. Housing costs are making Hawaii far too unaffordable for middle and working class families. Young people are leaving our state in droves because they cannot afford to live here. The status quo is failing and unacceptable. This legislation is part of the solution to increasing the supply of housing. Pass this bill NOW!

SB-3202-SD-1

Submitted on: 2/17/2024 2:34:23 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

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

Comments:

Please SUPPORT SB3202

This bill, by reducing minimum lot sizes would increase the housing supply, especially less expensive homes.

Please SUPPORT SB3202

SB-3202-SD-1

Submitted on: 2/17/2024 9:18:52 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Amanda Wilson	Individual	Support	Written Testimony Only

Comments:

Like many middle and low income residents of Maui, I am in a lurch when it comes to housing. I am one of the extremely lucky ones, though, because I could finally scrape together enough money to buy a small condo just before COVID hit.

My mother needs to move in with me and my six year old, though, and we don't have the room. So now I am looking at homes that are too delapidated to inhabit that are \$600,000. Or a 100 year old plantation house for \$800k that requires a renovation loan.

I am a single mom who has worked in education my entire career, both at Kihei Charter School and now Kamehameha Schools Maui, but I am not able to afford a place that can fit my family.

Passing this bill and other like it that reform the codes to allow for more housing to be built is imperative. Without it, I imagine everyone who is not in the top 5-10% of earners that has not already bought a home will eventually be pushed off the island.. including our children who are going off to college, hoping to return to be able to buy a home someday.

SB-3202-SD-1

Submitted on: 2/18/2024 3:05:24 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Charles Prentiss	Individual	Oppose	Written Testimony Only

Comments:

Mistakingly assumes public infrastructure will be provided. The lot size is too small to meet septic systems and water well requirements.

SB-3202-SD-1

Submitted on: 2/20/2024 4:01:52 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Angela M Britten	Individual	Oppose	Written Testimony Only

Comments:

I am writing in vehement opposition to SB3202.

- on Oahu, we have 80,000 housing units that have been permitted but not built. Let's start with building those units before we change our zoning.
- passage of this bill will drive property values even higher and make it more unaffordable to live in Hawaii.

I believe this will negatively alter our neighborhoods and drive up property values making it even more difficult for local residents to remain here. Please do not pass this bill.

SB-3202-SD-1

Submitted on: 2/20/2024 4:27:20 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Stephen H. Yuen	Individual	Oppose	Written Testimony Only

Comments:

3202 SB RELATING TO URBAN DEVELOPMENT

Feb 23, 2024 10:30 AM

This testimony is written in **strong opposition** to SB3202.

Architect and life-long resident.

Before adopting such legislation, the State should look for ways to encourage the counties to get the many unbuilt homes already approved and permitted under construction and built.

Before adopting such legislation, the State should look closer at the county zoning and prevent this legislation from being used to disrupt older working class neighborhoods like Kaimuki, where many lots are already smaller 5000sf zoning lots and even current allowances for maximizing floor area have resulted in loss of quality of life, lack of street parking, chopping down of large trees, attempts to build monster homes.

Consider avoiding current legislation which would allow an interpretation of 4 homes on a 1200sf lot in an area of older homes like Kaimuki or Kapahulu—this would be equal to over 145 homes per acre which is similar to Kakaako where zoning allows towers of 400 feet height (3.5FAR).

Consider instead legislation that starts at R-10, where 10,000sf lot neighborhoods can be used more creatively, and still allow trees, and sidewalks without continuous driveways filled with cars, or where monster homes can fit in more easily. This occurs in later, large lot neighborhoods like Kahala, Aina Haina or Hawaii Kai.

Or better yet, avoid R zones altogether and target this increase in B, BMX, apartment, AMX and other zoning where in other parts of the US communities have inserted residential with great success

SB-3202-SD-1

Submitted on: 2/20/2024 5:21:58 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Vanessa Distajo	Individual	Oppose	Written Testimony Only

Comments:

Dear Chair De La Cruz and Senators of WAM,

Please accept this letter of testimony in OPPOSITION to all versions of SB 3202 and HB 1630, relating to urban development, which, “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...”

These two bills would have alarming ramifications for historic communities like Mānoa, which happen to reside in the State's urban district. Our community is mainly zoned R-5 and R-7.5 for single family homes. Many of these "single family homes" are actually occupied by multigenerational families pooling their money to afford expensive mortgages. We have aging infrastructure, including sewer systems which cannot handle the current capacity; frequent power outages; and narrow, substandard roads with non-existent sidewalks that may impede safe evacuation in case of fires. There are already traffic, parking, noise, and density issues in many Mānoa neighborhoods due to the proliferation of monster houses and temporary vacation rentals such as Airbnb and VRBO. Furthermore, maximizing construction in the fashion that the bills would allow will increase the amount of concrete in the watershed, creating more street run off, nonpoint source pollution, and flooding risk, while devastatingly decreasing the amount of permeable land, green space, and canopy trees that are needed for a healthy community and sustainable environment. These environmental impacts are paramount because if we do not make wise choices with respects to urban planning, then we may end up with fresh water shortages in the future. We need smart development!

Our neighborhoods have a carrying capacity. Counties should determine zoning for individual communities after considerable community engagement. Other means of increasing affordable "middle" housing should be pursued, such as improving and expediting the permitting processes; eliminating short term rentals; or supporting housing in the second city of Kapolei or along the rail line. Therefore, I implore you to OPPOSE both SB 3202 and HB 1630.

As a final thought, please consider that the average local person is busy working and does not have time to peruse housing related bills. The testimony on the bills thus far has mainly been from construction industry insiders, lobbyists, and affordable housing advocates. Your constituents most likely don't know what is going on and how your vote will forever change their neighborhoods and impact the future of their families.

Thank you for your consideration!

Sincerely,

Vanessa Distajo

SB-3202-SD-1

Submitted on: 2/20/2024 7:08:54 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Keith Watanabe	Individual	Oppose	Written Testimony Only

Comments:

We have been trying to reign in the building of 'monster houses' for years now. Now, this bill would allow even greater density and more units than even the monster houses. I strongly oppose this bill, as it will surely destroy ALL of the residential areas throughout the state.

Legislators should keep in mind the unintended consequences of their actions. This bill is in line with the Democratic party's war on single family houses which is well known nationally.

SB-3202-SD-1

Submitted on: 2/20/2024 7:14:00 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Martha Jenkins	Individual	Oppose	Written Testimony Only

Comments:

I adamantly oppose this shortsighted attempt to address O'ahu's housing crisis. Investors will directly profit from this legislation while working 'ohana will suffer. I am an educator, mother, and Kaimukī resident. Our 'ohana is feeling the direct financial impacts of increased property taxes due to the monster houses developed in our block. Like many others before and after us, we may be priced out soon. Our keiki was born in his hale, 6th generation keiki o ka 'āina and I highly doubt he will be able to live in here in the future.

As an alternative, Honolulu should take a closer look at the 80,000 issued permits that have yet to be built, before drastically pushing our 'āina past its carrying capacity. Mahalo a me ke aloha.

Jeannine Johnson
5648 Pia Street, Honolulu, Hawai'i 96821
Phone: (808) 691-7261 (w)
February 20, 2024

Senate Committee on Ways and Means

Sen. Donovan Dela Cruz, Chair

Sen. Sharon Moriwaki, Vice Chair

Re: SB3202SD1 Relating to Urban Development

Hearing: Friday, February 23, 2024 at 10:30 am in Conference Room 211

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Honorable Committee Members,

I vehemently oppose SB3202SD1 which 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 resubdivided 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.

In the later part of the last century, developers had free rein to build hotels in filled-in wetlands, thousands of homes in filled in fishponds and thousands of condos in a filled in salt lake resulting in a wholesale loss of our cultural resources. In this century, though, because of environmental and cultural concerns the public has regarding Hawaiian burial sites, horrendous traffic due to overbuilding and unfettered growth, dwindling water capacity, and inadequate infrastructure, laws were passed to restrict monster homes like the one at 3615 Sierra Drive Honolulu to protect and preserve the character of our residential neighborhoods. It was gratifying to know that the Building Board of Appeals recently upheld the revocation by the Department of Planning and Permitting (DPP) of the developer's building permit for three two-story houses, with 17-1/2 bathrooms, and 4 wet bars, on a single 19,000- square-foot lot.

I shudder to think what would happen if SB3202SD1 were enacted in our bedroom communities in East Honolulu where we have **the** highest property values, homes built in the 50s with one car garages and narrow streets that are already crowded with residents' cars. Allowing for a minimum of 4 dwelling units on a minimum lot size of 1,200 sq. ft. and allowing for parcels to be subdivided to 1,200 sq. ft., would mean that on a typical 10,000 sq. ft. lot, developers could technically build 32 dwelling units. Look no further than Kaka'ako with all of its

overpriced condos instead of affordable workforce housing for what will eventually become of these “affordable” units. Instead, passage of SB3202SD1 will allow even more density than monster homes and even higher property values, making it even more unaffordable to live in Hawai‘i. It will defy our residential lot standards that limit building height, coverage, paving; remove landscaping, causing temperatures to rise; increasing traffic and noise; and the long-term cumulative impact of this transformation will adversely affect the character of our existing neighborhoods.

This is unacceptable, I can only assume that **the real purpose of this bill is to benefit realtors, foreign investors and the state and county coffers** which would outprice our local community AGAIN.

Council vice-chair Esther Kiaaina recently said “Blatant violation of city ordinances should not be tolerated, and unfortunately some monster homes developers have been getting away with building homes that are out of character with surrounding neighborhoods.” Now the Legislature wants us to tolerate their giving developers carte blanche to build even bigger monstrous homes in our neighborhoods in total disregard for their constituents' wishes.

Your opposition is therefore respectfully requested.

Mahalo,


Jeannine Johnson

cc: Sen. Stanley Chang
Rep. Gene Ward
Rep. Mark Hashem
Council Chair Tommy Waters

SB-3202-SD-1

Submitted on: 2/20/2024 10:23:07 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Kauai Lucas	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Honorable WAM Committee Members, SB3202SD1 is a bad bill for a livable Hawai'i.

Honolulu City Council Vice-Chair Esther Kiaaina said it so well recently: “Blatant violation of city ordinances should not be tolerated, and unfortunately some monster homes developers have been getting away with building homes that are out of character with surrounding neighborhoods.”

Please do the hard work of increasing density only where it's appropriate. **Let's not drive more residents away with ghettoized subdivisions, to more livable and affordable housing on the Continent.**

me ka pono,

Kauai

SB-3202-SD-1

Submitted on: 2/21/2024 8:49:37 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

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

Comments:

These proposed changes are just too extreme. First of all, the subdivision clause applies to the entire state urban district, not just existing residential-zoned areas. This would allow new residential subdivisions to take over commercial, business, and even parks and other green space (P1 and P2) zones. Also, the small subdivision size, combined with the new "at least four residential units" clause, would allow an existing R7.5 lot to be subdivided into 6 R1.2 lots, which then could each have four units. This amounts to 24 potential residential units over a 7500 sqft area. This promotes a larger quantity of units in a smaller area, which also tends to make each unit smaller (either in number of bedrooms or size of each room or both). The often cherry-picked 2019 Housing Study that claimed we need 50,000 new housing units was also quite clear that the demand was for larger units with more bedrooms, yet many of these proposed policy changes are singularly focused on raw quantity, which is counter-productive if it does not produce the specific types of larger housing units that are actually needed.

SB-3202-SD-1

Submitted on: 2/21/2024 8:56:38 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Taylor B	Individual	Oppose	Written Testimony Only

Comments:

- On Oahu, we have 80,000 housing units that have been permitted but not built. Let's start with building those units before we change our zoning.
- I am tired of our housing shortfalls being dumped in our older working class neighborhoods. This is common sense.
- Passage of this bill will drive property values even higher and make it more unaffordable to live in Hawaii

SB-3202-SD-1

Submitted on: 2/21/2024 10:09:51 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Carolyn Shigemura	Individual	Comments	Written Testimony Only

Comments:

I Oppose SB3202 And do not want it to apply to Single Family Residential districts R10, R7.5, R5,. the densitiies will be too high. Instead shake up the Building Department and have them reach out to the 80,000 properties that already have building permits that have not been built. Figure out way to help them get built with less red tape and time required.

SB-3202-SD-1

Submitted on: 2/21/2024 10:13:37 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Patrick Watson	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I strongly oppose SB3202 SD1 as it will create more unwanted density, traffic and infrastructural burdens on our already overcrowded and overpriced residential areas, It could be interpreted as an attempt to legalize monster homes by turning a single family residential space into an apartment complex and could further harm overcrowded schools, recreational spaces, hospitals and roads, potentially creating a Lahaina scenario for every community.

According to the DPP's annual report, there are 80225 approved and permitted housing units that have not yet been built. Rather than recklessly suggest we subdivide residential properties and further add to an irresponsible explosion of urban density, with little regard to how to properly sequence this growth, start with restoring balance to the current burdens faced by our local government, the DPP, law enforcement, and social services. As it has been mentioned over and over again, there are not enough personnel currently available to properly and responsibly monitor and police our existing rate of development.

Short term rental properties on Maui and Oahu account for a combined 40,000 units. By converting those into long term rentals, the Senate could quickly resolve 80% of the 50,000 units currently required to make up for the shortfall of available dwellings. Ban foreigners and non-residents of Hawaii from purchasing and developing property in Hawaii. That would be a wise use of an emergency proclamation.

From my 57-year-old perspective as a kama'āina and kānaka maole of Oahu and Kaimuki, I have observed first hand how our neighborhoods have changed from safe to dangerous. People are driving more mainland style crazy and angry as traffic and parking spaces become more crowded and more frustrating to navigate. Our world famous beaches are turning into trash dumps and homeless camps. Drinking water resources are diminishing. Storm water and coastal erosion is causing increasing property damage and water pollution. Schools and neighborhoods are seeing more violence, murder and drugs as latchkey kids suffer neglect from both parents having to work extra jobs because the cost of living (housing, food, gas) has skyrocketed.

We are racing towards a perilous cliff as is. How is promoting more density in our residential areas and transforming green spaces into more rooftops going to solve this?

Mahalo and God bless you,

Patrick Watson

SB-3202-SD-1

Submitted on: 2/21/2024 11:14:54 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
jerry lam	Individual	Oppose	Written Testimony Only

Comments:

My name is Jeremy Lam and I am submitting testimony in oppositon to SB3202. We in our communities have worked hard to maintain the current land use laws regarding height and density and inhabitants in our single family home neighborhoods. We value our right to live in neighborhoods we choose, where no legislator can merely come in and build more dwelling units on a small lot, construct a monster home, or even a semi apartment building in a a district which is zoned for single family homes on one property. DPP cannot enforce the laws we have let alone try to cover this new change in zoning. Please do not support this egregious bill. Stanley Chang has ALWAYS wanted to increase densiry anywhere and everywhere. He should find apartment zones or other industrial places which are more appropatiate! Please vote no on SB3202! 808 222 5235 drjlam@aol.com

SB-3202-SD-1

Submitted on: 2/21/2024 1:19:18 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Vernelle Oku	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill.

Making our neighborhoods overcrowded and overbuilt would change the beautiful character of Hawaii's residential areas to densely populated, squalid third world conditions.

Please help us preserve the culture and character of our historic and unique neighborhoods.

Thank you for your attention and consideration.

SB-3202-SD-1

Submitted on: 2/21/2024 1:25:07 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Millicent Cox	Individual	Oppose	Written Testimony Only

Comments:

I am opposed to SB3202 because we do not need to make our neighborhoods more dense for reasons of good community and safety. A reduction in the use of single family homes for short term vacation rentals and the building of permitted single family homes would go a long way to meeting the need for more family homes while keeping neighborhood values.

SB-3202-SD-1

Submitted on: 2/21/2024 1:50:22 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Glenn Otaguro	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE SB3202.

**SENATE COMMITTEE ON WAYS AND MEANS DECISION-MAKING HEARING
FRIDAY, FEBRUARY 23, 2024
10:30 AM**

**TESTIMONY IN STRONG OPPOSITION TO SB 3202, SD1
“RELATING TO URBAN DEVELOPMENT”**

Senate Bill 3202 introduced by Stanley Chang would **drastically** alter established and historic neighborhoods throughout the State by allowing up to 4 dwelling units per single-family residential lot, essentially replacing single-family homes and neighborhoods with multi-complex housing.

SB 3202 would allow for *more density and dwelling units per single-family lot than the illegal monster homes* equally serving to benefit outside investors and increase property values and taxes, therefore becoming and continuing to be unaffordable to the detriment of local residents and their families by driving property values even higher and making it more unaffordable to live in Hawai'i.

The Honolulu Department of Planning and Permitting's annual report discloses on page 23, Table II-2, that *80,225 housing units have been approved and permitted but have not been built*. This is a building problem, not a housing or re-zoning issue. Instead of launching a wrecking ball to land squarely on established single-family neighborhoods, the State Legislature should comprehensively determine why the approved and permitted housing has not been built.

And to compound this unwarranted conundrum, 10,000-14,000 short-term rental units on O'ahu and 31,000 short-term rental units on Maui continue to consume the local housing supply, which should also be addressed and rectified by the State Legislature based on comprehensive planning and zoning methodology comprised of sound planning principles.

SB 3202 alarmingly promotes allowing a minimum of 4 dwelling units on a minimum lot size of 1,200 square feet, thus a single-family home would be converted to 32 dwelling units on a subdivided 10,000 square-foot lot. Even with 3 dwelling units on a minimum lot size of 2,000 square feet, 15 dwelling units would be compressed into each single-family lot within O'ahu's established and stable communities, including Manoa, St. Louis Heights, Palolo, Kaimuki, Diamond Head, Kahala, Hawaii Kai, Waimanalo, Kailua, Kaneohe, Hau'ula-Lai'e-Kahuku, Haleiwa, Waialua, etc. according to the "urban state land use districts" defined by the State Land Use District Boundaries Map. Clearly, it is the rightful duty of the counties to determine density and zoning with comprehensive community-based engagement.

Supporters of SB 3202 and similar mislead measures have villainized single-family residential zoning, and choose to ignore the fact that many single-family homes become multi-generational and are affordably conveyed to younger family members who could not otherwise remain in Hawai'i Nei.

Moreover, water, wastewater and road infrastructure have finite carrying capacities on each Island, and our established single-family residential districts have been planned accordingly. As cumulative consequences of SB 3202, roadways serving established single-family neighborhoods are too narrow to accommodate massive overflow parking causing one-way stop-and-go traffic flow, impeding first responders and safe evacuation in case of fires; and the loss of trees advocated by the State and local governments to mitigate heat-reflecting concrete and climate change will compound the cumulative consequences of this mislead measure.

In conclusion, careless quick-fix approaches neglecting sound planning practices serve only to compound the continuing problems. The state of our Islands, the needed respect for our established communities, and the quality-of-life and well-being of our local families all depend on sound land use planning practices and protection of our finite natural environment.

Please kill Senate Bill 3202.

**SENATE COMMITTEE ON WAYS AND MEANS DECISION-MAKING HEARING
FRIDAY, FEBRUARY 23, 2024
10:30 AM**

**TESTIMONY IN STRONG OPPOSITION TO SB 3202, SD1
“RELATING TO URBAN DEVELOPMENT”**

Senate Bill 3202 would significantly alter established and historic neighborhoods throughout the State by allowing up to 4 dwelling units per single-family residential lot, essentially replacing single-family homes and neighborhoods with multi-complex housing.

SB 3202 promotes allowing a minimum of 4 dwelling units on a minimum lot size of 1,200 square feet, thus a single-family home would be converted to 32 dwelling units on a subdivided 10,000 square-foot lot. Even with 3 dwelling units on a minimum lot size of 2,000 square feet, 15 dwelling units would be compressed into each single-family lot within O’ahu’s established neighborhoods, including rural communities such as Waialua and Haleiwa.

This bill would turn these North Shore communities into high-density areas that defy the ‘keep the country country’ vision we have tried so hard to protect; and direct development away from Transient Oriented Development which was a driving force in new housing especially affordable housing. Has this now changed?

This bill usurps the rights of the counties to determine density and zoning with comprehensive community-based engagement. This bill blows all our development and sustainable plans away and does not consider community input and desires.

Please note that Waialua is slated for a 300+ affordable rental project, so this is NOT a case of NIMBYISM. This is about protecting and maintain community character.

The impact to infrastructure will be quick and negative. What will you do when it is not possible to serve all these houses with water, sewer, or electricity due to the stress on the current infrastructure? The cost to expand will be borne by all residents including those least able to afford it.

Finally, this will further encourage speculation and flipping in the real estate market. Many of these homes will not be sold to local families but to offshore investors, military, and other transplants. The monster homes we are seeing in Metro Honolulu are not being built by locals but by Chinese investors who buy up these lots and then overbuild. The North Shore already too many offshore owners and illegal vacation rentals. This bill will exacerbate the situation. We need sound planning that will provide much needed housing as well as protect the environment. Overbuilding will not solve our problem but will turn paradise into a parking lot.

Mālama ‘āina,

Kathleen M. Pahinui
Waiaua, North Shore, O’ahu

SB-3202-SD-1

Submitted on: 2/21/2024 3:06:12 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Brett Kurashige	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose SB3202. These proposed changes are just too extreme. First of all, the subdivision clause applies to the entire state urban district, not just existing residential-zoned areas. This would allow new residential subdivisions to take over commercial, business, and even parks and other green space (P1 and P2) zones. Also, the small subdivision size, combined with the new "at least four residential units" clause, would allow an existing R7.5 lot to be subdivided into 6 R1.2 lots, which then could each have four units. This amounts to 24 potential residential units over a 7500 sqft area. This promotes a larger quantity of units in a smaller area, which also tends to make each unit smaller (either in number of bedrooms or size of each room or both). The often cherry-picked 2019 Housing Study that claimed we need 50,000 new housing units was also quite clear that the demand was for larger units with more bedrooms, yet many of these proposed policy changes are singularly focused on raw quantity, which is counter-productive if it does not produce the specific types of larger housing units that are actually needed. Mahalo for your consideration.

SB-3202-SD-1

Submitted on: 2/21/2024 3:19:46 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Sidney Lynch	Individual	Oppose	Written Testimony Only

Comments:

Aloha Ways and Means Committee

I oppose this bill. Finish the rail and keep to your TOD development for increase in density. Don't put more density in the valleys that will be sold as second homes or vacation rentals. Enough of those already.

Greatly increase the property tax for second home owners and residential investment owners and build affordable rental housing for seniors who are being priced out of the market.

SB-3202-SD-1

Submitted on: 2/21/2024 4:14:54 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Noela von Wiegandt	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I oppose this Bill SB3202 strongly.

We have been working for Years to stop the Monster Home proliferation island wide and now you want to do this!? Our infrastructure cannot handle this. Also there are many approved building permits for 80,225 housing units THAT HAVE NOT BEEN BUILT, WHY? it's true that housing is needed but to allow this bill to pass will destroy what little is left of normal residential neighborhoods. Get the 80,225 units built first, fill up the Kakaako high rises which was built for workforce housing, at AFFORDABLE rental rates, as of now majority of those units are owned by out of state investors and realtors. You took an Oath to protect and help the Citizens of Hawai'i, now do it please.

Thank you very much.

Noela von Wiegandt

SB-3202-SD-1

Submitted on: 2/21/2024 4:15:12 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Kathleen Funk-Linton	Individual	Oppose	Written Testimony Only

Comments:

This bill is outrageous as are others like it! We do not want our neighborhoods destroyed. Zoning is in place for a reason--to maintain order and spacing and the character of our neighborhoods.

You need to work with DPP to streamline the building process and work with builders and others who have permits to complete their projects. Allow more duplexes. Allow more conversion of unused ag land for new neighborhoods, but don't chop our existing neighborhoods to bits!

What you call the urban areas are not "urban." Others thrive in busy metro centers. I live in windward oahu a choice made to get away from all the crowding in what are the "real" urban areas. Kaneohe, Kahaluu, Kailua, Waimanalo are small towns with their own personality and feel. You would be obliterating them with the crazy minimum lots sizes and additional housing you would cram onto the size of lots and allowable # of homes per lot that are being proposed. Oh my goodness--Just NO!

Please temper your jam-packed plans and be considerate of how and why various areas develop as smaller, more spread out communities. While there may be some SMALL amount of wiggle room to allow more homes or ADUs, you cannot and should not allow more than 2 homes on a 10,000 sq ft lot. Our neighborhoods rely on YOU to keep them from being overcrowded and over run--and our streets from being clogged, our sewers, water systems and schools overloaded. Protect us, please!

Do NOT do this to our aina!! Do NOT do this to our ohana. Do NOT ruin our island home! You would be building an island none of us will want to live on.

Mahalo for voting this down!

SB-3202-SD-1

Submitted on: 2/21/2024 4:44:02 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

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

Comments:

Please pass SB 3202 SD 1 which allows, but does not require, four or more residential units to be built per residential lot within urban districts while permitting counties to impose certain restrictions. SB 3202 SD 1 limits subdivision lot size to a minimum of 1,200 square feet.

Hawaii has the highest housing costs in the nation. Adjusted for inflation, the price of existing homes in Hawaii has increased by more than 150% since 1984. Meanwhile, Hawaii’s median household income, adjusted for inflation, has risen only 24% over that time. No surprise that Hawaii has the highest percentage of homeowners paying more than 30% of income on their mortgage, the recognized maximum for home payments. No surprise this leads to household stress and drives our people to the mainland. The State’s population has declined for seven consecutive years. The people leaving include our young and others most needed for our future. It’s a tragedy that more Native Hawaiians now live outside Hawaii than in Hawaii.

Our islands need to help Hawaii’s “priced out” children, relatives, and friends find homes here. We don’t like having the world’s wealthy overwhelm this small local market with their often-vacant vacation homes.

SB 3202 SD 1 carries out the intent of Hawaii's historic land use law, which states that urban growth should be encouraged primarily in existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, not in areas where other benefits are present, such as protection of important agricultural and conservation land [1961 Act 187].

Thank you for consideration of my testimony.

Ellen Carson, Honolulu, Hawaii

SB-3202-SD-1

Submitted on: 2/21/2024 8:24:57 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lori K. Yamada	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB3202 SD1 and companion bill HB1630 H01 as written at this time.

Trying to push these bills through to be effective in two years would not give enough time for everyone involved in planning and permitting, infrastructure and land use issues to have their potential problems acknowledged and settled in time for this kind of change.

Sounds good now, but, think...rail.....

SB-3202-SD-1

Submitted on: 2/21/2024 9:27:42 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Shawn N Zaa	Individual	Oppose	Written Testimony Only

Comments:

Aloha Senators,

As a resident of Kaimuki and public school educator, I strongly oppose this SB3202 and HB1630, all versions. Our older working class neighborhoods like Kaimuki are already crowded. You can't widen our roads and fix our parking woes. Increasing density tenfold will exacerbate an already bad situation. Ban short-term rentals first and help builders build the 80,000 permitted but unbuilt housing units on Oahu. Passing this bill will ensure that local families will not be able to buy property unless they want to live in a tiny home. There are other solutions like increasing density in the low and medium density apartment districts and, again, banning short term rentals.

I humbly ask that you oppose this bill.

Thank you,

Shawn Zaa

SB-3202-SD-1

Submitted on: 2/21/2024 9:50:12 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Hokulani Lee	Individual	Oppose	Written Testimony Only

Comments:

I oppose. Please focus on getting the DPP running smoothly before trying to add more units in neighborhoods that don't want them. The permit system is so backlogged that people are waiting for 2 years just to start building their home. How can it even be suggested that more units be added without addressing that first?

When people spend their life savings on a down payment for a SFH just to spend a fortune on a mortgage they'll have for the next 30 years,.. they didn't think that they were signing up to live in a congested apartment zone. That is the opposite of what they thought they were doing when making the biggest purchase of their life.

SB-3202-SD-1

Submitted on: 2/21/2024 9:53:36 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
John Otto	Individual	Oppose	Written Testimony Only

Comments:

Senators:

I OPPOSE SB3202 and HB1630, all versions. No bill this broad will solve any housing situation in Hawaii without regulations on out-of-state and foreign investors purchasing our land for profit. I respectfully appreciate the intentions behind this bill. But, I fear these bills will create more investment opportunities and price locals out, doing the opposite of what is intended. Anyone who is financially motivated will jump at this opportunity to overdevelop our residential neighborhoods...if I didn't have a conscience and wasn't from Hawaii, I WOULD. Let's use common sense and start with banning vacation rentals statewide before we ruin neighborhoods.

Mahalo,

John Otto

Kaimuki resident

SB-3202-SD-1

Submitted on: 2/21/2024 10:04:14 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Allyson Goldman	Individual	Oppose	Written Testimony Only

Comments:

I strongly OPPOSE SB3202 SD1 and HB1630 HD1. These bills will drive property values higher and make it more unaffordable to live in Hawaii.

SB-3202-SD-1

Submitted on: 2/21/2024 10:17:45 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Gary Hirokane	Individual	Oppose	Written Testimony Only

Comments:

I am opposed to this bill.

SB-3202-SD-1

Submitted on: 2/21/2024 11:08:55 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Pat Watson	Individual	Oppose	Written Testimony Only

Comments:

Good Evening,

I do not understand why this bill is even being considered. How does any option to add any more density on Oahu make any sense at all? We are dealing with monster homes being built & rented & used illegally as it is, vacation rentals still be rented under the table, this would only add to more illegal units, tax our already fragile infrastructure. Water is already a problem, crowded parking in neighborhoods are already huge issues, but maybe I'm missing the point here, because now we'd just build more places to skirt all the rules we have in place but don't enforce. Not more than 5 unrelated people in a house, so those 16 bedrooms are all taken by relatives? Anyway this is a bad idea, in fact a horrible mistake that should never have been brought up. The last time I asked my representative about monster houses, he told me it's a County issue, since when did this change? Yes we need more houses, but this is absolutely a horrible mistake that creates more problems. This gives carte blanche freedom to the cheaters. Please don't not make Honolulu any uglier than it has become. Care enough about Honolulu to oppose this bill.

Thank you for your consideration,

Patricia Watson

SB-3202-SD-1

Submitted on: 2/21/2024 11:51:52 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Abe Shimoda	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this bill.

Surely the developers and supports of this bill do NOT reflect the interests and safety of the people and communities they were elected to represent.

What current member of our communities would wish to live next to a project that would result from this bill? To have upward of 20-30+ different neighbors on one adjacent lot? Clearly this bill seeks to overload the population density of all areas affected.

Our infrastructure continually fails with the current population density, especially in regions where Monster Homes have become numerous.

How much electricity would be required to power each unit's electrical equipment? HECO is unable to generate enough electricity with the current population demands.

How much water will be required to service these many homes and people? Will we be exponentially depleting our reserves?

Where would everyone park? How much trash and environmental pollution would accumulate? Noise would significantly increase.

Crime and domestic violence significantly increase in areas of densely populated areas. We already lack sufficient staffing of police officers throughout the island.

This appears to be another attempt to break established laws, building codes, and zoning to allow condo-like structures to enter areas reserved for a single family residence on each property. It appears that the designers of this bill seeks to demolish anti-Monster Home bills that were recently instituted. Anti-Monster Home bills that our City Council members worked tirelessly to establish with the full backing of their community members. As evident by the support of the 3615 Sierra Drive ruling.

Bill SB3202 presents as a slap in the face to the City Council and a total disregard to the wishes of those very same community members that the State Legislatures are supposed to be representing.

I strongly oppose this Bill. I would ask that you all reach out to everyone in the communities that you represent and openly/honestly inform them of your proposal, and see if your decisions are representative of their views, well-being, and safety.

Thank you.

SB-3202-SD-1

Submitted on: 2/22/2024 12:41:51 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Janyce Mitchell	Individual	Oppose	Written Testimony Only

Comments:

Dear Legislators,

I oppose this bill and urge you to do so also. This measure is simply too extreme and exacerbates existing issues without really addressing the need for affordable housing. The number of allowed units is too large and the minimum lot size too small. This measure precludes counties from restricting housing of four **or more** units and a 1200 sq ft-minimum lot size. A 7500 sq ft lot could have six units on it. Even three units on such a residential lot size would be too many. There are already concerns about monster houses, too many hard surfaces in the city, allowing water to flow to our aquifer, and the preservation of green spaces. This measure makes these and other issues worse.

The bill applies too broadly. There is no requirement that the land already be zoned for residential use. Existing green spaces (P1 and P2 zoned land, for example) anywhere in the urban district could be destroyed and replaced with units packed together.

This measure does not provide the type of housing that is needed. As indicated in a recent Civil Beat article, families are looking for 3 bedroom homes. This is the type of home they buy when they move away from Hawaii. Placing a larger number of units in a smaller space may aid developers, but does not offer a desirable place to call home for families.

This measure lacks vision. Instead of considering long term impacts as well as how and where we want what type of development, this measure opens the door for random high density development to occur on any residential lot. This is not wise urban planning.

Instead of voting for something like this bill, I encourage you to instead consider for the next session a measure that allows for mixed use housing (e.g. above commercial spaces) or facilitates a single ADU or Ohana unit. Mixed use housing may allow for more walkable neighborhood commercial districts. Ohana units/ADUs may provide families wanting live in a residential neighborhood with a yard for their kids to play in a means for affording a house. The ADU/Ohana unit could provide housing for kupuna or a rental units for young people just starting out. It would preserve the character of neighborhoods while providing desirable, more affordable homes for our people.

I urge you to vote no on this bill and look for other, better solutions in this or the next legislative session.

Thank you for your time and consideration,

SB-3202-SD-1

Submitted on: 2/22/2024 2:59:43 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Celena	Individual	Oppose	Written Testimony Only

Comments:

I stongly oppose this bill. There are 80,000 housing units that have been permitted but not built, another several thousand permits pending. If its a housing shortage that this bill is aiming to address, why don't we concentrate on the DPP shortfalls first, instead of adding to the backlog? Why don't we make it easier and less costly for families to build and provide housing for their extended ohana?

If passed, this bill will change the landscape of our local communities beyond repair. It will destroy the small, quaint communities that make hawaii. This bill is legalizing monster homes that the community has been fighting against for years...listen to the people you serve, we do not want monster homes, we do not want multifamily buildings taking over our neighborhoods, we do not want to walk outside of our homes and look out of our windows and stare at a giant apartment building where a single family home once was. **THIS IS NOT THE MAINLAND!**

I am outraged that the community is continually forced to bare the burden of a system that cannot find a solution to the need for affordable housing. This bill would do the exact opposite of what is needed and force housing prices to increase making it less affordable to live in Hawaii.

SB-3202-SD-1

Submitted on: 2/22/2024 8:22:27 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Kelly Nishimura	Individual	Oppose	Written Testimony Only

Comments:

My small voice speaks for many in our diverse, working-class communities of people who live in urban neighborhoods that will be harmed by SB3202. We who trade mangoes and avocados with our neighbors and who supplement our meals with vegetables from our gardens don't want to see our trees and backyard gardens--our small patches of urban greenery--replaced with buildings. Our landlords will cut down trees and pave over gardens to build more housing on their lots if SB3202 is passed. Please vote NO on SB3202. Mahalo nui.



February 20, 2024

RE: **OPPOSE SB3202**

Dear Senators and Representatives:

HI Good Neighbor strongly opposes SB3202 SD1 and HB1630 HD1.

We are a group of working class residents from around O‘ahu who are strongly opposed to monster houses and illegal vacation rentals, which drive up property values and price local families out. HI Good Neighbor supports the thoughtful and safe development of our residential neighborhoods.

Because of the density allowed in our R-3.5 and R-5 zoning districts, our older working class neighborhoods like Kaimukī, Kalihi, Kapahulu, Mānoa, Pālolo, etc. have been plagued by monster homes. These apartments poorly disguised as homes - 16, 20 and 30 bedroom "homes" - have skyrocketed property values. Locals cannot compete with these investors.

SB3202 SD1 and HB1630 HD1 would allow for much more dwelling units than monster houses, which would increase property values even higher. Again, who can compete with these for-profit buyers?

And this would impact most residential neighborhoods statewide and not just the “urban core” as some may think. Many residents don’t realize that the “urban state land use districts” apply to most residential neighborhoods throughout the state. This WILL NOT *keep the country country*. And, the same bad actors who build monster houses and operate illegal vacation rentals will be the same bad actors that will take full advantage of this increase in density.

And, why do we need more homes on O‘ahu when, according to the [DPP's annual report](#) (see page 23, Table II-2), we have 80,225 approved and permitted housing units on O‘ahu that HAVE NOT BEEN BUILT? So on O‘ahu, do we have a supply problem? Or, do we have a building problem? The questions to ask and solve are (1) why haven't these units been built and (2) what can the state and city do to help builders build these units?

Additionally, we have 31,000 short term rental units on Maui and 10,000-14,000 units on O‘ahu. Why isn't the legislature pushing through legislation to immediately stop all short term rentals? Again, do we have a supply problem?

Supporters of the bill have villainized single-family residential zoning. The term is misleading, especially on O'ahu, where many properties house multi-generations and have more than one dwelling unit. And again, our working class neighborhoods in the "urban core" of O'ahu are zoned for maximum density, and we are maxed out. **We are tired of the housing shortfalls being dumped in our working class neighborhoods. We are not NIMBYs. We are IMBYs because it is all over our backyards!**

Whether good or bad, single-family residential districts were designed for single-family use; planning didn't account for the drastic increase in density that these bills call for. Much of our neighborhood roadways are narrow with no sidewalks, no sewage drains...families walking to and from school along these busy streets. You really can't increase driving lanes in our older neighborhoods unless you condemn a lot of properties and displace a lot of families. And we don't even need to go on about the lack of parking and the lack of safety with the increase in cars. And how do you move people away from using their cars when the rail won't touch most communities, when families need to shuttle keiki and kūpuna?

In theory, it sounds great to repurpose our single-family neighborhoods. But the reality is the infrastructure, especially roadways, cannot be easily adapted. And many of our older working class neighborhoods also still have above-ground public utility lines. Is anyone concerned about fire safety with the increase in density?

The dryness and heat index increase along with the strain on the electrical grid could very well be a catalyst for another catastrophe like the Maui fires. What about the overall safety of our neighborhoods? **We should focus on ensuring our infrastructure can safely support greater density before increasing density. There doesn't need to be risk to public safety if we move forward thoughtfully.**

And what about the trees and green space that we are losing to all this density? More concrete heats up our neighborhoods, which contribute to factors that lead to catastrophes. Trees and green space cool our neighborhoods, capture rain (thereby reducing polluted runoff and flooding), and beautify our communities.

There's no denying that we all want affordable housing. We all want to be able to live here. Our children, grandchildren, families and friends should not be forced to leave. But, we have to be mindful in our approach. Solutions that may work on the continent, *where land is more abundant and public transportation is much more robust*, may not work on an island. We don't need band-aid, reactive fixes. We need thoughtful, proactive planning and action.

There are common sense solutions if state and county leaders are willing to take action:

- Build the 80,000 permitted housing units on O'ahu that have not been built. Why haven't they been built? Work with builders to solve that problem before creating more problems.
- Put a stop to all short term rentals in our residential districts, which again is estimated to be 31,000 on Maui and 10,000-14,000 units on O'ahu. The bills state that we need 50,000 new dwelling units to meet housing demands. With just Maui and O'ahu short term rentals, we are more than 80% there. Units that are available now - no waiting on construction!
 - This recent [StarAdvertiser article](#) mentions "incentivizing" short term rental owners. Why are we trying to appease a small minority of investment property owners? But, our leaders have no problem forcing massive density on the majority?
- Incentivize developers to build truly affordable housing. We don't need more unaffordable housing. Kaka'ako was supposed to provide workforce housing...what happened there!
- Incentivize developers to build affordable housing along the rail line as intended.
- Resolve issues with getting ADUs approved and built on O'ahu, and then incentivize property owners to build.
- Allow for more density in the low and medium apartment districts.
- Improve infrastructure before increasing density.

Your intent and work on this very important issue is greatly appreciated. However, there are better solutions that would minimally impact most residents. Please oppose SB3202 SD1 and HB1630 HD1. **Instead of creating more complex solutions, let's focus on shepherding through what we already have in place.**

Mahalo,
 Christine Otto Zaa
 On behalf of HI Good Neighbor



Testimony in Support of SB 3202, Relating to Urban Development

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee,

We write in strong support of SB 3202. 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".

Brandon Kurisu
aio Family of Companies





**Testimony to
Senate Committee on Ways and Means
February 23, 2024
10:30am
Conference Room 211 & VIA videoconference
Hawaii State Capitol
SB 3202**

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee,

We write in support of SB 3202. 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.

SB 3202 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 SB 3202 as a key part of the solution.

Thank you for the opportunity to testify.



February 23, 2024

Committee: Senate Committee on Ways and Means
Bill Number: SB 3202, Relating to Urban Development
Hearing Date and Time: February 23, 2024, 10:30am
Re: Testimony of HPM Building Supply in Support

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee,

We write in strong support of SB 3202. 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 SB 3202 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 SB 3202. I strongly encourage your support and passage of this measure.

Sincerely,

Dennis Lin
Community Relations Administrator



Michael Mohr
493 Portlock Road
Honolulu, Hawaii 96825

February 23, 2024

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Committee Members,

I write in support of SB 3202, 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



TITLE GUARANTY
HAWAII

February 23, 2024

Testimony in support of SB 3202, Relating to Urban Development

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee,

We write in strong support of SB 3202. 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 SB 3202 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 SB 3202 to help keep local working families in Hawai'i.

Sincerely,

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



TORI RICHARD

February 23, 2024

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee,

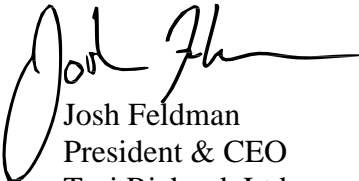
We write in support SB 3202, as it aims to streamline the construction of smaller, cost-effective homes in urban areas, benefitting local working families in Hawai'i.

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.

SB 3202 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

Statement of
Meli James
Cofounder
Mana Up

SB 3202, Relating to Urban Development

Aloha,

We write in strong support of SB 3202. 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. SB 3202 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

SB-3202-SD-1

Submitted on: 2/22/2024 10:35:52 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mary Mitsuda	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE SB3202. This is NOT about affordable housing. It is a thinly disguised, strategy to return to the monster home real estate speculation, fast and cheap construction, and crowded residential blight, and will make land and housing even less affordable for those that really need it.

SB-3202-SD-1

Submitted on: 2/22/2024 10:38:56 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
thalya demott	Individual	Oppose	Written Testimony Only

Comments:

To: The Senate Ways and Means Committee

Hearing date: Friday Feb. 23, 2024 at 10:30am

Hereby submitted: Individual testimony in opposition to SB3202, SD1 regarding urban development.

Senate Bill 3202 allows for a minimum of 4 dwelling units per 1200 square foot single-family zoned lot, which would transform existing neighborhoods into apartment-dense sprawl, stressing our aged infrastructure of poorly-maintained roads, sewers and drains which overflow in flooding conditions, and an electrical grid which is not upgraded to provide the reliability required for the dwelling unit density proposed by SB 3202.

It is known that the DPP has approved and permitted over 80,000 housing units which have not yet been constructed. Our state legislature would better serve its constituents by troubleshooting and solving this issue.

Hawaii residents pay the highest state taxes in the country, and work hard to afford to live here. We entrust our local politicians to look after the best interests of our citizens rather than kowtow to political interest groups which may represent contractors based elsewhere who import their skilled workers from other states rather than hiring from our local workforce. Some of our representatives in the political arena appear to be completely out of touch with locals who struggle in this economy.

Hawaii's population has not shown a growth rate for several years, with an annual reduction trending. As we continue building new high-end dwellings for well-financed investors rather than local residents, housing prices continue on a trajectory of unaffordability for working locals and families.

Increasing dwelling unit density in single-family neighborhoods drives out our precious kupuna who wish to live out their lives in their original modest homes. As multi-unit structures take over these older neighborhoods, property values skyrocket and property taxes become unaffordable for seniors on limited incomes.

SB 3202 is an ill-conceived, superficial proposal which may degrade the quality of life in Hawaii forever, and I am vehemently opposed. Let's fix things here in pono ways rather than continuing to ruin paradise.

Mahalo,

Thalya DeMott

SB-3202-SD-1

Submitted on: 2/22/2024 10:58:41 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Laura Margulies	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose Bill SB3202. Older neighborhoods like Niu Valley, where I live, have been plagued by monster homes. This bill would allow big units to infiltrate our neighborhood, raising the property values negatively. These small apartment style homes ruin the quality of the neighborhood. Builders max out the property with huge homes and reduce green spaces. Investors buy old homes and cut down old trees that should be preserved for monetary gain. The people who buy and dwell in these units are not neighborhood contributors. Thank you for not passing bill SB3202.

Laura Margulies

SB-3202-SD-1

Submitted on: 2/22/2024 12:53:27 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
d leong	Individual	Oppose	Written Testimony Only

Comments:

These bills would allow for more density and dwelling units than monster homes and serve to benefit realtors, outside investors, and the county and state coffers by way of increased property values. This bill essentially eliminates single-family housing and replaces it with multi-complex housing.

Our older working class neighborhoods like Kaimuki, Kalihi, Kapahulu, Palolo, etc. have been plagued by monster homes. These apartments disguised as homes - 16, 20 and 30 bedroom "homes" - have skyrocketed property values. Locals cannot compete with these investors. And these Senate and House bills will allow for even more density than the monster homes and even higher property values. If you don't already own a property, you'll be forced to rent or buy a tiny home, townhouse or apartment.

Stop this Bill

LATE

SB-3202-SD-1

Submitted on: 2/22/2024 3:59:40 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

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

Comments:

I oppose this bill.

LATE

SB-3202-SD-1

Submitted on: 2/22/2024 4:06:36 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Whitney Bosel	Individual	Oppose	Written Testimony Only

Comments:

I'm opposed to this bill, and the companion house bill, as they are not going to fix the problems that they purport to address, and will instead create more problems.

Zoning exists for a reason, the city and state invest loads of money in studies and plans and departments around zoning and planning for this reason. ***WHY is the legislature trying to craft bills to undercut the work and money and time that the state has already invested in much more rational and methodical ways to plan for our state's growth.*** These bills which attempt a silver bullet approach of new allowances could be randomly applied around the state completely in contravention to the growth plans that these other entities have put so much careful thought into.

Honolulu City and County just recently issued the PUCDP, which follows guidance from the State Office of Planning and Sustainable Development, and Oahu General Plans. These are considered, researched, and created with a mind toward balancing needs and objectives so that contradictory goals are managed. They manage competing needs such as a desire to increase housing stock in the state AND preserve natural and cultural resources, like the character of neighborhoods, as well as conserving the literal life enabling resources of water and land so that they can *continue* to provide going forward, instead of being gobbled up for immediate gains only. These plans and offices have put in work to explain where we want to maintain neighborhoods, due to their constraints (like ridges and valleys with choke points) and character (the things that make the neighborhoods you love actually pleasant to be in, not faceless spaces like sprawl around California), and where it makes sense to encourage growth, due to capacity including current and planned transit and amenities- moving towards densifying areas that can become more walkable with mixed uses. These bills on the other hand, are just sweeping changes that don't consider any of these issues.

Bills like this, which try a blanket approach across the whole state allowing new development potentially contrary to all zoning and planning efforts and designs enable spot densification that does not take into account ANY of the constraining factors of location. This is a recipe for

developers of all stripes to cram in whatever they can into a lot, regardless of what's around it, what the infrastructure capacity is of the location, drip by drip ruining this beautiful place we call home with inappropriate projects.

Study the plans and work that have been made by the city and the state ie in the PUCDP, work with offices like DPP Planning and OPSD and craft bills that allow the type of development that they have taken the time to figure out *makes sense for the future of Hawaii*. **Do not pass bills that try a blanket approach to “the housing issue”, which may undermine goals and exacerbate problems which the state and city have already defined.**

SB-3202-SD-1

Submitted on: 2/22/2024 5:49:27 PM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Kathy Shimata	Individual	Oppose	Written Testimony Only

Comments:

Aloha Senators,

I am writing to strongly oppose SB3202. It could destroy older middle income neighborhoods by adding thousands of multifamily buildings.

Instead we should incentivize developers to build truly affordable housing. We don't need more unaffordable housing. Kakaako was supposed to provide workforce housing... look what happened there!

Incentivize developers to build affordable housing along the rail line as intended.

Focus on more density in the low and medium apartment districts.

Improve infrastructure before increasing density.

Please do not pass SB3202. There are better ways to grow more housing.

Mahalo,

Kathy Shimata

Honolulu

SB-3202-SD-1

Submitted on: 2/23/2024 12:05:49 AM

Testimony for WAM on 2/23/2024 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mathew Johnson	Individual	Oppose	Written Testimony Only

Comments:

Senate Committee on Ways and Means

Hawai'i State Capitol

Friday, February 23, 2024, 10:30 a.m.

Testimony *OPPOSING* Senate Bill 3202, S.D. 1 – RELATING TO URBAN DEVELOPMENT.

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of Ways and Means:

Senate Bill 3202 presents a terrible idea. If passed, it will lead to many more problems than we currently face. Our residential neighborhoods were never meant to accommodate the population levels that this bill seeks to encourage.

Our zoning regulations exist for good reasons. They have made these islands a very good place to live for generations. But in recent years, we are seeing the qualities that make Hawai'i so special diminished by poorly planned development, driven by the greed of property owners and also local developers who have willingly helped these property owners violate housing and zoning regulations, all for a few bucks.

In the 1990s experts from the State Department of Land and Natural Resources were already telling us that we had surpassed our carrying capacity for water.

The picture painted by S.B. 3202 is once green, cool neighborhoods transformed to hot, concrete slabs, view planes obscured by multi-level structures, more cars, more pollution, even more people trying to live here, and more foreign investors trying to extract dollars from this state.

There are ways to make housing that is truly affordable while also preserving the (quickly vanishing) quality of life in Hawai'i, but the proposals of S.B. 3202 are not the way.

Mahalo for your consideration of these serious concerns.

- Mathew Johnson

Andrew Laurence
Honolulu, Hawaii 96815
a-laurence1@yandex.com

Hawai'i State Capitol
415 South Beretania St.
Honolulu, Hawai'i 96813

Testimony for the Committee on Ways and Means Hearing

Friday, February 23, 2024, 10:30 a.m.

Opposition to SB3202 SD1

Aloha Members of the Senate Committee on Ways and Means:

Please consider that monster-like homes, vacation rentals, and short-term rentals have led to negative impacts and numerous problems in our neighborhoods wherever they are built, especially on O'ahu. They have not worked as a beneficial housing solution and have reduced quality of life on the islands.

The proposals of this bill will reverse several years of hard-won steps to manage the uncontrolled proliferation of monster-like dwelling units. We respectfully ask you to vote **No** on this measure. There are better solutions and approaches to affordable housing.

Mahalo nui loa,



Andrew Laurence