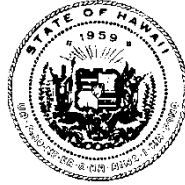


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
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Statement of
DEAN MINAKAMI
Hawaii Housing Finance and Development Corporation
Before the

**SENATE COMMITTEE ON HOUSING
AND
SENATE COMMITTEE ON WATER & LAND**

February 1, 2024 at 1:00 p.m.
State Capitol, Room 225

In consideration of
S.B. 2011
RELATING TO HOUSING.

HHFDC supports SB 2011, which allows the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards that each county may adopt.

Thank you for the opportunity to testify on this bill



**HAWAII STATE SENATE
COMMITTEES ON HOUSING, AND WATER & LAND
Conference Room 225 & Videoconference
State Capitol
1:00 PM**

January 30, 2024

Re: SB 2011 - RELATING TO HOUSING

Chairs Chang & Inouye, Vice-Chairs Hashimoto & Elefante, and members of the Committees:

My name is Max Lindsey, Government Relations Committee Chair of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

SB 2011 proposes to allow the construction of multi-family dwelling units on any lot within certain designated county zoning districts throughout the state, subject to reasonable standards that each county may adopt.

BIA Hawaii is in **strong support** of SB 2011 as it provides opportunities to increase the supply of housing at all price points in areas with existing infrastructure. As the Legislature is aware, there is a critical need for more housing in Hawaii. Typically, large scale housing developments have occurred in "greenfield" developments which required significant upfront cost for major regional infrastructure projects (i.e. sewer, water, drainage, roads, etc.).

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

We are in **strong support** of SB 2011 and appreciate the opportunity to provide our comments on this matter.

Feb. 1, 2024, 1 p.m.
Hawaii State Capitol
Conference Room 225 and Videoconference

To: Senate Committee on Housing

Sen. Stanley Chang, Chair
Sen. Troy N. Hashimoto, Vice-Chair

Senate Committee on Water and Land

Sen. Lorraine R. Inouye, Chair
Sen. Brandon J.C. Elefante, Vice-Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: SB2011 — RELATING TO HOUSING

Aloha Chairs and Committee Members,

The Grassroot Institute of Hawaii would like to offer its **support** for [SB2011](#), which would allow the construction of multifamily units in commercial and industrial zoning districts in each county.

In a recent report, Grassroot discussed how mixed-use buildings were common prior to the advent of the automobile: "It was normal for watchmakers, bakers, lawyers and all sorts of other business people to live in the same buildings in which they worked. Their stores or offices were usually on the bottom floors, and their living quarters were typically on the floor or floors above or in an apartment in back."¹

This bill mirrors one of the suggestions we put forward to promote such mixed-use neighborhoods. We said the counties should allow "residential uses in all existing business-related zones. Such residential uses should not be limited to either the ground floor or floors above the ground floor; all floors should be available for use as dwelling units."²

¹ Jonathan Helton, "[How to facilitate more homebuilding in Hawaii.](#)" Grassroot Institute of Hawaii, December 2023, p. 15.

² [Ibid](#), p. 16.

The walkable neighborhoods these mixed-use buildings encourage have many positive health benefits and save people money on transportation. Just as important, they give people a variety of neighborhood styles to choose from when deciding where to live.

Building more housing in urban areas also would alleviate a much-raised concern: the availability of water and wastewater infrastructure. Fewer new pipes would need to be installed on the suburban fringe if existing buildings were retrofitted with housing units or old buildings were demolished and replaced with new housing.

One wrinkle that might stunt the intended effects of this bill is that the counties could create new zoning classes not listed, and those classes would be exempt from this bill's requirements. Thus, we suggest the following language be inserted:

Notwithstanding any law to the contrary, the construction of multi-family dwelling units is permitted on any lot designated with the following zoning classifications as well as in any newly created zoning district classified for commercial, business, or industrial use, subject to reasonable standards that each county may adopt

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

January 31, 2024

Senator Stanley Chang, Chair, Senate Housing Committee
Troy Hashimoto, Vice-chair, Senate Housing Committee
Senator Lorraine Inouye, Chair Water and Land Committee
Brandon Elefante, Vice-Chair Senate Water and Housing Committee

SB 2011 Relating to Housing

Dear Senators Chang, Hashimoto, Inouye, Elefante and Members of the Senate Housing, Water and Land Committees:

I am Gail Breakey, resident of Waipio Gentry and long time advocate for children and their families. I am **testifying in strong support of SB 2011.**

SB 2011 allows the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards that each county may adopt.

This bill is designed to increase the availability of affordable housing for Hawaii residents, which is the most pressing need of Hawaii's families.

Thank you for the opportunity to testify in support of this legislation.

Aloha,

Gail Breakey, RN, MPH