



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
530 S. KING ST. STE. 202, HONOLULU, HI 96813

**TOMMY WATERS**  
CHAIR & PRESIDING OFFICER  
LUNA HO'OMALU  
HONOLULU CITY COUNCIL  
DISTRICT IV  
TELEPHONE: (808) 768-5004  
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The Honorable Karl Rhoads, Chair  
and Members of the Senate Committee on Judiciary  
Hawaii State Senate  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813



Dear Chair Rhoads and Committee Members:

**Subject Senate Bill 2423 SD1 – RELATING TO ZONING**

I respectfully submit my **OPPOSITION** to SB2423 SD1.

County home rule, particularly in matters of planning and development, exists to ensure that each county can preserve and protect the unique character, needs, and values of its residents. Any effort to diminish long-standing county authority in this area must be approached with extreme caution and tailored as narrowly as possible. Instead, this measure imposes a one-size-fits-all mandate on all counties — including Honolulu, which is already actively addressing the affordable housing shortage through thoughtful, community-driven planning.

SB2423 SD1 has generated significant concern among the communities I represent. Many residents across O'ahu worry that this bill would permanently alter the character of our island home, effectively override statutorily mandated General, Development, and Sustainable Community Plans built through decades of public engagement, and further weaken our ability to respond to outside speculation and investment pressures in our local housing market.

More broadly, I have serious concerns with this top-down approach. County councils are best positioned to work directly with their communities and evaluate neighborhood-specific circumstances on a case-by-case basis. As currently drafted, this measure would significantly hinder our ability to make informed and balanced decisions regarding zoning and development.

In 2024, the Legislature passed SB3202. The core language now proposed in this measure appeared in nearly every draft of that bill, but was ultimately excluded prior to final passage. I believe the Legislature recognized at that time the extreme and unnecessary impacts such language would have caused. What remained was a mandate relating to additional ADUs — a mandate with which the City and County of Honolulu has complied.

Honolulu has permitted ADU development for years, even prior to SB3202. However, as we testified previously, the program has seen limited utilization for two primary reasons: (1) insufficient infrastructure capacity in many areas, and (2) the significant financial burden placed

on individual families. Since the passage of SB3202, we have not observed a meaningful increase in ADU construction — likely because those underlying barriers remain unchanged.

I am also deeply concerned that the immediate lot-size mandate contemplated in this bill would dramatically increase underlying land values overnight, making properties even more attractive to out-of-state investors and speculative buyers. Hawai'i is already one of the most desirable real estate markets in the world. Without guardrails, this measure risks further pricing local families out of competition.

My primary concerns regarding what this bill **does** include:

1. **It will exacerbate out-of-state investor and speculative pressures.** State law currently prevents counties from revoking development or use rights once granted. If the impacts of this measure prove harmful, the consequences will be largely irreversible.
2. **The use of the term “Urban” is misleading.** Many residents reasonably assume that the proposed density increases would be limited to Honolulu’s core urban corridor. However, the legal application of “Urban” land use districts extends to most residential areas on O’ahu, including communities such as Pacific Palisades, Makakilo, Salt Lake, Hālawa, Lā’ie, Pūpūkea, Wahiawā, Kāne’ohe, Kailua, Hawai’i Kai, ‘Āina Haina, and Kāhala, among others.
3. **The measure disregards long-standing community plans.** It would effectively override General, Development, and Sustainable Community Plans — documents developed over decades with extensive public input — and instead make infrastructure availability the primary determinant of density.
4. **It shifts the burden to communities.** By bypassing established planning processes, the bill would require neighborhoods to react defensively to over-development rather than proactively shape growth through structured planning frameworks.

I am equally concerned about what this bill **does not do**:

5. **It does not mandate affordability, despite citing affordability as its purpose.**
6. **It does not address the primary barrier to ADU construction: cost.**
7. **It does not meaningfully address infrastructure limitations** in areas where density increases are already contemplated.
8. **It does not account for broader infrastructure capacity**, including roads, schools, hospitals, police, and fire services — all of which are essential to responsible growth.

To be clear, I agree that we must increase housing supply if we are to address Hawai’i’s housing crisis. However, increased housing production is already contemplated within our existing General, Development, and Sustainable Community Plans. If we follow those plans — while also prioritizing the rehabilitation of vacant and uninhabitable properties, improving access to financing for local families, and strategically investing in infrastructure — we can meet our housing needs without sacrificing the character and stability of our communities.

I believe this measure is well-intentioned. However, as currently drafted, it risks causing lasting and potentially irreparable impacts across our state. We share a collective kuleana to plan and develop responsibly. This measure, in its present form, is overly simplistic and shortsighted.

For these reasons, I respectfully urge that SB2423 SD1 be deferred.

Mahalo,

A handwritten signature in black ink that reads "Tommy Waters". The signature is written in a cursive, flowing style with a long horizontal stroke at the end of the name.

Tommy Waters  
Honolulu City Council, Chair



# HAWAII APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice  
**Support for SB2423 SD1 – Relating to Zoning**  
Joint Senate Committee on Water & Land and Housing  
Friday, February 27, 2026 at 10:30AM Conf. Rm. 016 and via Videoconference

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Aloha Chair Rhoads, Vice Chair Gabbard, and members of the committees;

Mahalo for the opportunity to testify in **strong support of SB2423** relating to zoning. Minimum lot reform is a practical way to create more homes that local families afford, while also advancing climate and equity goals. SB2423 would allow smaller fee-simple lots in appropriate urban areas that already have infrastructure, giving home builders an opportunity to produce modest homes instead of only large, high cost lots.

Research from the University of Connecticut's "Minimum Lot Size Reduction & Resilience brief shows that large minimum lot sizes constrain housing supply, inflate land costs, and push development outward, leading to higher infrastructure costs and car dependent communities.<sup>1</sup> The same brief finds that reducing minimum lot sizes in the right locations supports denser, more affordable housing near jobs and transit, lowers transportation-related emissions, and strengthens "social resilience" by fostering more connected walkable communities.<sup>2</sup>

Big-lot zoning is also an equity problem: oversized minimum lots act as a barrier to homeownership and help entrench "historic racial and economic injustice by keeping lower-income households out of opportunity-rich neighborhoods. National research produced by Better Cities finds that strict minimum lot size rules drive up prices, suppress infill, and operate as a quiet exclusionary tool that benefits wealthier homeowners while shutting out lower-income families.<sup>3</sup> Higher, more restrictive minimum lot sizes are correlated with home price increases and increased rent prices.

SB2423 offers a reasonable, standards based way to undo some of the high minimum lot size mandates by right-sizing minimum lot sizes in the urban district while preserving tools like setback, height limits, and lot coverage.

Mahalo for the opportunity to testify in support of SB2423.

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<sup>1</sup> <https://resilientconnecticut.media.uconn.edu/wp-content/uploads/sites/3830/2024/09/Min-Lot-Size-5-18-24.pdf>

<sup>2</sup> <https://resilientconnecticut.media.uconn.edu/wp-content/uploads/sites/3830/2024/09/Min-Lot-Size-5-18-24.pdf>

<sup>3</sup>

<https://better-cities.org/community-growth-housing/why-minimum-lot-size-reform-should-be-on-every-citys-housing-agenda/>



# MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE SENATE COMMITTEE ON JUDICIARY  
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 016  
FRIDAY, FEBRUARY 27, 2026 AT 10:30 A.M.**

To The Honorable Senator Karl Rhoads, Chair  
The Honorable Senator Mike Gabbard, Vice Chair  
Members of the Committee on Judiciary

## **SUPPORT FOR SB2423 SD1 RELATING TO ZONING**

The Maui Chamber of Commerce supports SB2423 SD1. By limiting counties' ability to impose additional lot requirements and dwelling specifications, this measure has the potential to streamline the development process, lower costs, and increase the supply of much-needed housing options for local residents.

The current housing shortage, coupled with rising construction and rental costs, underscores the need for innovative policy solutions that reduce barriers to housing development. By addressing restrictive lot requirements and dwelling specifications in urban districts, this bill has the potential to accelerate the delivery of much-needed housing options for residents.

At the same time, the bill's inclusion of a petition process allows neighborhoods and subdivisions to retain or establish specific requirements where there is clear community support. This approach balances the need for greater housing supply with respect for local input and unique neighborhood characteristics, ensuring that the measure is responsive to both housing advocates and community concerns.

Additionally, we urge the Legislature to monitor the impacts of this policy to ensure that it accelerates housing delivery without unintended negative consequences. We appreciate the committee's attention to urgent housing needs and support SB2423 SD1 as a meaningful step toward increasing affordability and opportunity for Hawai'i's residents.

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.



1001 Bishop Street #625 | Honolulu, HI 96813  
866-295-7282 | [aarp.org/hi](http://aarp.org/hi) | [hiaarp@aarp.org](mailto:hiaarp@aarp.org) |  
[Twitter.com/aarphawaii](https://twitter.com/aarphawaii) | [facebook.com/aarphawaii](https://facebook.com/aarphawaii)

**LATE**

**The Thirty-Third Legislature  
Senate Committees on Judiciary  
Friday, February 27, 2026  
Conference Room 016  
10:30 a.m.**

TO: The Honorable Karl Rhoads, Chair  
FROM: Keali'i S. López, State Director  
RE: Strong Support for S.B. 2423, SD1 Relating to Zoning

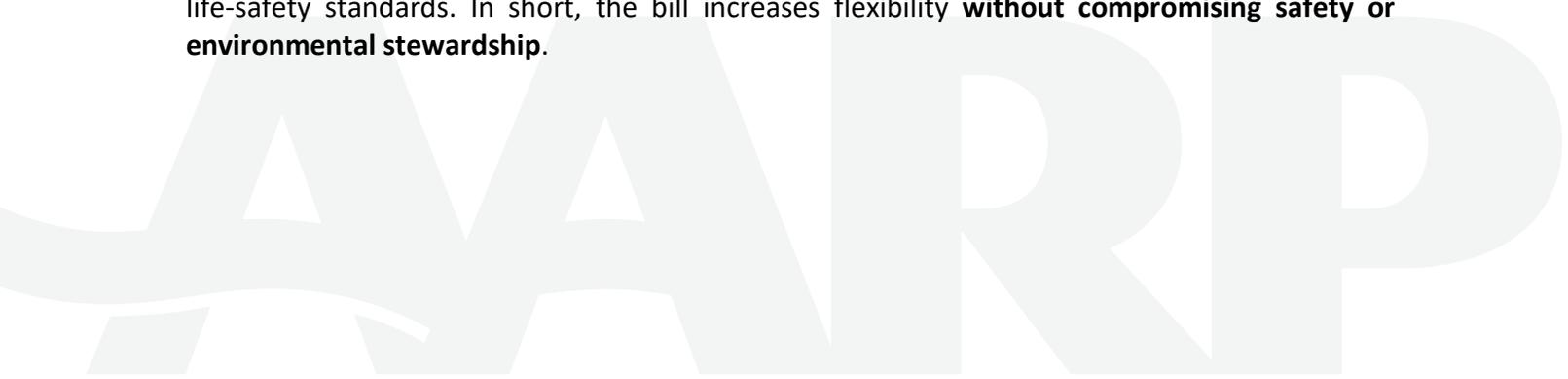
Aloha Chair Rhoads and Members of the Committees:

My name is Keali'i López, the State Director of AARP Hawai'i. On behalf of our more than 135,000 members statewide, I respectfully submit testimony **in strong support of S.B. 2423, SD1.**

**S.B. 2423, SD1 addresses this problem directly and responsibly.** The bill takes a targeted approach to one of the most overlooked contributors to high housing costs: excessive minimum lot size and design requirements in urban districts. By limiting minimum lot sizes to no more than 1,200 square feet and curbing unreasonable width, depth, setback, parking, and open-space mandates, the bill restores flexibility that local housing markets have steadily lost over time. It also prevents blanket bans on dwellings of three stories or less, allowing urban land to be used more efficiently and appropriately.

These reforms matter deeply for older adults and families. Small, fee-simple lots can significantly reduce development costs and expand opportunities for **starter homes, downsizing options, and intergenerational living arrangements.** These housing types are especially important for kūpuna living on fixed incomes, multigenerational households caring for aging relatives, and longtime residents who want to remain in their neighborhoods as their housing needs change.

Just as important, **S.B. 2423, SD1 maintains strong protections for public health, safety, and the environment.** The bill explicitly exempts lands in special management areas, flood hazard areas, tsunami evacuation zones, shoreline areas, and other designated hazard zones. Counties retain full authority over wastewater, water supply, stormwater management, fire protection, and life-safety standards. In short, the bill increases flexibility **without compromising safety or environmental stewardship.**



The measure also respects the importance of community voice. The neighborhood petition process allows at least 75 percent of property owners in a defined area to opt to retain or reestablish otherwise prohibited requirements, with notice and a public hearing ensures that local input remains central, while avoiding a one-size-fits-all approach that can unintentionally stifle housing opportunity.

In sum, **S.B. 2423, SD1 strikes the right balance.** It lowers unnecessary regulatory barriers in urban areas, encourages modest and attainable housing options, preserves critical health and environmental protections, and honors community participation. For AARP members and for residents of all ages this bill represents a practical, thoughtful step toward more affordable, age-friendly communities across Hawai'i.

For these reasons, AARP Hawai'i **strongly urges the Committees on Judiciary to pass S.B. 2423, SD1.**

**Mahalo for the opportunity to testify.**



**Hawai'i YIMBY**  
Honolulu, HI 96814  
hawaiiyimby.org  
info@hawaiiyimby.org

February 27, 2026

Senate Committee on Judiciary  
Hawai'i State Capitol  
Honolulu, HI 96813

**RE: SUPPORT for SB 2423 SD1 - RELATING TO ZONING**

Aloha Chair Rhodes, Vice Chair Gabbard, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **strong support of SB 2423 SD1.**

Hawai'i is facing a worsening housing shortage driven by limited land, rising construction costs, and regulations that make it difficult to build homes that local families can afford. Large minimum lot sizes, excessive setback requirements, and mandatory parking standards restrict how much housing can be built in urban areas and push development toward more expensive housing types. As a result, many residents are priced out of homeownership or forced to leave their communities altogether.

SB 2423 SD1 takes a practical step toward addressing this crisis by **allowing smaller homes on smaller lots in the urban residential district.** By reducing minimum lot size, and parking requirements, this bill allows land to be used more efficiently and lowers the cost of producing new homes. These types of zoning reforms increase housing supply by making it feasible to build entry-level and workforce housing that would otherwise be prohibited.

Importantly, SB 2423 SD1 maintains critical health, safety, and environmental protections and includes exemptions for hazard-prone areas. It also allows neighborhoods to petition to retain stricter standards if there is strong local support. This balanced approach respects community input while removing outdated rules that contribute to scarcity and high prices.



**Hawai'i YIMBY**  
Honolulu, HI 96814  
hawaiiyimby.org  
info@hawaiiyimby.org

Allowing smaller homes on smaller lots will help create attainable starter homes, expand housing choices, and support local families who want to live and work in Hawai'i.

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 devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,  
Damien Waikoloa  
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega  
Chapter Lead, Hawai'i YIMBY

Huey Kwik  
Chapter Lead, Hawai'i YIMBY



Feb. 27, 2026, 10:30 a.m.  
Hawaii State Capitol  
Conference Room 016 and Videoconference

**LATE**

**To: Senate Committee on Judiciary**  
**Sen. Karl Rhoads, Chair**  
**Sen. Mike Gabbard, Vice Chair**

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

TESTIMONY IN SUPPORT OF SB2423 SD1 — RELATING TO ZONING

Aloha chair, vice chair and other committee members,

The Grassroot Institute of Hawaii **supports** — and **offers amendments** to — [SB2423 SD1](#), which would prohibit the counties from requiring minimum lot sizes larger than 2,500 square feet and place other limitations on required setbacks and parking minimums. These prohibitions would be applicable only to parcels zoned for housing in the state's urban district.

SB2423 would also allow counties to create a process through which landowners could exempt themselves from the bill's requirements.

This legislation would be a major step toward reducing housing costs for Hawaii residents. Allowing smaller lots in urban areas would reduce land costs, which can represent as much as 75% of the cost of buying a single-family home.<sup>1</sup>

In Hawaii, each county currently sets its own minimum lot sizes. For residential zones, Hawai'i County's smallest minimum lot size is 7,500 square feet; Maui and Kauai both have their smallest minimum lot size set at 6,000 square feet; and Honolulu's smallest is 3,500 square feet.<sup>2</sup>

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<sup>1</sup> Eric Pape, "[Living Hawaii: It's The Land That Really Drives Up Honolulu's Home Prices](#)," Honolulu Civil Beat, Nov. 13, 2015.

<sup>2</sup> Jonathan Helton, "[How to facilitate more homebuilding in Hawaii](#)," Grassroot Institute of Hawaii policy brief, December 2023.

Considering Hawaii’s extremely high land costs, imposing minimum lot sizes contributes to housing prices that few local families can afford.

Consider this example: A vacant 6,000-square-foot lot in Honolulu is valued at \$1.2 million. Under current lot-size rules, only one house could be built on it. But allowing that land to instead support two fee-simple houses on 3,000-square-foot lots would greatly reduce the land cost per house.

For a potential homebuyer, reducing the land cost from \$1.2 million to \$600,000 could mean the difference between being able to afford a mortgage or not. The houses built on those smaller lots would also be smaller, and therefore cost less, than a single home built on the 6,000 square foot lot.

Cities across the United States that have experimented with decreasing minimum lot sizes have seen an increase in the construction of smaller, less expensive homes. This is also not a new concept.

Back in 1998, Houston, Texas, reduced its minimum lot-size requirement for parts of the city from 5,000 square feet to 1,400 square feet, and it applied the change to most other areas in 2013. A 2023 study showed that the homes built on these smaller lots were markedly more affordable — valued at almost 40 percent less than other single-family homes.<sup>3</sup> Other research also indicates that large minimum lot sizes contribute to higher housing costs.<sup>4</sup>

Houston does allow individual neighborhoods to opt out of the minimum lot-size requirement through a process that is similar to the one outlined in this legislation.

As such, SB2423 strikes a balance between expanding housing opportunities for Hawaii residents while allowing homeowners to have a say regarding what gets built in their neighborhoods.

However, there are improvements that the committee could make to this draft of the bill. In particular, Grassroot believes the minimum lot size should be reverted back to 1,200 square feet; that the lot width and depth rules be restored; and that the language prohibiting counties from requiring more than 30% of a lot to be open space be restored; and that the language prohibiting counties from requiring homes be less than 3-stories be restored.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of Strategic Campaigns  
Grassroot Institute of Hawaii

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<sup>3</sup> Alex Horowitz and Tara Roche, “[Lot-Size Reform Unlocks Affordable Homeownership in Houston](#),” Pew Charitable Trusts, Sept. 14, 2023.

<sup>4</sup> Patrick Tuohey, “[Why minimum lot size reform should be on every city’s housing agenda](#),” Better Cities Project, Dec. 15, 2025.

**LATE**



*Hawaii's Thousand Friends*

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

February 27, 2026

COMMITTEE ON JUDICIARY  
Senator Karl Rhoads, Chair  
Senator Mike Gabbard, Vice Chair  
Members of the Committee

SB 2423 SD1  
RELATING TO ZONING

Hawaii's Thousand Friends, a statewide non-profit water and land use planning organization dedicated to protecting the environment, human health, and cultural and natural resources opposes SB 2423 SD1, that invades county responsibilities by requiring that the counties eliminate certain minimum lot size, other requirements or specifications within urban designated land.

SB 2423 SD1 requires the counties to ignore legally binding and mandatory statutes and ordinances.

HRS 46-4 County zoning requires county zoning “be accomplished within a framework of a long-range, comprehensive general plan prepared or being prepared to guide the overall future development of the county” with zoning being one of the tools “to put the general plan into effect in an orderly manner.”

County General Plans, adopted by ordinance, are comprehensive, long-range policy documents that guide land use, economic development, housing and infrastructure projects to shape future growth and ensure community, environmental, and infrastructure goals are met.

SB 2423 SD1 is an unfunded mandate because it imposes demands without providing funding to cover costs incurred by unplanned development and density.

SB 2423 SD1 dictates lot size, front, back and side property setbacks which does not allow counties to development in an “orderly manner” nor the ability to calculate the need, size, capacity and location of public infrastructure such as water and sewage and impacts on the environment from stormwater runoff in a comprehensive and orderly manner.

The required increased density forces the counties to either ignore safety risks such as emergency vehicle access and emergency evacuations or pay to increase the size of adjacent streets to allow for safe movement of emergency vehicles,

SB 2323 SD1 must be held in committee because forcing the counties to ignore their governing planning and zoning statutes and ordinances is unreasonable, reckless and costly.



**LATE**

February 27, 2026

**OPPOSE SB2423 SD1**

Chair Rhoads, Vice Chair Gabbard, and Members:

**HI Good Neighbor strongly OPPOSES SB2423 SD1.**

Please carefully review [SB2423 SD1](#) and consider its impact on our residential neighborhoods.

In 2024, [SB3202](#) was signed into law, allowing up to three homes on a single residential lot – tripling density in areas historically designed for one home. SB2423 would now allow lots to be subdivided down to 2,500 sq. ft.

If SB2423 passes, a standard 5,000 sq. ft. lot could be split into two 2,500 sq. ft. lots, each eligible for three homes under existing law. That means six homes where one once stood – six times the density these neighborhoods were designed to support.

Most of our urban core neighborhoods, like Kaimukī, Pālolo, Kapahulu, Kalihi, are already densified beyond what the infrastructure was designed to handle.

Safety and livability are not luxuries. Housing policy must be balanced with fire access, traffic safety, pedestrian safety, and infrastructure capacity.

**Most troubling is that this scale of upzoning is justified as “affordability,” yet SB2423 contains no affordability requirements. If affordability is truly the goal, it cannot be optional. Without guardrails, expanding density sixfold will increase land values, not lower prices. And outside buyers and investors will continue gobbling up properties.**

We all want affordable housing. We all want to be able to live here. Our family and friends should not be forced to leave.

But we must be mindful in our approach. Growth should be planned responsibly so we do not compromise safety and livability – or unintentionally create more investor inventory instead of housing for local families.

Respectfully, our counties are best positioned to make those determinations. If the State wants to test these standards, applying them to new, planned developments would make more sense than imposing them on older, established neighborhoods that were never designed for this level of density.

If we are going to dramatically change our neighborhoods, affordability must be written into the bill.

Mahalo,  
Christine Otto Zaa  
HI Good Neighbor

**SB-2423-SD-1**

Submitted on: 2/26/2026 10:15:12 AM

Testimony for JDC on 2/27/2026 10:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ross Isokane	Individual	Oppose	Written Testimony Only

Comments:

While I'm supportive of increasing density (to address our housing crisis and to make more walkable communities), I'm opposed to these State Legislative proposals that would shift this type of zoning and land use authority from counties to the State. Hawai'i's counties were granted this type of land use authority under our constitutional framework and statutes, and that structure exists to ensure that decisions affecting neighborhoods remain accountable to the people who live in them. Further, because county councils operate under the Sunshine Law, their process is transparent, accessible, and directly accountable to residents.

Additionally, in the context of our housing crisis, I'm supportive of removing unnecessary regulatory barriers that make it harder to build housing. But I urge all elected officials to equally focus on reducing the negative impact of global demand and speculative investment in our housing stock, which is a major driver in this crisis. Focusing primarily on supply-side relief, without meaningful demand-side safeguards, risks increasing production without improving affordability for local residents (especially given that our land, infrastructure, and construction resources are already severely constrained). I urge the Legislature to demonstrate equal seriousness in addressing demand-side pressures.

**SB-2423-SD-1**

Submitted on: 2/26/2026 10:39:48 AM

Testimony for JDC on 2/27/2026 10:30:00 AM

**LATE**

Submitted By	Organization	Testifier Position	Testify
Bianca Isaki	Individual	Oppose	Written Testimony Only

Comments:

Aloha Senators,



**christine otto zaa**

10:33 AM (4 minutes ago)

to me

Hey Bianca, not sure if you are following this bill but it's part two to SB3202 (2024). Hope you're able to submit testimony.

----- Forwarded message -----

From: **christine otto zaa** <[ottozaa@gmail.com](mailto:ottozaa@gmail.com)>

Date: Thu, Feb 26, 2026 at 10:10 AM

Subject: SB2423 > Please carefully review -- major neighborhood impacts

To: <[senrhoads@capitol.hawaii.gov](mailto:senrhoads@capitol.hawaii.gov)>

Aloha e Senator Rhoads,

Please hold [SB2423](#) due to its impacts on our residential neighborhoods. This bill has been quietly advancing despite having substantial consequences. Most residents are unaware of it. I only recently became aware of it myself.

In 2024, [SB3202](#) was signed into law, allowing up to three homes on a single residential lot -- tripling density in areas historically designed for one home. SB2423 would now allow lots to be subdivided down to 2,500 sq. ft.

If SB2423 passes, a standard 5,000 sq. ft. lot could be split into two 2,500 sq. ft. lots, each eligible for three homes under existing law. That means **six homes where one once stood -- six times the density these neighborhoods were designed to support.**

Yours,

Bianca Isaki, Kane`ohe

**SB-2423-SD-1**

Submitted on: 2/24/2026 10:13:15 PM

Testimony for JDC on 2/27/2026 10:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johnnie-Mae L. Perry	Individual	Support	Written Testimony Only

Comments:

I, Johnnie-Mae L. Perry, Support the INTENT of 2423 SB RELATING TO ZONING.

TO INCLUDE DHHL AND KEEP TO THE SF OF 1,200-1,500 and to include on each floor  
coined operated laundry room.

Cost of Paradise, SQUEEZE residents to leave, SMALL SF will SQUEEZE residents to leave.

**SB-2423-SD-1**

Submitted on: 2/25/2026 2:53:27 PM

Testimony for JDC on 2/27/2026 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
William Caron	Individual	Support	Written Testimony Only

Comments:

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

I am writing in **strong support of SB2423 SD1**, which prohibits counties from imposing certain lot requirements on housing projects within the urban district while allowing neighborhoods to petition to establish or retain standards through a community-driven process. This bill strikes a careful balance: removing regulatory barriers to housing production while preserving local voice in shaping communities.

**Outdated lot requirements artificially constrain housing supply.** When counties mandate large minimum lot sizes, excessive setbacks, or low floor-area ratios, they effectively prohibit the kinds of homes—townhouses, duplexes, cottage clusters, small-lot single-family—that many families need and can afford. These requirements were often established decades ago, under different conditions, and now serve primarily to limit how much housing can be built on land already designated for urban use.

**SB2423 removes these barriers across the urban district.** By prohibiting counties from imposing these restrictive lot requirements on parcels zoned for housing within the urban district, the bill opens the door to more diverse, more affordable housing types. It allows property owners and developers to build homes that fit the needs of today's families—smaller footprints, more efficient layouts, and more units on existing land.

**The bill preserves community input through a neighborhood petition process.** This is not a top-down mandate that ignores local concerns. SB2423 allows neighborhoods, subdivisions, or other geographically contiguous areas to petition their county to establish or retain specific requirements. This ensures that communities with genuine concerns about character, infrastructure, or compatibility have a voice—while preventing blanket regulations from blocking housing everywhere.

**More housing in the urban district means less pressure on rural and agricultural lands.** When we make it easier to build within already-urbanized areas, we reduce the need to convert prime agricultural land or open space for sprawl. This bill supports smart growth: concentrating homes where infrastructure already exists, protecting our rural heritage, and making the most of our limited land.

SB2423 is a thoughtful, balanced approach to a pressing problem. It removes unnecessary barriers, respects local input, and aligns with our shared goal of more housing for Hawai'i's families.

I urge you to pass this bill. Mahalo for the opportunity to testify.