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TO: Councilman Ikaika Anderson, Chair  
Zoning and Planning Committee

FROM: Bob Nakata, Co-Chair, FACE Planning Task Force

RE: Bills 21 and 22 Concerning Accessory Dwelling Units (ADU)

Chair Anderson and Members of the Zoning and Planning Committee; FACE strongly supports these bills, which will permit Accessory Dwelling Units (ADU) on lots large enough to accommodate them, as a way of providing a greater supply of affordable housing. This will be a quick and relatively inexpensive way of partially meeting the crisis in affordable housing, and indirectly address the dire problem of homelessness on our island.

The two bills are relatively similar. We do prefer Bill 20 because it limits the size of the ADU, has a minimum lease length, keeps Ohana Zoning, allows ADU's a greater number of zoning categories. One feature from Bill 21 we like is that ADU's would be allowed on agricultural lands for ag workers.

Both bills require adequate water, sewer, and roads. A strong plus to ADU's is that they do not require government funds and could be brought on line much faster, especially if coupled with micro units. The strong trend towards smaller family units also fits with the ADU's and micro units, and would help the elderly age in place.

We strongly urge you to pass a bill which blends both bills. Take the time to gather greater input on ADU's as this is a very busy time at the Legislature and with the City Council.