

City Council Members:

As a current longtime resident of a community rife with illegal rental conversions of garages, bedrooms, ohana units, and accessory dwelling structures (i.e. sheds, "workout" rooms, etc.), I would like to request your serious consideration in not allowing the change in LUOs to allow accessory dwelling units (ADU) to be occupied as rental units.

When certain communities were designed, their roads, public transportation, and other critical infrastructure capacity assumed single family occupancy. The proliferation of illegal rental units already can be seen to strain passage both narrow residential roadways and major thoroughfares.

By putting excess housing capacity onto these communities which were not designed for it, without corresponding requirements for infrastructure expansion, off-street parking, and other infrastructure improvements, traffic congestion and other negative community effects will proliferate. Additionally, illegal transient vacation units will only proliferate under passage of this bill without proper enforcement funding provided to the Department of Planning and Permitting.

Please consider restricting ADU occupancy only in dense urban areas that will benefit from the enhanced infrastructure already available in urban Honolulu.

Sincerely,

Jonas Degnan

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