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**Testimony of Tom Dinell, FAICP, in
Support of Bill 20, CD1, (2015)
Being Heard by the
Zoning and Planning Committee
Thursday August, 2015**

I will not repeat all my prior testimony supporting Bill 20 as the fastest and most efficient way to increase the stock of affordable rental housing in Honolulu by facilitating the construction of accessory dwelling units. ADUs will contribute to providing housing for our increasing elderly population, among others, and by freeing other units indirectly help to house our homeless population.

I am fine with the amendments to Bill 20 incorporated in CD1. I especially appreciate increasing the minimum rental period from three months to six months.

Assuming adoption of Bill 20, CD1, by the City Council, the next chapter begins. It requires the City Administration to: (1) Affirmatively market the ADU concept; and (2) Affirmatively facilitate the ADU permitting process.

In terms of marketing the ADU Concept, the City Administration needs to inform residents who are eligible to add an ADU on their property of the possibility of so doing. The City Administration also needs to make partners of the general contractors, particularly the small ones, the banks and credit unions that provide the loans, the real estate agents who might be called on for advice by residents, the non-profit agencies devoted to alleviating our housing crisis, and the developers of new subdivisions in terms of their incorporating ADUs in their developments from the word go. The City Administration is already beginning to move in this direction.

In terms of facilitating the ADU permitting process the City Administration should consider establishing a one-stop desk for reviewing and approving ADU applications including permits relating to water and sewage, waiving water and sewer connection fees when new connections are not required and reducing them in other instances, and in general making the application process a positive experience and not a bureaucratic nightmare.

The City Administration and the Council, once Bill 20, CD1, is adopted need to get together with one another and HCDA to consider what additional steps are required so that ADUs may be incorporated into multi-dwelling unit developments, such as high-rise condominiums. One incentive for incorporating ADUs is that they could rightly be considered in terms of meeting the affordable housing requirement.

Thank you for all your hard work in bringing the ADU concept to fruition in Honolulu.

Tom Dinell, FAICP, is an Emeritus Professor of Urban and Regional Planning at the University of Hawai'i at Mānoa, Co-chair of the Age-Friendly City Steering Committee (term ended), and a planning consultant.