



# PARTNERS IN CARE

## Oahu Continuum of Care

Item # 8  
Bill 20 (2015)

*Partners in Care is a coalition of Oahu's homeless service providers, government representatives and community stakeholders working together in partnership to end homelessness.*

### TESTIMONY IN SUPPORT OF Bill 20: Land Use Ordinance Amendment Relating to Accessory Dwelling Units

TO: Chair Ikaika Anderson and Members of Zoning and Planning Committee of the City and County of Honolulu

FROM: Advocacy Committee, Partners in Care

Hearing: Thursday, August 20, 2015, 9:00 AM, Committee Meeting Room

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Dear Chair Anderson and Members of the Committee:

Thank you for the opportunity to provide testimony **in strong support** of **Bill 20**, which would amend the land use ordinance to establish accessory dwelling units as a permitted use and to encourage the creation of affordable housing. As a coalition of service providers and many others in our community dedicated to ending homelessness, Partners in Care is a strong supporter of innovative methods to create affordable housing.

Now is the time to act to create new and decent housing options. This bill is one of the most important bills to come before the Council. You have the opportunity to create hope and housing for thousands of local folks, including working people experiencing homelessness. We can only end homelessness getting people into housing, and ADUs would create homes, without government subsidies to build these homes. We need to end homelessness for families. ADUs could provide new and decent housing to prevent families from falling into homelessness.

Housing needs are well documented: The 2014 Housing Study, recently released, finds that about 14,000 rental units are needed on Oahu by 2020 for people under 80% of the Area Median income. **The need for housing has dramatically risen since the last rental study in 2011.** 78 percent of people living in poverty pay over fifty percent of their income for rent. We need to focus on new ideas such as ADUs to create more housing.

**Partners in Care supports ADUs that address the concerns of neighborhoods on size limits (e.g., maximum 800 SF) and owner occupants to help retain the character of the neighborhood. A minimum rental period would also work to ensure compatibility with neighborhoods.** ADUs can help struggling homeowners to be able to pay their mortgages and plan for their families future. With limited land and expensive costs on Oahu for new construction of rentals, ADUs can maximize use of Oahu's lands. New rentals would be encouraged that are code-compliant and owners would pay all relevant fees, e.g. sewer fees and GET on the rental income. There are many benefits to the community when ADUs are permitted and appropriately regulated

Thank you for the opportunity to testify on this important issue.

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