

September 01, 2015

2015 SEP -2 AM 7:45  
City Council and Members of the Zoning and Planning Committee,

I have submitted written testimony in opposition to this Bill in its current form. Additionally, I would like to support the Aina Haina Community Association's testimony, M-2597, as it concisely conveys a majority of my sentiments.

### **Homeownership and Housing**

I fully understand the intention of this Bill, and it is commendable, as the price of housing has outstripped the ability for many to thrive. However, I was troubled by the inclusion of 21-5(c)(5). If it is a concern of the City that the cost of housing is too high, the inclusion of this language seems to indicate the opposite. By including this language, it is the intention of the City to provide a massive benefit to current land and homeowners, at the expense of current and future renters. By disallowing CPRs, the additional value of the ADUs will place more and more County homes out of the reach of more citizens, creating a landed class not seen for over a century. While I will benefit from this language, the majority of Honolulu citizens will be excluded from the prospect of becoming landowners.

### **Subjectivity and "Neighborhood character"**

I am most concerned with the wording of 21-5(a), (b), (o)(1), and (2).

21-5(a): The City presently does not have a firm understanding of the current housing capacity available. This is due to the large number of illegal long-term and vacation rental housing currently on the market [I applaud the inclusion of 21-5(h)]. However, the City does know how many single and multi-family zoned lots exist, and it uses these numbers to determine sewer, road, and school capacity, among other things. Passage of this Bill permanently alters existing neighborhood character as it has the potential to double or triple current residential capacity in all neighborhoods County-wide. The recent sewage overflows on to our beaches, homes, and roadways, Campbell High School's 40+:1 student to teacher ratio, and longer commutes will become the new standard throughout the County without thoughtful, planned expansion of housing capacity.

21-5(b): The term "adequate" is not clearly defined and provides no means for the public to inquire on what organizations or government officials shape its final interpretation. Inclusion of language from a professional body, such as the American Society of Civil Engineers or the American Public Works Association, with firm data defining "adequate", would strengthen this section.

(o)(1): "Viable constraints" are not clearly defined. Not enforcing the guidelines established in 21-5(c)(1) gives unfair market advantage to persons benefiting from this inclusion. Reduction of existing structures to conform must be mandatory.

(o)(2): There should be no exemption made for off-street parking. This niche exemption will benefit only a small number of lots and not undermine the overall intent of the Bill. However, it will negatively impact navigability of public roadways for everyone (especially for emergency vehicles).

I support the intention of this Bill, but not its implementation. Traffic, school, and business impact studies need to be performed for every community before imposing the proposed zoning on them. Build the additional school capacity, roadway expansions, bus services, commercial zoning, and sewer

capacity before allowing more people to enter a neighborhood. If political urgency necessitates it, focus efforts on neighborhoods nearest to urban Honolulu, where infrastructure dollars go the furthest, then work out to the suburban and rural communities.

The effects from this Bill are widespread and irreversible. I urge restraint and careful analysis before approving it.

**Conflict of Interest**

I would encourage all voting members to disclose any potential conflict of interest from the passage of this Bill. In particular, any associations with construction trade groups or financial institutions, both of whom benefit greatly from the passage of this Bill.

Sincerely,

Jonas Degnan