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HONOLULU, HAWAII

MAY 12 3 01 PM '09 May 12, 2009 Testimony to the Zoning Committee
In Opposition to the Extension of Bill 6 and In Support of the Extension of Bill 8

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Hawaii's Bed and Breakfasts have little in common with B&Bs on the mainland. Ours operate year round or on a larger scale with absentee owners. They are more disruptive to the quality of life than their counterparts on the mainland because Hawaii's houses are closer together. Following are five reasons why Bill 6 should be killed rather than extended.

First Is Zoning

B&Bs are a commercial use that is inconsistent with residentially zoned neighborhoods. They void the principle of zoning. While it was argued by some, that visitors should be given the same consideration as renters, it is clear that tourists are not tenants and **businesses that provide 24 hour service to transients do not belong in residential neighborhoods.**

Second Is Economic

A home with an income generating B&B business sells for more than a neighbor property without one. **Property taxes in the neighborhood will rise.** A non-B&B property next to a B&B business will decline in value.

Do we want a diversified economy? Economically productive people don't want to live among transients. Turning key residential neighborhoods into mini-Waikiki(s) will drive them away.

Third Is Administrative

The **DPP will require more staff** to process the proposed Conditional Use Permits (CUPs) and more time and money to regulate their operation.

Fourth Is Litigation

Because there is no enforceable cancellation clause once a B&B is permitted, **the city will be subjected to legal action if an operator is threatened with the loss of his or her license.** Likewise, a neighbor who loses the peaceful use of his or her property because of an inconsiderate operator, is likely to petition the courts for protection of his property rights.

Fifth Is Social Capital

Neighborhoods are complex systems that generate the social capital that allows our island to function smoothly. Social capital is difficult to measure, but we see it manifested in the generosity of spirit we call aloha. You can't buy it, and you can't import it. It grows here in our neighborhoods. This good-will helps people through political unrest and economic hard times. A bill that pits neighbor against neighbor undermines the social stability of our island.

You are aware of the negative impacts this bill will generate. I respectfully ask that you let Bill 6 die and put your efforts and resources into enforcing the existing law.

THANK YOU FOR THE OPPORTUNITY TO PRESENT TESTIMONY