

City and County of Honolulu



# Housing Choices

Harrison Rue  
New Partners

February 4, 2017

# Affordable Housing Vision

Oahu will provide housing choices that build community, strengthen neighborhoods, and fit family budgets.

All people will have access to shelter.



- Transit-oriented and transit-ready development
- Compact, mixed-use community design
- Healthy, age-friendly communities

# Affordable Housing Action Plan

1. Increase Workforce Housing Inventory
2. Increase Low-Income and Homeless Housing Options
3. Invest in Better Neighborhoods
4. Update Policies and Regulations to Promote Housing Production
5. Coordinate Implementation and Measure Progress





# ADU Ordinance 15-41

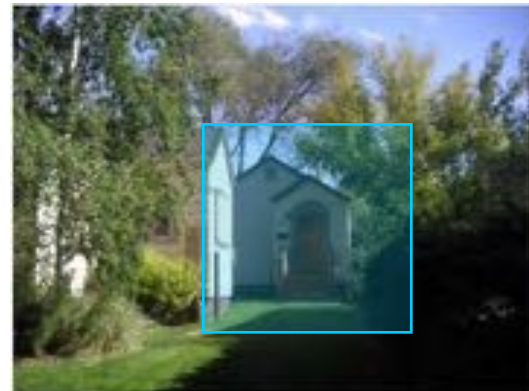


- Signed into law on September 14, 2015, by Mayor Kirk Caldwell.
- Purpose: to allow ADUs as a permitted use in Residential and Country zoning districts.

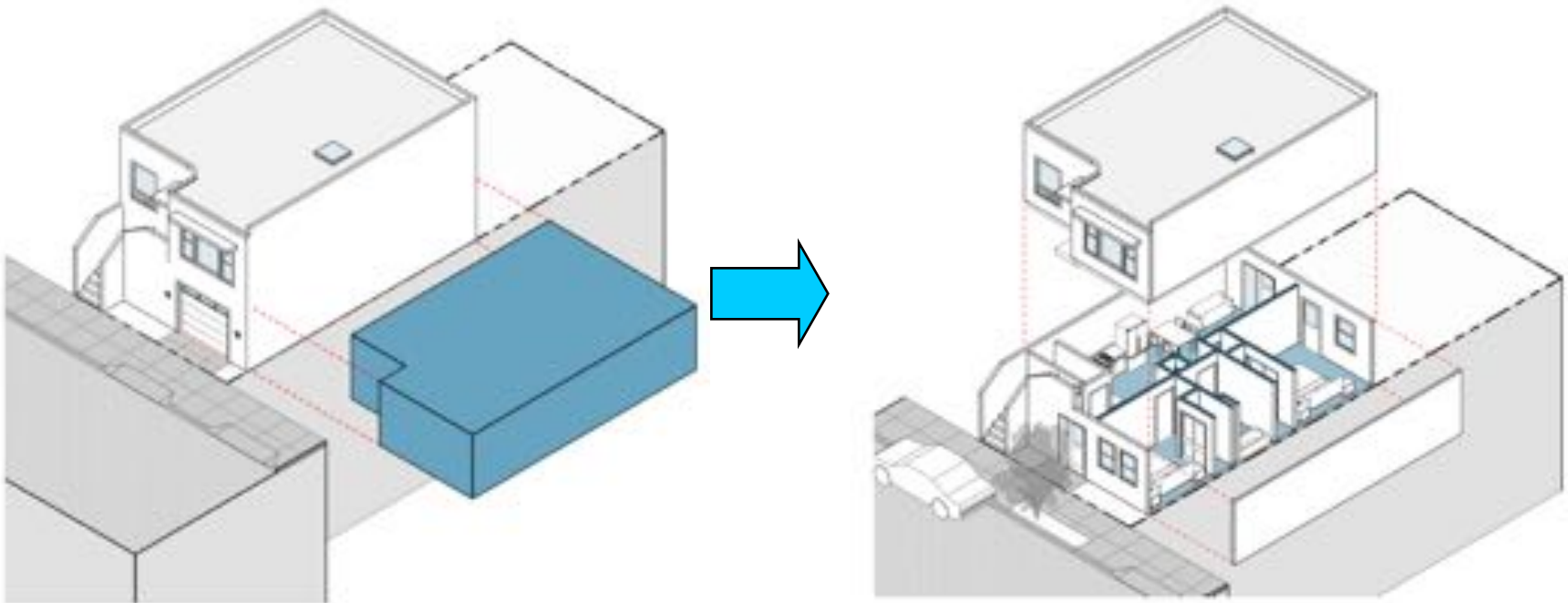
# What is an ADU?

- A second dwelling unit.
- Includes kitchen, bedroom (closet), and bathroom facilities.
- Attached or detached; new or conversion
- ADUs are intended to be “accessory” to the primary dwelling, and are typically much smaller in size.

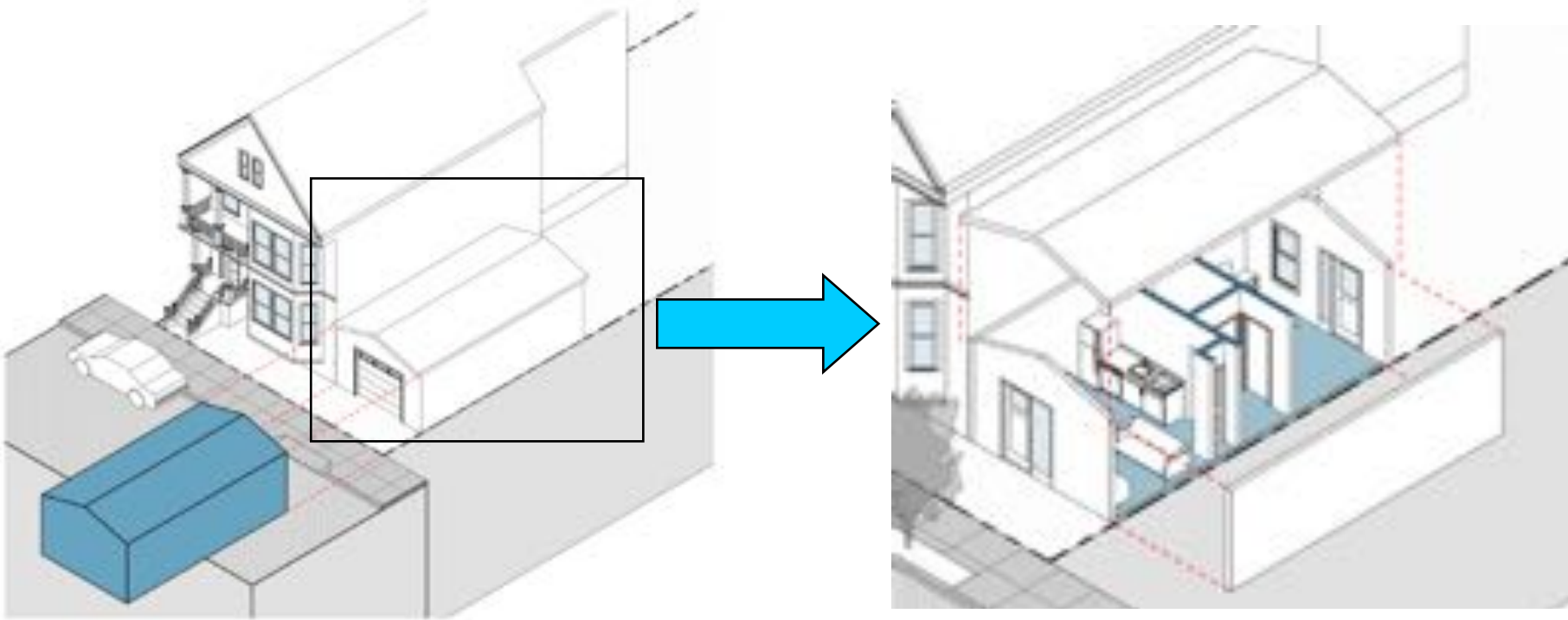
# Examples of ADUs



# Interior ADU

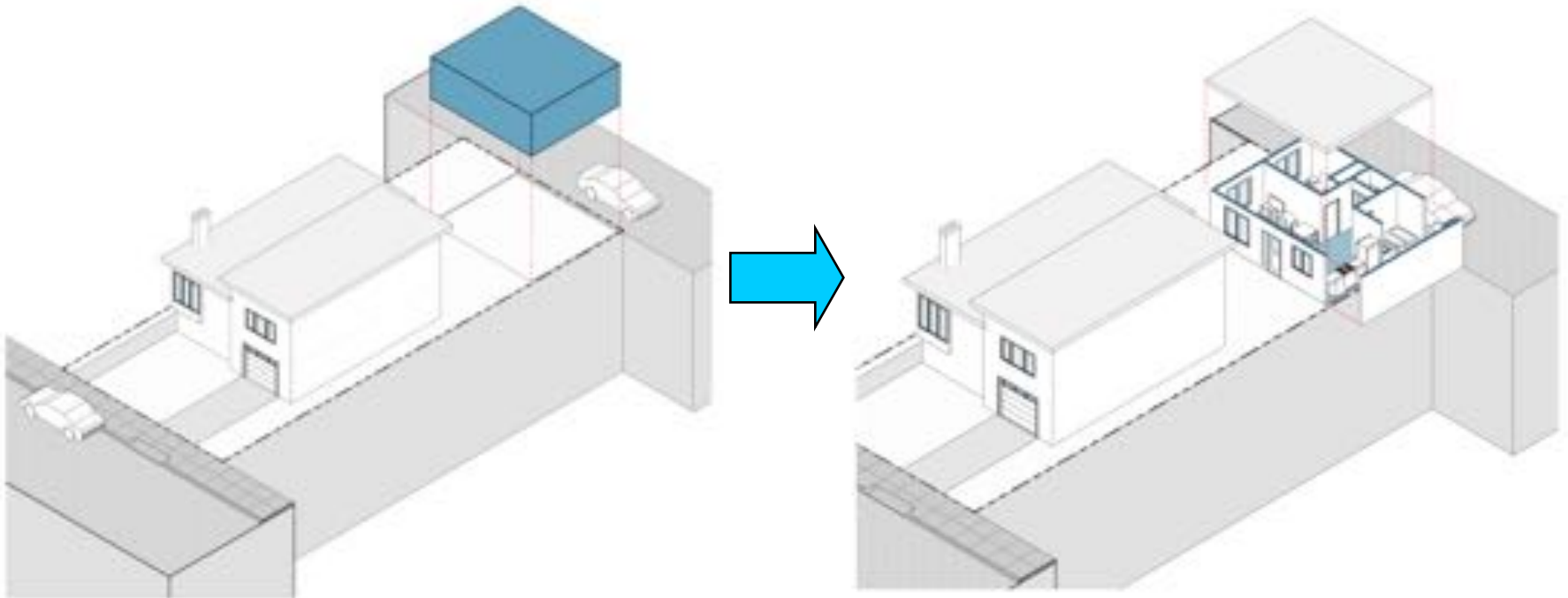


# Garage Conversion ADU

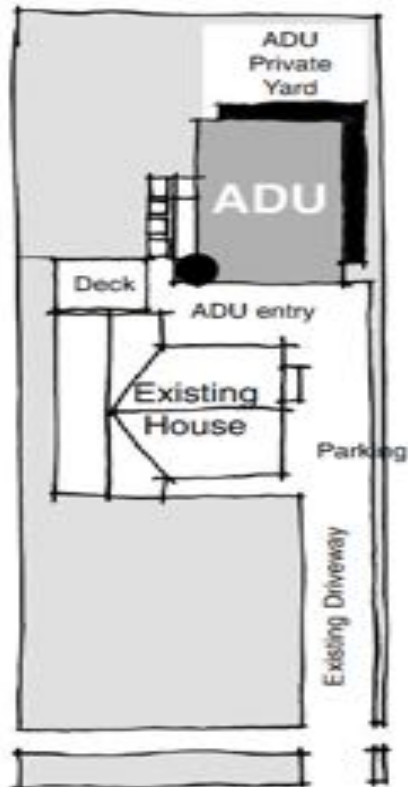




# Detached ADU



# ADU above garage



Upper Level • ADU



Ground Floor • Parking

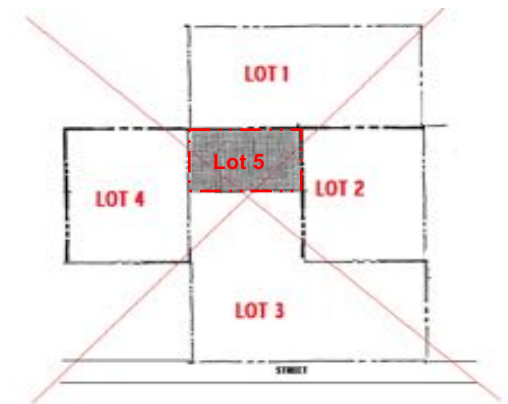
# ADU Benefits



Source: Adapted from [www.imagineenergy.net](http://www.imagineenergy.net)

# Basic Requirements

- **Zoning Lot is Within:**
  - Residential District (R-3.5, R-5, R-7.5, R-10, R-20)
  - Country District
- **Zoning Lot has:**
  - A Minimum lot area of 3,500 square feet
- **Zoning Lot Cannot:**
  - Have more than one dwelling unit  
i.e., more than one single-family dwelling, two-family dwelling, accessory ohana dwelling, guest house, multi-family dwelling, planned development housing, cluster, or group living facility
  - Be landlocked





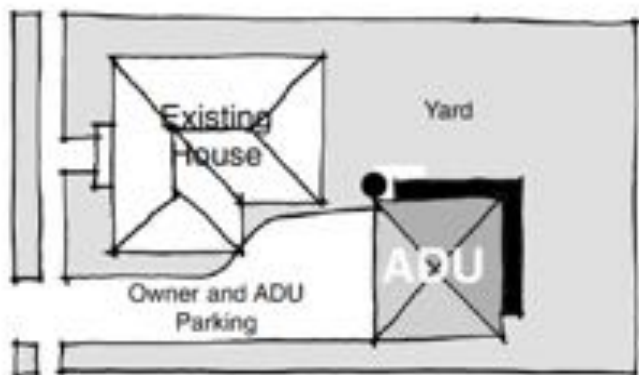
# Basic Requirements

- **Zoning Lot Can:**
  - Fit one parking space in addition to the parking required for the primary dwelling unit
  - Note: No parking is required for lots located within one-half mile of a rail transit station.



# Basic Requirements

- **Maximum Size (Floor Area):**
  - 400 square feet for lots with an area of 3,500 to 4,999 square feet
  - 800 square feet for lots with an area of 5,000 square feet or more



# Basic Requirements

- Either the main dwelling or the ADU must be occupied by the property owner(s), the owner(s) family, or a designated authorized representative.
- The owner(s) of the lot must record a covenant running with the land with the Bureau of Conveyances or the Land Court of the State of Hawaii, or both as is appropriate.
- There are no private covenants that prohibit ADUs.

# PROCEDURE TO ADD AN ADU

1. **Decide** what type of ADU fits your needs.
2. **Check** if you meet the basic requirements.
3. **Complete** the Ohana/ADU Public Facilities Pre-check Form.
4. **Apply** for a building permit.



# Accelerating ADU Production

- Revised infrastructure checklist; brochure, FAQs, guidebook.
- Permit staff trained.
- Master permit (M&M) available for pre-approved production units.
- All fees waived for two years to incentivize production (\$9,000 - 10,000).

# Tiny Houses

Just starting to think about the  
issues and possibilities

# What are Tiny Houses?

- **Growing in popularity over the last decade,** tiny houses are popping up as people downsize their lives.
- While the **structures often measure 100 to 400 square feet**, the tiny house movement isn't just about sacrifice.
- They are being considered as a short-term strategy to **shelter the homeless**.

# Why are we talking about this?

- Recognize a growing movement
- Anticipate regulatory and policy issues
- Changing lifestyles and demographics
- Explore potential solutions to:
  - Shelter the homeless
  - Expand housing choice and affordability
  - Increase housing inventory in Hawaii





# Terminologies

- **Tiny Houses** or cottages, are stand-alone very small housing units or shelters.
- **Micro-units** usually refers to one-room units (typically with bath/tiny kitchen area) that are part of larger multifamily buildings
- An **ADU** means an accessory, or second, dwelling unit, attached or detached from the primary dwelling unit.
- Buildings using **modules or shipping containers as a construction method**:
  - can be used as stand-alone ADUs or tiny houses, or
  - stacked in a larger multifamily building on its own lot.



# Micro-Unit Trends

Tiny, well-designed units incorporated into larger multi-unit buildings



# Small/Tiny House Trends

- **2005 Hurricane Katrina**, 300sf Katrina Cottages introduced; kits sold at major lumberyards
- **2008 Financial Crisis**, Tiny Houses got more attention as affordable & eco-friendly housing
- Nationwide, **only 1% of home buyers acquire houses of 1,000sf or less**
- **Tiny houses can also be used as ADUs** (accessory dwelling units). Typical costs are about \$20,000 to \$50,000 in US mainland (2012)
- Very tiny houses are being used as **temporary shelter for the homeless**



# Small/Tiny House Trends

Defining as 'shelter' versus 'structure' has policy and regulatory issues



Mobile



Permanent

# Katrina Cottages

KC 308



- Response to deficiencies of trailers issued to flood victims
- 308sf and up
- \$38,000 - \$46,000 excl. land/foundation in US mainland
- Sold as kits by major lumberyards

# Small/Tiny House Trends



As ADUs



On Tiny Lots

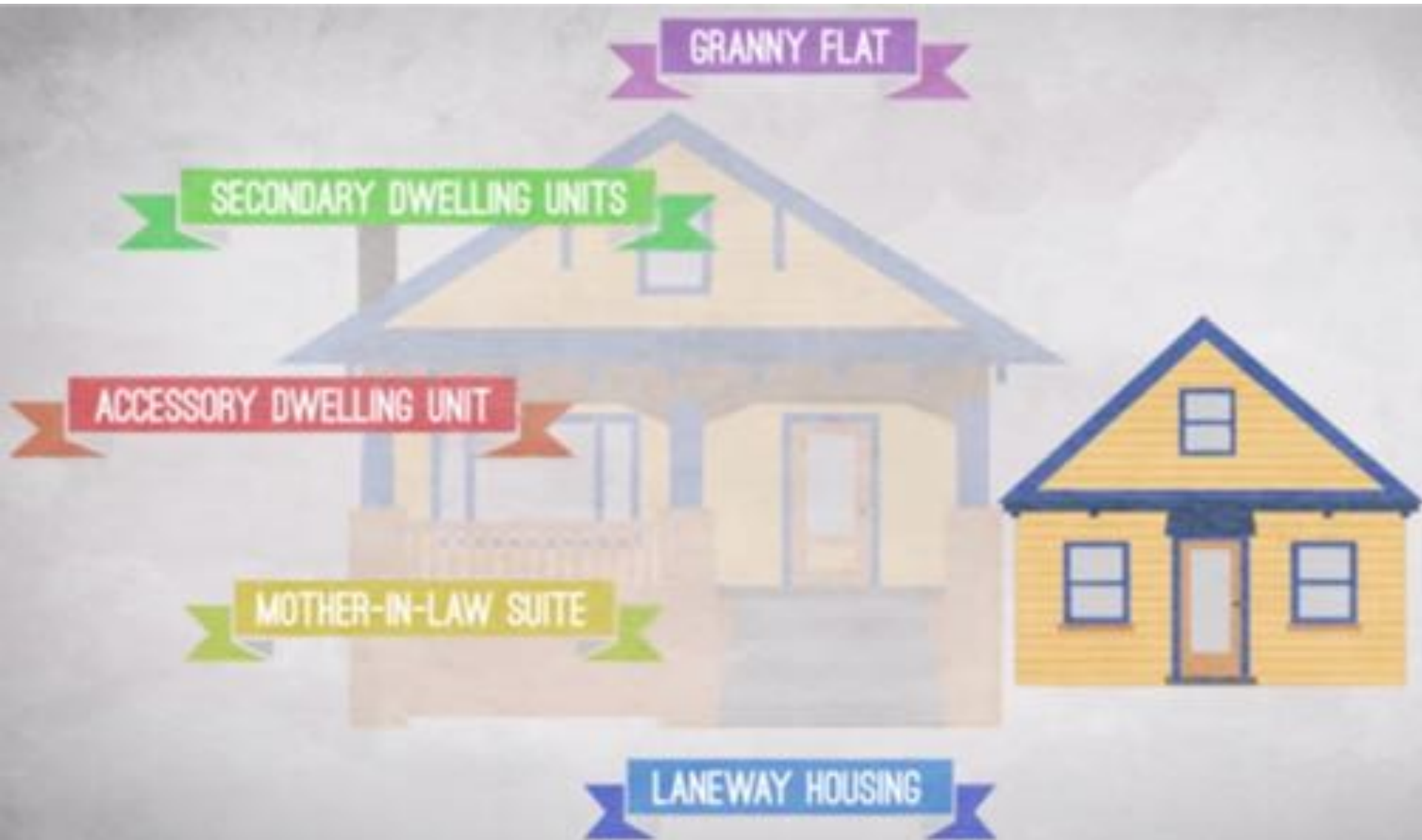


Tiny Home Parks





# Tiny Homes as ADUs





## BURDEN-FREE LIFESTYLE

- “I wanted something that was more affordable than getting a standard mortgage,”
- 130 SF house on small lot in Richmond, VA
- Financial and emotional freedom, a greener lifestyle, the satisfaction of building one’s own refuge









## **“SURF & TURF” RETIREMENT**

- Splitting time between boat and house.
- Bought the \$20,000 unit three years ago for retirement.
- 238 SF “feels like a real house”.
- House and land within biking distance of town for supplies







# Tiny Homes as Shelter

## This Formerly Homeless Man Is Making 'Huts' For Those Without Shelter

The Huffington Post | By Robbie Couch

Posted: 12/04/2014 5:57 am EST | Updated: 12/05/2014 11:38 am EST



# Los Angeles Man On A Mission To Build Tiny Houses For The City's Homeless



- Spent \$500 to build shelter but raised \$60k to start organization.
- Plans to hire homeless to help with construction.
- Unclear if City will enforce rules. Police says homeless woman won't be bothered as long as she moves the home every three days.
- Structure is so small that it wouldn't require permits if built on private property, says Building and Safety Dept.
- "We do not consider it a dwelling or a building as it does not meet the definition of either," Building and Safety Dept.





# TINY HOMES FOR HOMELESS OF HUNTSVILLE

Organized by: **Phi Kappa Psi UAH**



## THE STORY:

Foundations for Tomorrow is a community initiative that is working to build tiny homes for the homeless. The idea is that these homes will be placed together to form a community where the homeless will live, eat, work, and share life together. Together we can build a village that will be the first step in helping the homeless heroes be homeless no longer! 100% of the proceeds will go toward Foundations for Tomorrow and building the homes for the Homeless Heroes of Huntsville. This project is more than simply tiny homes alone, but works to provide a stepping stone to assist the homeless on their ladder to getting out of homelessness.

**DONATE**

TO THIS FUNDRAISER

**\$9,491**

95% Raised of \$10,000 Goal

Gillian Maurice	\$25
Anonymous	\$100
Julia Taylor	\$25
Anonymous	\$100
<b>Anonymous</b>	<b>\$100</b>



Organized by:  
**Phi Kappa Psi UAH**

2026 Friends

Contact the Organizer

This is a direct to organizer fundraiser.

FUNDRAISE FOR THIS CAMPAIGN

**THE TEAM: \$9,491** TOTAL RAISED SO FAR



# Hawaii catching on to Tiny Houses

## 16' Yurt For Sale

[Add to Favorite](#) [Send to Friend](#) [Print](#) [Share this listing](#) [Tweet](#) [Like](#) [17](#)



### Home Information

Price: \$7000	Address: Anywhere
Type:	City: Oahu
Bedrooms: 1	State: Hawaii
Bathrooms:	Country: USA
Size: 200 Sq. Ft.	Postal Code: 96712
Times viewed: 13,698 views	<a href="#">Contact Lister</a>

### Property Description

Aloha,

I have a new 16ft yurt for sale, its perfect for the backyard or farm if you need some extra space. we build there here on the north shore and can even do custom ones with any [color](#) you need.

call to come by and look at it.

# This Tiny Hawaiian Treehouse Is All Your Dreams Come True (And It's On AirBnB)

The Huffington Post | By Carla Newman



Posted: 05/05/2015 10:36 am EDT | Updated: 05/05/2015 11:58 am EDT



AirBnB has a lot of great hidden gems, but this tiny tropical treehouse has to be one of our favorites.





# The Future of Tiny

This is a fast-evolving issue –  
like the sharing economy.

DPP is exploring policy issues

# Future: Self Sustaining Pods

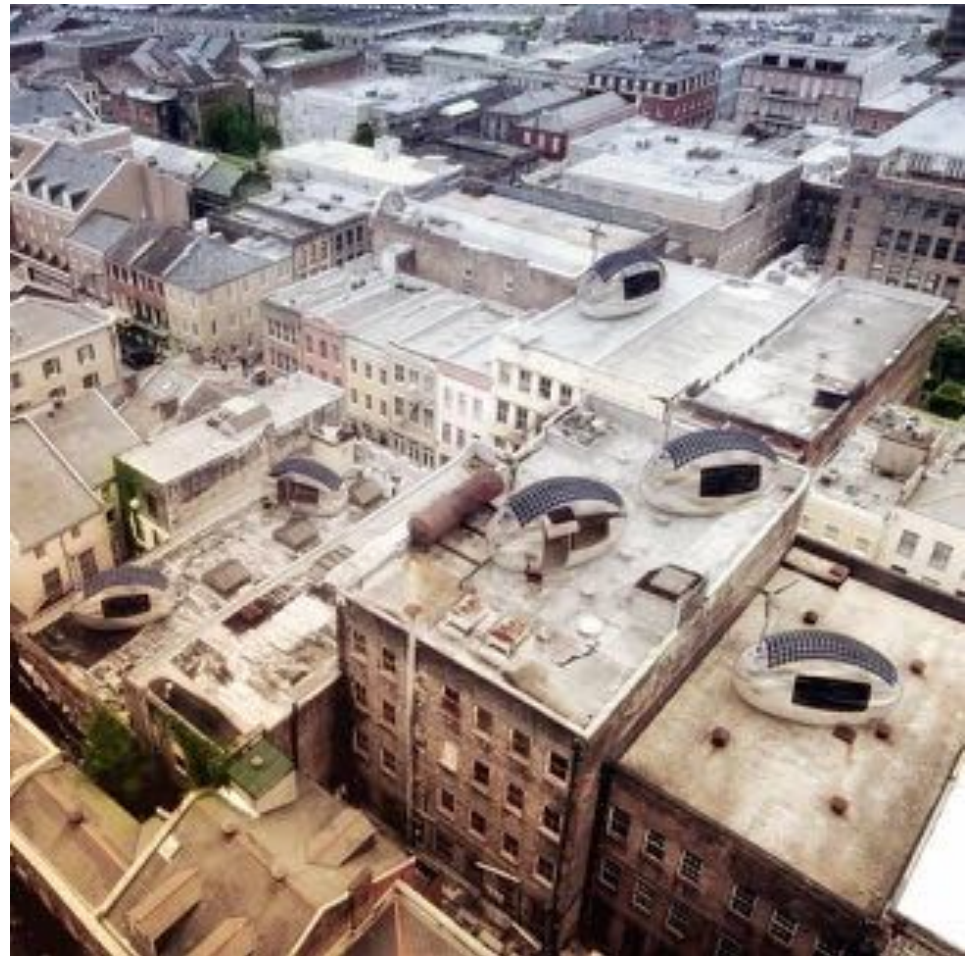
Solar cells



Wind turbine



Rainwater collection



# The Future is Here: Self-Driving Cars, Offices & Tiny Houses

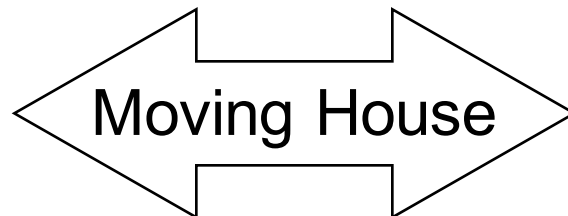




# Home is Where The Work is



Old Job in  
Kaimuki



New Job in  
Kapolei

# Tiny Houses, Big Questions

- Would it be legal to sleep in one of these shelters/structures?
- Would they be subject to review and inspection by any City agency?
- What requirements would need to be met before these are constructed?
- Would the City consider utilizing these shelters/structures for the unsheltered homeless?



# ***Mahalo!***

**[www.todhonorolulu.org](http://www.todhonorolulu.org)**



**Facebook: TOD Honolulu**

**[www.connecthonorolulu.com](http://www.connecthonorolulu.com)**