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February 16, 2021

**The Honorable David A. Tarnas, Chair**  
House Committee on Water & Land  
Via Videoconference

**RE: H.B. 502, HD1, Relating to Rural Districts**

**HEARING: Tuesday, February 16, 2021, at 8:30 a.m.**

Aloha Chair Tarnas, Vice Chair Branco, and Members of the Committee,

I am Ken Hiraki, Director of Government Affairs, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its over 10,000 members. HAR **supports** House Bill 502, HD1, which authorizes counties to adopt ordinances that allow up to one dwelling per quarter-acre in rural districts.

According to the Department of Business Economic Development and Tourism's 2019 report on Housing Demand in Hawai'i, the State needs up to 46,000 housing units to meet demand in Hawai'i by 2030. Ultimately, we have a housing supply problem, and this measure is a creative approach to address those challenges, by providing counties the authority and flexibility to adopt ordinances to permit dwellings on each quarter-acre of rural lands.

A quarter acre is equal to 10,890 square feet. HAR believe that is a sufficient lot size for a single-family home, while keeping within the characteristics of our rural communities.

Mahalo for the opportunity to testify.

