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Testimony to the Hawaii Land Use Commission HONORABLE EDMUND ACZON, CHAIR Friday, October 23, 2015 8:30 a.m.

Airport Conference Center
400 Rodgers Blvd. Suite 700, Room #3
Honolulu, HI 96819

RE: A06-771 D.R. HORTON-SCHULER HOMES, LLC

Chair Aczon, Vice-Chair Wong, and members of the Commission:

My name is Gladys Marrone, Chief Executive Officer for the Building Industry Association of Hawaii (BIA-Hawaii), the Voice of the Construction Industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, and affiliated with the National Association of Home Builders.

BIA-Hawaii is **opposed** to A06-771, a motion for Order to Show Cause.

On June 20, 2012, this Land Use Commission approved the reclassification of these lands to the State Land Use Urban District and amended the boundaries accordingly. This decision was based upon findings of fact and conclusions of law. The Honolulu City Council approved zoning for Ho`opili earlier this year in May. Motions like this only prolong the start of the project and prolong the ability to meet stated conditions.

Ho`opili will bring much needed new homes to the housing market. Low housing inventory has pushed the median price of a single-family home as high as \$730,000, and working families are finding it more difficult to own their own home. If we want to preserve our middle class, provide homeownership opportunities for the next generation, and have a viable and sustainable future in Hawaii, we must build more homes at every price point as well as provide adequate infrastructure to accommodate natural and inevitable growth.

Oahu's population is projected to increase by almost 122,000 by 2030, but we are building homes at the lowest rate since WWII. DBEDT estimates that approximately 5,000 new units are needed **annually** to accommodate new housing formations at existing density. Yet, in 2014, the Department of Permitting and Planning issued just over 1,800 building permits for single-family homes (unclear whether they were new addresses or rebuilds). If we want the next generation, and the generation after that, to be able to afford their own homes, the supply of housing must be increased **at all price points** to help slow the acceleration of housing prices and to foster a healthy housing market.

We respectfully urge this Commission's opposition of this motion. We need to get homes onto market sooner rather than later. If we continue to delay this project, we will soon approach median home prices farther out of reach for local working families.

We appreciate the opportunity to express our **opposition** to this motion.