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**Testimony to the Council Committee on Zoning and Planning
HONORABLE IKAIKA ANDERSON, CHAIR**

Thursday, July 23, 2015

9:00 a.m.

Council Committee Room - Honolulu Hale

**RE: BILL 20 (2015), LUO AMENDMENT RELATING TO ACCESSORY
DWELLING UNITS**

Chair Anderson, Vice-Chair Ozawa, and members of the Committee:

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 in **strong support** of Bill 20 (2015), which proposes to amend the Land Use Ordinance (LUO) to establish accessory dwelling units as a permitted use in all residential zoning districts, to encourage and accommodate the construction of accessory dwelling units, increase the number of affordable rental units and alleviate the housing shortage in the City, and to establish land use standards for those accessory dwelling units.

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). Combine these statistics with the median home price of \$700,000, and we will not have a sustainable future. 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 strongly urge this Council to look favorably on the proposed legislation as it will increase the overall supply of housing in our already severely constricted market. It also is consistent with goal of increasing the density in the urban core to support future growth. As long as the infrastructure is in place to support the increased density, providing more housing opportunities in already developed community is a logical choice.

We appreciate the opportunity to express our **strong support**.

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