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COUNTY COUNCIL
COUNTY OF MAUI
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February 11, 2024

TO: The Honorable Representative Luke A. Evslin, Chair, and
Members of the House Committee on Housing
The Honorable Representative Linda Ichiyama, Chair, and
Members of the House Committee on Water & Land
The Honorable Representative David A. Tarnas, Chair, and
Members of the House Committee on Judiciary & Hawaiian Affairs

FROM: Alice L. Lee
Council Chair

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

SUBJECT: **HEARING OF FEBRUARY 12, 2024; TESTIMONY IN SUPPORT OF
HB 2090, RELATING TO HOUSING**

I **support** this measure to require counties 1) to consider residential uses to be permitted in areas zoned for commercial use, and 2) to require counties to adopt ordinances to allow for adaptive reuse of existing commercial buildings.

I am providing this testimony in my capacity as an individual member of the Maui County Council.

I support this measure for the following reasons:

1. Maui County already largely permits residential uses in areas zoned for commercial use.
2. Adaptive reuse of existing commercial buildings for residential use supports the development of much-needed infill housing in areas convenient to commerce and transportation.
3. Commercial retail and workplace vacancies are widespread, and adaptive reuse of those buildings represents efficient use of resources and allows for open space preservation while preventing blight, sprawl, and waste.

Thank you for your consideration.