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February 28, 2024

TO: The Honorable Karl Rhoads, Chair, and
Members of the Senate Committee on Judiciary

FROM: Alice L. Lee
Council Chair 

SUBJECT: **HEARING OF MARCH 1, 2024; TESTIMONY IN SUPPORT OF SB 2011, SD1, RELATING TO HOUSING**

I **support** this measure, which allows the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards adopted by each county.

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. Reducing barriers to allow residential housing construction in non-residential zoning areas would facilitate the goal of constructing 10,404 new homes in Maui County by 2025.
2. Residential construction in urban areas that already have the necessary infrastructure, such as water and electricity, would lower the cost of development.
3. The construction of multi-family projects within non-residential zones would improve density, provide increased foot traffic and customers for surrounding businesses, and potentially lower carbon emissions.

For the foregoing reasons, I **support** this measure.