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**COUNTY COUNCIL**  
COUNTY OF MAUI  
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February 14, 2024

TO: The Honorable Senator Angus L.K. McKelvey, Chair, and  
Members of the Senate Committee on Government Operations  
  
The Honorable Senator Lorraine R. Inouye, Chair, and  
Members of the Senate Committee on Water and Land

FROM: Alice L. Lee  
Council Chair 

SUBJECT: **HEARING OF FEBRUARY 15, 2024; TESTIMONY IN SUPPORT OF SB2948, RELATING TO HOUSING**

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

I provide 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 is moving toward allowing residential uses in areas zoned for commercial use as a standard, and this measure provides encouragement to all counties to continue that trend.
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.