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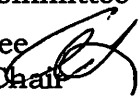


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January 27, 2020

TO: The Honorable Clarence K. Nishihara, Chair
Senate Committee on Public Safety, Intergovernmental, and Military Affairs
The Honorable Stanley Change, Chair
Senate Committee on Housing

FROM: Alice L. Lee
Council Chair 

SUBJECT: **HEARING OF JANUARY 28, 2020; TESTIMONY IN SUPPORT WITH REVISIONS OF SB 2212, RELATING TO INCLUSIONARY ZONING**

Thank you for the opportunity to testify in **support with revisions** of this important measure. The purpose of this measure is to prohibit any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale in perpetuity to buyers who are residents of the State, are owner-occupants, and do not own any other real property.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **support this measure with revisions** for the following reasons:

1. The Maui News recently reported that nearly half of all homebuyers on Maui from 2008 to 2019 were out-of-state residents. Mainland residents made up 42.4 percent of homebuyers, and foreigners made up 5.7 percent of homebuyers. This bill is a good start in developing tools to incentivize housing for local people.
2. Housing should be developed for the residents who most need it. Therefore, I respectfully ask you consider revising this measure to require the housing exempted from inclusionary zoning requirements to only be sold to households at 120 percent of the Area Median Income or below.

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