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**TESTIMONY LU-6**

Good afternoon and aloha Chair and members. My name is Lawrence Carnicelli, speaking as the Government Affairs Director for the REALTORS Association of Maui on HHT-2(1).

We are aware you are only here today filing communication 13-284 regarding the streamlining, updating and reformatting the zoning code regarding duplexes. However, we wanted to take this opportunity to encourage the Council to bring this forward again as soon as possible.

As you are aware Maui (and the whole nation) is in a housing crisis which also includes homelessness. Many people have ideas of how we should address this problem. However, the one thing that we all can agree on is that we desperately need to build new housing. You all have heard me quote from the DBEDT report that Maui needs to build approximately 14,000 homes by 2025. Updating the duplex code will help incentivize builders and developers to create a more affordable product that can house our local families.

The expansion of the duplex zoning is well overdue. We would also encourage the Council to include triplexes and fourplexes as mentioned in 2013 committee report. These types of zoning and density measures are a key component of smart growth initiatives and a well thought out planning process.

With the start of the West Maui Community Plan, followed by the South Maui Community Plan I would encourage you to introduce and ratify an updated zoning code as soon as possible so it can be adopted into those new community plans that are coming online.

Thank you for taking the time to move this well needed idea forward.  
Mahalo  
Lawrence

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