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OFFICE OF HOUSING
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2024-HOU-059

November 7, 2024

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Strong Support for Bill 51 (2024), CD1 – Relating to Adaptive Reuse

The Office of Housing (HOU) is in **strong support** of Bill 51 (2024), CD1, which would allow adaptive reuse of existing commercial and office buildings for residential purposes. In the aftermath of the pandemic, many companies have downsized physical office space or switched to remote work; this has resulted in historically high vacancy rates and underutilization of commercial and office buildings. Adaptive reuse represents an opportunity and a strategy for the City to address the current housing crisis. Not only can it revitalize unused structures, it offers a more cost-effective and expeditious way to increase O'ahu's housing stock.

We defer to DPP for comments regarding implementation and to COR on the bill's conformity with Act 37 (2024). Housing remains a top priority for this administration. This measure represents a way to safely and sustainably increase the supply of housing for O'ahu's residents.

Thank you for the opportunity to provide testimony on this matter.

Very truly yours,

Denise Iseri-Matsubara
Executive Director

APPROVED:

Michael D. Formby, Managing Director
Office of the Managing Director

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