

STAND. COM. REP. NO.

1484

Honolulu, Hawaii

, 2025

**MAR 21**

RE: S.B. No. 26

S.D. 2

H.D. 2

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred S.B. No. 26, S.D. 2, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Establish the Affordable Housing Land Inventory Task Force to conduct a study, in collaboration with public landowners and the counties, to assess the viability of affordable housing development in transit-oriented development zones, near transit hubs, bus stations, or urban growth areas on state or county lands; and
- (2) Appropriate funds for staff positions and contractual services incurred by the Affordable Housing Land Inventory Task Force.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawaii Public Housing Authority; Hawai'i Community Development Authority; and one individual.

2025-2863 SB26 HD2 HSCR HMSO



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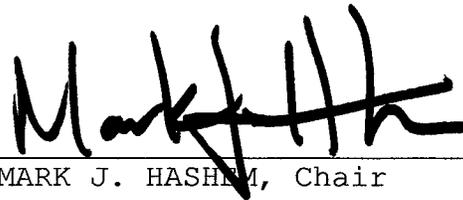
Your Committee finds that Hawaii's severe shortage of affordable housing requires a strategic approach to land use, particularly in areas with existing infrastructure and transit accessibility. State and county-owned lands present an opportunity for responsible development, but a thorough assessment is needed to determine feasibility and potential challenges. This measure establishes the Affordable Housing Land Inventory Task Force to evaluate public lands near transit hubs and urban growth areas, identifying constraints and opportunities for housing development. By facilitating data-driven planning and coordination among agencies, this initiative aims to expand affordable housing while promoting sustainable land management and efficient resource use.

Your Committee has amended this measure by:

- (1) Specifying that the representative from each county required to be on the Affordable Housing Land Inventory Task Force shall be the mayor of each county, or the mayor's designee;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion;
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 26, S.D. 2, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as S.B. No. 26, S.D. 2, H.D. 2.

Respectfully submitted on  
behalf of the members of the  
Committee on Water & Land,

  
MARK J. HASHIM, Chair



