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GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



**DEAN MINAKAMI**  
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**STATE OF HAWAII**

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Statement of  
**DEAN MINAKAMI**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS**

February 26, 2025 at 2:00 p.m.  
State Capitol, Room 325

In consideration of  
**H.B. 1411 HD1**  
**RELATING TO HOUSING PREFERENCE.**

Chair Tarnas, Vice Chair Poepoe, and members of the Committee.

HHFDC **supports** HB 1411 HD1, which allows the Hawai'i Housing Finance and Development Corporation (HHFDC) to allow projects to grant preferences in the sale or lease of housing units to applicants who live or work within five miles of the project.

HHFDC supports creating neighborhoods where residents can live, work, and play. By allowing preference to applicants who live or work within five miles of a project, this bill allows households to maintain ties to their community and established social and civic relationships.

Thank you for the opportunity to testify on this bill.



February 26, 2025

Representative David Tarnas, Chair  
Representative Mahina Poepoe, Vice Chair  
Committee on Judiciary and Hawaiian Affairs

RE: **HB 1411 HD 1 - Relating to Housing Preference**  
**Hearing date: February 26, 2025 at 2:00 PM**

Aloha Chair Tarnas, Vice Chair Poepoe and members of the committee,

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii in **SUPPORT** on HB 1411 HD 1. NAIOP Hawaii is the local chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB 1411 allows the Hawai'i Housing Finance and Development Corporation to allow projects to grant preferences in the sale or lease of housing units to applicants who live or work within five miles of the project.

NAIOP Hawaii supports HB 1411 HD1, which seeks to establish geographic preferences for affordable housing applicants who live or work within five miles of a project. This pragmatic approach helps ensure that local workers and families can access housing close to employment centers, reducing commutes, transportation costs, and traffic congestion.

While geographic preferences provide clear benefits, it is essential that HB 1411 HD1 is structured to avoid unintentional barriers that may conflict with Fair Housing laws. A potential broadening of the five-mile radius to the county or metropolitan area could enhance the measure, provided that this does not raise constitutional concerns.

NAIOP Hawaii would recommend clarifying that the preference does not override other affordable housing priorities. HB 1411 should clarify that this preference applies alongside existing affordability requirements—not in place of broader housing needs. For example, developments using LIHTC or RHRF funds must still adhere to state and federal affordability mandates.

NAIOP greatly supports the intent of the measure create neighborhoods where residents can live, work, and play. Ultimately, HB 1411 addresses a critical issue in the development of more affordable housing and critical infrastructure for Hawaii residents. NAIOP appreciates the Legislature's commitment to collaborating on this issue and look forward to working together.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'Reyn Tanaka', with a long horizontal stroke extending to the right.

Reyn Tanaka, President  
NAIOP Hawaii