

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
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Statement of DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

March 12, 2025 at 9:00 a.m.
State Capitol, Room 430

In consideration of S.B. 1263 SD2 RELATING TO HISTORIC PRESERVATION.

Chair Evslin, Vice Chair Miyake, and members of the Committee.

HHFDC has comments on SB 1263 SD2, which creates a process for expediting the review of residential transit-oriented development (TOD) on certain parcels within county-designated TOD zones that have a low risk of affecting historically significant resources. It also authorizes lead agencies, including county governments, to make determinations on the potential effects of a project; creates a ninety-calendar-day limit for the Department of Land and Natural Resources to concur or not concur with project effect determinations, under certain conditions; establishes certain requirements for the notification and submission of projects under historic preservation law; provides that projects with written concurrence are exempt from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area, under certain conditions; and requires community development districts and state or county housing projects to undergo a programmatic review.

HHFDC supports efforts to streamline what has historically been a bottleneck in the development process and has slowed affordable housing projects, including those using the provisions of Hawaii Revised Statutes Chapter 201H to expedite development.

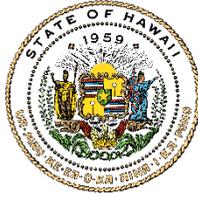
However, we note that the SD2 version of the bill includes provisions that diminish the intent of the measure. Sections 2 and 3 were amended to provide the department with 180 days to provide written concurrence or non-concurrence if the department requests

additional information. We respectfully request that the bill be **amended** to revert back to the initial 90 day deadline. The department should be able to initiate its review, request additional information, and make its determination within a 90 day time period. If a lead agency does not provide requested information in a timely manner to facilitate the department's review, the department can rightfully provide written non-concurrence at the end of the 90 day deadline.

Thank you for the opportunity to testify on this bill.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

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DAWN N.S. CHANG
CHAIRPERSON
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Testimony of
DAWN N. S. CHANG
Chairperson

Before the House Committees on
HOUSING
Wednesday, March 12, 2025
9:00 AM
House Conference Room 430 & Videoconference

In consideration of
Senate Bill 1263, SENATE DRAFT 2
RELATING TO HISTORIC PRESERVATION

Senate Bill 1263, Senate Draft 2 proposes to create a process for expediting the review of certain residential transit-oriented development projects within Transit-Oriented Development zones that would pose a low risk of adversely affecting historic and cultural resources while making meaningful updates to the existing statute. **The Department of Land and Natural Resources (Department) supports this measure and offers the following comments.**

Chapter 6E, HRS, provides the framework for a comprehensive statewide historic preservation program in Hawai'i. A key part of that program is the review of projects as required by sections 6E-8, 6E-10, 6E-42, and 6E-43 HRS. These statutory provisions reflect the Legislature's intent to require project proponents to consider the impact of their projects on 'iwi kūpuna, as well as historic and cultural resources.

The Department recognizes the need to streamline the historic preservation review process in order to help address the current housing crisis in Hawai'i. This bill would allow residential transit-oriented development projects within Transit-Oriented Development zones to proceed in an expedited manner, provided they are located within areas that have been previously surveyed and have been determined to have low or no likelihood of containing 'iwi kūpuna or historic and cultural resources. Additionally, this bill would allow projects that are large in scale/geographical area and require that they be completed in stages to be reviewed by the Department in phases. The bill would also establish a process for which the Department may appeal the implementation of projects subject to expedited review to the Hawai'i Historic Places Review Board. The amendments to Chapter 6E, HRS, and alternative approaches established within this bill are both reasonable and feasible.

Mahalo for the opportunity to provide testimony on this measure.



WITH COMMENTS ON SB1263_SD2
RELATING TO HISTORIC PRESERVATION

House Committee on Housing

March 12, 2025

9:00 a.m.

Room 430

Aloha e Chair Evlsin, Vice Chair Miyake, and Members of the House Committee on Housing:

The Office of Hawaiian Affairs (OHA) is providing **COMMENTS** on SB1263_SD2 which sets a timeline to prioritize Hawai'i Revised Statutes Chapter (HRS) 6E review of affordable housing projects that are located within Transportation Oriented Development (TOD) corridors and proposes a risk assessment system to streamline the historic review process.

Protection of iwi kūpuna is of the deepest concern to OHA and its beneficiaries. OHA is the constitutionally established body responsible for protecting and promoting the rights of Native Hawaiians,¹ and regularly receives communications from beneficiaries concerning illegal desecration of iwi. Moreover, under HRS chapter 6E and implementing administrative rules, OHA is tasked with specific kuleana, including nominating candidates to serve on the island burial councils (IBCs) and consulting with SHPD on properties that have cultural significance to Native Hawaiians.² As a result, OHA has extensive technical expertise related to HRS chapter 6E, archaeological surveying and monitoring techniques, and culturally appropriate preservation and handling of iwi.

In OHA's experience, delays in the HRS 6E process most often are a result of project proponents submitting incomplete information to SHPD that require additional follow up from the agency's staff to make an informed determination whether to concur with the project proponent's evaluation of project impacts. **Because this bill specifies that the time to complete review will extend to one-hundred-eighty days if the agency is forced to go back to project proponents for additional information, OHA believes adequate time can be allotted to historic preservation review.** Without this important protection, TOD project proponents will be empowered to manipulate timelines by submitting incomplete evaluations that do not contain all the information SHPD needs to make a concurrence determination.

OHA supports in concept the utility of a programmatic assessment that would use a risk-based category system to identify areas that are most likely to contain burials and other

¹ Haw. Const. Art. XII § 5.

² See HRS §§ 6E-3, 43, -43.5, 43.6; Hawai'i Administrative Rules (HAR) §§ 13-284-6(c); 13-275-6(c).

protected sites. However, the costs and complexities of developing such a system (such as that used by the U.S. military) would far outstrip SHPD's current resources and the six-month timeline set out in the bill (page 13 line 10). **OHA suggests the following amendments to ensure adequate assessment and protection of historic properties and iwi kūpuna that may be in the targeted TOD risk assessment corridors:**

- (1) Page 13, line 10: change six months to one year.
- (2) Page 14, line 10: add OHA and the Island Burial Councils as necessary consulting parties for the risk assessment process as follows:
 - (F) Consultation with the relevant island burial council; and
 - (G) Consultation with the Office of Hawaiian Affairs; andMahalo for the opportunity to provide comments on this measure.

March 12, 2025

The Honorable Luke A. Evslin, Chair

House Committee on Housing

State Capitol, Conference Room 430 & Videoconference

RE: Senate Bill 1263, SD2, Relating to Historic Preservation

HEARING: Wednesday, March 12, 2025, at 9:00 a.m.

Aloha Chair Evslin, Vice Chair Miyake, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** Senate Bill 1263, SD2, which creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources. Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project. Creates a ninety-calendar-day limit for the Department of Land and Natural Resources to concur or not concur with project effect determinations, under certain conditions. Establishes certain requirements for the notification and submission of projects under historic preservation law. Provides that projects with written concurrence are exempt from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area, under certain conditions. Requires community development districts and state or county housing projects to undergo a programmatic review. Effective 4/23/2057.

Hawai'i REALTORS® support efforts that streamline the review process for transit-oriented development ("TOD") projects for homes around the transit corridor. This would allow for walkable, well-connected communities where residents have a variety of transportation options. Additionally, many county designated TOD areas are already highly developed and this measure includes additional safeguards to minimize impacts on historically significant sites while allowing for the development of much needed housing.

Mahalo for the opportunity to testify on this measure.



Testimony of the Oahu Metropolitan Planning Organization

Committee on Housing

March 12, 2025 at 9:00AM

Conference Room 430

SB 1263 SD 2

Relating to Historic Preservation

Dear Chair Evslin, Vice Chair Miyake, and Committee Members,

The Oahu Metropolitan Planning Organization (OahuMPO) **supports SB1263 SD2**, which creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources, authorizes lead agencies, including county governments, to make determinations on the potential effects of a project, creates a ninety-calendar-day limit for the Department of Land and Natural Resources to concur or not concur with project effect determinations, under certain conditions, establishes certain requirements for the notification and submission of projects under historic preservation law, provides that projects with written concurrence are exempt from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area, under certain conditions, and requires community development districts and state or county housing projects to undergo a programmatic review.

Expediting the review of majority residential mixed-use-transit-oriented development or residential transit-oriented development will allow more housing to be built more quickly, and therefore more people to live closer to a future rail station. This will encourage more walkable, connected communities where residents drive far less each day than their counterparts in more sprawling locations.¹ In addition, when more mixed-use and transit-oriented housing is provided, it makes it easier for people to get around without their car which can reduce emissions in the near term, reduce transportation costs, provide more opportunities for physical activity, and improve access to necessities for both people who don't have a car and those with cars.²

According to the State Climate Commission Report, "Drivers of VMT and priority reduction strategies in Hawaii", households in suburban areas drive around 37 percent

¹ <https://smartgrowthamerica.org/wp-content/uploads/2020/10/Driving-Down-Emissions-FINAL.pdf>

² IBID.

more than those in urban centers and households on the suburban fringe drive 68 percent more.³ Limiting outward growth and concentrating more growth in urban infill areas and those near high quality transit, will be critical for Hawaii to meet its climate and energy goals. This is because mixed use development results in shorter trips, fewer trips, and more trips taken by lower-carbon modes.⁴ With more compact development, people drive 20 to 40 percent less, at minimal or reduced cost, while reaping other fiscal and health benefits.⁵ Whether people care about reducing their own emissions or not, by providing more opportunities for them to live where emissions are naturally lower per person, we can work within the market to help address climate change.

The bill is also aligned with the State Climate Commission's *Investing in Transportation Choices Toolkit*⁶ and *Drivers of VMT and Priority Reduction Strategies for Hawaii*, which identified infill and mixed-use development, and parking management, as key strategies to reduce greenhouse gas emissions, vehicle miles traveled and improve transportation choices for Hawaii residents.

This bill is consistent with several goals of the Oahu Regional Transportation Plan including support for active and public transportation, promoting an equitable transportation system, and improving air quality and protecting environmental and cultural assets. Providing more housing in and around high-quality public transportation and where people can meet their daily needs without a car, can help residents save on their transportation costs, improve their quality of life, and reduce transportation emissions and traffic congestion.

The OahuMPO is the federally designated Metropolitan Planning Organization (MPO) on the island of Oahu responsible for carrying out a multimodal transportation planning process, including the development of a long-range (25-year horizon) metropolitan transportation plan, referred to as the Oahu Regional Transportation Plan (ORTP), which encourages and promotes a safe, efficient, and resilient transportation system that serves the mobility needs of all people and freight (including walkways, bicycles, and transit), fosters economic growth and development, while minimizing fuel consumption and air pollution (23 CFR 450.300).

OahuMPO notes the amendments and comments by HCDA and HHFDC and respectfully requests the Committees adopt and consider them. Thank you for the opportunity to provide testimony on this measure.

³ https://climate.hawaii.gov/wp-content/uploads/2023/07/USCA_Hawaii_VMT_strategies_Feb22.pdf

⁴ <https://smartgrowthamerica.org/wp-content/uploads/2020/10/Driving-Down-Emissions-FINAL.pdf>

⁵ https://www.nrdc.org/sites/default/files/cit_07092401a.pdf

⁶ <https://climate.hawaii.gov/wp-content/uploads/2023/07/Investing-in-Transportation-Choices-V6.pdf>



holomua

COLLABORATIVE

OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

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Page 1 of 2

Committee: House Committee on Housing
Bill Number: SB 1263 SD2, Relating to Historic Preservation
Hearing Date and Time: March 12, 2025, 9:00am (Room 430)
Re: Testimony of Holomua Collaborative – Support

Aloha Chair Evslin, Vice Chair Miyake, and members of the Committee:

Mahalo for the opportunity to submit testimony **in support** of SB 1263 SD2, Relating to Historic Preservation.

Hawai'i's housing crisis continues to drive local families to move to the continent. In October 2024, a survey¹ gathering information about the day-to-day financial experience of local workers was released and it suggests this growing crisis has the potential to reach staggering levels. When nearly 1,500 local workers were asked if they may need to move to a less expensive state, only thirty-one percent answered a definitive “no,” while sixty-nine percent said “yes” or “unsure.” And nearly two-thirds of the respondents said the cost of housing was the primary impact on their cost of living in Hawai'i. Each local worker and family we lose to the continent contributes to a loss of our economy, our culture, and our family.

To address the outmigration facing the state, we must implement policies and programs that allow for housing to be built in a manner and on a scale that is affordable and attainable for local working families. One key component of keeping our local families in Hawai'i is building housing that is affordable and attainable especially in transit-oriented development (TOD) districts.

Concurrently, the State has a responsibility to protect historic buildings and burial sites, making sure that important cultural and historic places are respected.

The State Historic Preservation Division (SHPD) is tasked with a providing a historic preservation review process to ensure the preservation of historic properties, aviation artifacts, and burial sites. Review of affordable housing units is one of SHPD's highest priorities, but reviews of such submissions are not always completed within the time provided by the administrative rules. This delay can and has resulted in the delay of housing units being built. With each day a unit is incomplete, the cost of the unit rises, and that cost is ultimately borne by the future owner.

The purpose of this bill is to expedite the review of residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources, and to set a ninety-day calendar limit to concur or not concur with project effect determinations. This bill also builds in safeguards to allow SHPD to continue its crucial roles of preserving and protecting important historical and cultural property.

¹ <https://holomuacollective.org/survey/>



Page 2 of 2

Both the expedited review process and the ninety-day limit should increase the volume of housing available in TOD districts to local families. And with the safeguards afforded to SHPD in place, it will do this while honoring the land and sites in the area.

We respectfully request that you support SB 1263 SD2.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Wisch', is written over a light blue horizontal line.

Joshua Wisch
President & Executive Director



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

STERLING HIGA
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
CRAIG K. NAKAMOTO
Executive Director
Hawai'i Community Development Authority

before the
COMMITTEE ON HOUSING

Wednesday, March 12, 2025
9:00 AM
State Capitol, Conference Room 430 & Videoconference

In consideration of
SB 1263 SD2
RELATING TO HISTORIC PRESERVATION

Chair Evslin, Vice Chair Miyake, and members of the Committee.

The Hawai'i Community Development Authority (HCDA) respectfully offers **comments on SB 1263 SD2** for the committee's consideration.

1. Delete the language which requires agencies to provide the entirety of the project scope, project area, construction phases, and timelines for programmatic agreements (page 3, lines 15 to 17). Agencies may wish to develop more flexible programmatic agreements, especially in design-build infrastructure situations where the exact details of the project are not fully known at the outset or may change during the course of design and engineering activities. Agencies may also wish to develop more flexible programmatic review frameworks for undertaking or permitting other activities.
2. Reconcile the language throughout the bill to consistently reference a 30- or 90- calendar day review time. The bill adds language to §6E-8, §6E-10, and §6E-42 which reduces the review time of the State Historic Preservation Division ("SHPD" or "department") down to 30 calendar days if no historic properties are affected (page 4, lines 15 to 16; page 8, lines 15 to 16; page 11, lines 11 to 12, respectively). The provision for a 30-day review period only appears in these three places within the bill. The rest of the language in the bill, however, references a maximum review period of 90 calendar days. A 30-day review period when historic properties are not affected could be an important provision to minimize unnecessary reviews by SHPD, and thus should be reconciled throughout the bill.

Examples of such reconciliations (in Ramseyer format) include, but are not limited to, the following:

Page 2, line 4	<u>conditions, or thirty calendar days if no historic properties are to be affected</u> ; and
Page 4, line 2	submission to initiate the [ninety-calendar-day] review period.
Page 4, lines 4-5	non-concurrence within ninety calendar days after the filing of a request with the department [-] , <u>or within thirty calendar days if no historic properties are to be affected.</u>
Page 4, line 6	[ninety-calendar-day] review period shall encompass any requests

3. Delete the provision that allows the department to provide concurrence or non-concurrence within one hundred eighty calendar days if the department requests additional information from a project (page 4, lines 9 to 12; page 7, line 20 to page 8, line 2; page 10, lines 15 to 18). This provision directly contradicts the 30- or 90-day review period prescribed throughout the bill and is also excessive. The legislative intent could be clarified to place an overall maximum limit on review times where the department does not concur on a project determination. Note that the existing SHPD documentation references a total maximum review time of 165 days for the overall 6-step historic preservation review process (<https://dlnr.hawaii.gov/shpd/hrs-6e-8-6e-42-review-process/>).
4. Add clarifying language in subsections (d), (e), (f), (g), (h), (j), and (k) to add “rights-of-way” (in addition to parcels) within the purview of programmatic review for transit-oriented development districts or areas under Hawaii housing finance and development corporation or HCDA control. Counties and the applicable state agencies may want to utilize the risk-based review for off-site infrastructure to expedite the development of residential housing, and should be allowed to submit rights-of-way, in addition to parcels, for department review of risks and associated processing. The department’s review of all parcels and classification for lower effect levels, within six months of submittal of the counties’ adopted comprehensive general plan, would be extremely valuable to expedite a programmatic review approach.
5. Clarify subsection (k) such that the provisions of subsections (d), (e), (f), (g) and (h) could be utilized within HCDA community development districts or other areas within its jurisdiction. Within community development districts, HCDA has assumed county land use and zoning permitting responsibilities for projects subject to HRS §6E-42, in addition to agency projects that would fall under §6E-8. HCDA also is undertaking TOD infrastructure projects in areas outside of its traditional community development districts.

6. Amend the definition of “residential” in subsection (m) to also allow “supporting off-site infrastructure.” Expediting off-site infrastructure is critical to the overall development of housing projects.
7. Add “as applicable” after the reference to the “section 106 of the National Historic Preservation Act,” (page 6, lines 3 to 4). Section 106 processes apply to federal projects and may not be necessary for non-federal projects.

Thank you for the opportunity to provide comments.

March 12, 2025, 9 a.m.
Hawaii State Capitol
Conference Room 430 and Videoconference

To: House Committee on Housing
Rep. Luke Evslin, Chair
Rep. Tyson Miyake, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: SB1263 SD2 — RELATING TO HISTORIC PRESERVATION

Aloha Chair Evslin, Vice-Chair Miyake and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [SB1263 SD2](#), which would expedite historic preservation reviews for residential and certain mixed-use projects in county-designated transit-oriented development zones.

The bill would provide that if the State Historic Preservation Division fails to give written concurrence or non-concurrence on a project within a 90-day time frame — or a 30-day time frame if the project is likely to affect no historic properties — SHPD would be assumed to agree with the lead agency's determination and the project could proceed to the next phase of review or work.

It would also provide that if SHPD has concurred with a project's scope, the project will be exempt from further historic review unless it experiences a major change in scope or historic properties or artifacts are discovered in the project area.

Taken together, these changes could help resolve significant delays in the approval process for new housing while still maintaining protections for historic properties and artifacts.

According to The Economic Research Organization at the University of Hawai'i, Hawaii's housing regulations are the strictest in the country, and "approval delays" for housing developments are three times longer than the

national average among communities surveyed.¹ Likewise, UHERO researchers have estimated that regulations comprise 58% of the cost of new condominium construction.²

Clearly, the state's land-use rules are a key driver of Hawaii's housing crisis. As measured by the state's Honolulu Construction Cost Index, the cost for building single-family homes in 2024 was 2.6 times higher than the cost in 2020. For highrises, the cost was 2.5 times higher.³

Historic preservation reviews certainly play a role in these delays and their associated costs. For example, SHPD noted in its report to the 2023 Legislature that its archaeology reviews were taking between six months and one year, on average.⁴

Grassroot's recent white paper "[Preserving the past or preventing progress?](#)" analyzed SHPD data and found that more than 90% of the projects the agency reviewed from 2021 to 2024 had no impact on historic properties.

The average review time for projects issued determinations has been 94 days. However, the SHPD reviewed less than half of the applications it has received during this period.

Imposing stricter timelines for these reviews could help reduce wait times.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ Rachel Inafuku, Justin Tyndall and Carl Bonham, "[Measuring the Burden of Housing Regulation in Hawaii](#)," Economic Research Organization at the University of Hawai'i, April 14, 2022, p. 6.

² Justin Tyndall and Emi Kim, "[Why are Condominiums so Expensive in Hawai'i?](#)" Economic Research Organization at the University of Hawai'i, May 2024, p. 11.

³ "[Quarterly Statistical and Economic Report, 4th Quarter 2024](#)," Hawaii Department of Business, Economic Development & Tourism, pp. 107-108.

⁴ "[Report to the Thirty-Second Legislature 2023 Regular Session on the State Historic Preservation Program For Fiscal Year 2021-2022](#)," Hawaii Department of Land and Natural Resources, October 2022, p. 1.



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March 12, 2025

House Committee on Housing
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for SB 1263 SD2 - RELATING TO HISTORIC PRESERVATION

Aloha Chair Evslin, Vice Chair Miyake, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of SB 1263 SD2** which would create an expedited review process for residential Transit Oriented Development on parcels that have low risk of cultural or historical significance. Including mixed-use developments that are majority residential are also critical to shape transit-oriented communities where residents can live, work and play.

We would like to offer one suggestion regarding the duration of the review period when the department requests additional information from a project.

Instead of allowing for a 180 day review period any time that the department requests additional information, we would suggest the review period not reset and the department has a 120 day review period. We would assume that a submission of a project would be as complete as possible and any missed information that would result in additional request from the department would be minimal and not require 90 additional days to provide a concurrence/non-concurrence. In the event that a project is submitted to the department with an excessive amount of missing information, we would assume and hope that the department would provide an outright non-concurrence due to the incomplete nature of the lead agency's submission.



Hawai'i YIMBY
Honolulu, HI 96814
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We believe in streamlining permitting. Combining, simplifying or removing layers of regulation that slow the permitting process for housing is important. With regard to cultural and historical reviews, there are many places of significance that are very deserving of preservation. However, there are many areas in the state that do not have any historical significance and should not be subject to the same type of rigorous review. Many of our county-designated TOD districts have areas that are already highly developed with low risk of affecting historical resources. Shifting the initial determination of a site's potential historical significance to the lead agency, followed by a written concurrence/non-concurrence from SHPD within 90 (or 30) days helps prioritize TOD developments and reduce delays due to a backlog. Additionally, once a determination is reached, exempting the development from further review unless a physical change in the scope of the project is important to keep projects moving through their planning process with more certainty.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,

Damien Waikoloa

Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega

Chapter Lead, Hawai'i YIMBY





March 11, 2025

Representative Luke Evslin, Chair
Representative Tyson Miyake, Vice Chair
Committee on Housing

RE: **SB 1263 - Relating to Historic Preservation Reviews**
Hearing date: March 12, 2025 at 9:00 AM

Aloha Chair Evslin, Vice Chair Miyake and members of the committee,

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii with **SUPPORT** on SB 1263. 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.

SB 1263 creates a process for expediting the review of residential and mixed use transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources. Furthermore, the measure:

- Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project.
- Creates a ninety-day limit to concur or not concur with project effect determinations.
- Provides that projects with written concurrence are exempt from further review unless there is a significant change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area.

Currently, Hawaii is in a housing crisis which has been exacerbated by extensive regulatory hurdles and delays that have significantly added to the cost and risk of building housing across the state. NAIOP Hawaii supports this measure which prevents duplicative SHPD reviews of project areas and projects of substantially the same projects and project areas for subsequent projects. Expediting the department's review of residential transit-oriented development is beneficial for the critical development of housing that revitalizes neighborhoods

Representative Luke Evslin, Chair
Representative Tyson Miyake, Vice Chair
Committee on Housing
March 11, 2025
Page 2

and promotes the use of public transportation, thereby enhancing the quality of life for Hawai'i residents.

Furthermore, we are supportive of the 90-day limit for SHPD to provide concurrence or non-concurrence with project effect determinations. This 90-day timeframe is consistent with intent of the bill to streamline reviews and allow projects to move forward for Hawaii residents.

NAIOP greatly supports the intent of the measure to identify a solution to the significant backlog of much needed projects awaiting SHPD review. SB 738 will have a significant impact on the development of housing units and other projects across Hawaii. 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 flourish extending to the right.

Reyn Tanaka, President
NAIOP Hawaii