

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
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

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

HOUSE COMMITTEE ON WATER & LAND

March 20, 2025 at 9:30 a.m.
State Capitol, Room 411

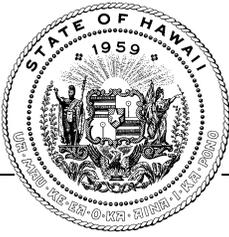
In consideration of
S.B. 26 SD2 HD1
RELATING TO AFFORDABLE HOUSING.

Chair Hashem, Vice Chair Lamosao, and members of the Committee.

HHFDC **supports** SB 26 SD2 HD1, which establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development to conduct a study, subject to legislative appropriation, to assess the viability of housing development in transit-oriented development zones or other areas on state or county lands. It also requires a report to the Legislature and appropriates funds. HHFDC supports the measure so long as it does not adversely impact priorities identified in the Executive Budget Request for FY 2026.

HHFDC is named as a member of the task force and agrees that the updates resulting from this bill will be a helpful tool for the development of new affordable housing.

Thank you for the opportunity to testify on this bill.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON WATER AND LAND

Thursday, March 20, 2025
9:30 AM
State Capitol, Conference Room 411

in consideration of
SB 26, SD2, HD1
RELATING TO AFFORDABLE HOUSING.

Chair Hashem, Vice Chair Lamosao, and Members of the Committee.

The Office of Planning and Sustainable Development (OPSD) **supports** SB 26, SD2, HD1, which establishes the Affordable Housing Land Inventory Task Force to conduct a study to inventory and assess the viability of affordable housing development on public lands within transit-oriented development (TOD) areas or planned urban growth areas statewide, and requires a report to the 2027 Legislature. SB26, SD2, HD1 would appropriate funds for consulting services and for a staff planner to undertake the work required under the measure.

We appreciate the amendments made in HD1, including the extension of the timeframe for completion of the study, that will facilitate conduct of the study. HD1 would allow OPSD to implement a key recommendation in OPSD's [Toward a TOD Housing Investment Strategy. Report to the 2024 State Legislature](#), submitted in response to Senate Concurrent Resolution 162 / House Resolution 188 passed in 2023. The SCR 162/HR 188 report estimated housing unit potential in TOD areas statewide for parcels that had been identified for housing potential, but acknowledged that the full housing potential of public lands within TOD areas was unknown and recommended additional study to inventory and assess other public lands or facilities within TOD areas statewide that might be suitable for co-location or redevelopment for housing.

OPSD stands ready to undertake the tasks contemplated by this bill, provided that sufficient funds are appropriated for consulting services and staff support, and funding does not negatively impact any administration priorities.

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
KA MOKU'ĀINA O HAWAI'I
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY PLEASE REFER TO:

25:OED

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
HOUSE COMMITTEE ON WATER & LAND

Thursday, March 20, 2025
9:30 am – Room 411, Hawaii State Capitol

In consideration of
SB 26, SD2, HD1
RELATING TO AFFORDABLE HOUSING

Honorable Chair Hashem, and members of the House Committee on Water & Land, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 26, SD2, HD1, relating to affordable housing.

The Hawaii Public Housing Authority (HPHA) **supports** SB 26, SD2, HD1. This measure establishes the Affordable Housing Land Inventory Task Force to conduct a study, subject to legislative appropriation, to assess the viability of housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds.

The HPHA is committed to collaborating with the Legislature on this important initiative and views this measure as a valuable opportunity to contribute to comprehensive solutions that address Hawaii's housing challenges.

The HPHA appreciates the opportunity to provide the Committee with its testimony. We thank you very much for your dedicated and continued support.





**HAWAI'I COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawai'i 96813
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

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
HOUSE COMMITTEE ON WATER & LAND

Thursday, March 20, 2025
9:30 a.m.
State Capitol, Conference Room 411 & Videoconference

In consideration of
SB 26, SD2, HD1
RELATING TO AFFORDABLE HOUSING.

Chair Hashem, Vice Chair Lamosao, and members of the Committee:

The Hawai'i Community Development Authority (HCDA) **supports SB 26, SD2, HD1**, which establishes the Affordable Housing Land Inventory Task Force.

We will support the Office of Planning and Sustainable Development (OPSD) as a member of the proposed Task Force, provided that sufficient funds are appropriated for consulting services and staff support.

Thank you for the opportunity to provide comments.

SB-26-HD-1

Submitted on: 3/17/2025 6:27:24 PM

Testimony for WAL on 3/20/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

We've got to address our affordable housing crisis. That requires a multifaceted approach. This proposed land study for transit oriented development might seem dull at first blush but it is incredibly necessary to reduce the crippling financial pressures on working- and middle-class families.

I strongly urge this Committee to SUPPORT this bill!