

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 HOUSING

Wednesday, March 12, 2025
9:00 AM – Room 430, Hawaii State Capitol

In consideration of
SB 26, SD2
RELATING TO AFFORDABLE HOUSING

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

The Hawaii Public Housing Authority (HPHA) supports SB 26, SD2. This measure establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development; conduct a study; and make certain recommendations. Requires a report to the Legislature. Appropriates moneys.

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.



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 HOUSING

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

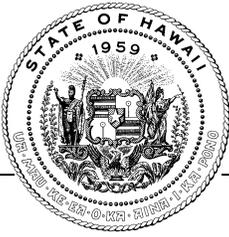
In consideration of
S.B. 26 SD2
RELATING TO AFFORDABLE HOUSING.

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

HHFDC **supports** SB 26 SD2, which establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of State lands suitable and available for affordable housing development. It also requires a study and 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. We note, however, that it will be challenging to procure a consultant and prepare the report 20 days prior to the convening of the 2026 regular session as required by the bill. We therefore request that the bill be **amended** to require a status report prior to the convening of the 2026 regular session with the complete report due 20 days prior to the convening of the 2027 regular session.

Thank you for the opportunity to testify on this bill.



**STATE OF HAWAI'I
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 HOUSING

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

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

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

The Office of Planning and Sustainable Development (OPSD) supports the bill's intent and **offers comments** on SB 26, SD2, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventory of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan, and requires a report to the Legislature. SB26, SD2 would appropriate funds for consulting services and for a staff planner to undertake the work required under the measure.

This effort would build on OPSD's prior work in 2016-2017 with the Special Action Team on Affordable Rental Housing, which reported to the Legislature in 2018. OPSD notes that the SD2 contains language for expanded site feasibility work similar to that proposed in a key recommendation in OPSD's [Toward a TOD Housing Investment Strategy, Report to the 2024 State Legislature](#) to assess public lands in transit-oriented development areas statewide for their suitability for housing.

Discussions with the Hawai'i Community Development Authority (HCDA) have occurred about the best agency, between HCDA and OPSD, to implement this bill. OPSD is preferred 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.

OPSD is concerned that procurement of consultant services, hiring of staff, organization of the task force, and completion of the work set forth in the bill can't realistically be done by the bill's January 2026 report deadline.

Therefore, OPSD recommends that as the bill moves forward, the timeframe for submittal of the Task Force's final report be extended by up to 24 months to provide sufficient time for the work to be completed as envisioned.

Thank you for the opportunity to testify on this measure.



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

JOSH GREEN, MD
GOVERNOR

DANIEL E. ORODENKER
EXECUTIVE OFFICER

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804
Email Address: dbedt.luc.web@hawaii.gov

Telephone: (808) 587-3822
Fax: (808) 587-3827
Website: luc.hawaii.gov

Statement of
Daniel E. Orodenker
Executive Officer
State Land Use Commission

Before the
House Committee on Housing

Wednesday March 12, 2025
9:00 AM
State Capitol, Room 430 and Video Conference

In consideration of
SB26 SD2

RELATING TO AFFORDABLE HOUSING

Chair Evslin; Vice Chair Miyake; and members of the House Committee on Housing:

The proposed measure establishes the Affordable Housing Task Force within the Hawai'i Community Development Authority ("HCDA") with the Land Use Commission's ("LUC") Executive Officer or designee as a member. The Task Force will be tasked with updating the Affordable Rental Housing Report and Ten-Year Plan. The measure calls for a report to the Legislature prior to the convening of the 2026 session and dissolution of the Task Force on January 1, 2026.

The LUC has taken a position to support measures to facilitate affordable workforce housing and will participate as a member of the Task Force.

Thank you for the opportunity to testify on this matter.

C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante Jr.
Managing Director

Merrick Nishimoto
Deputy Managing Director



Kehaulani M. Costa
Housing Administrator

Keiko M. Mercado
Assistant Housing Administrator

County of Hawai'i
Office of Housing and Community Development

1990 Kino'ole Street, Suite 102 • Hilo, Hawai'i 96720 • (808) 961-8379 • Fax (808) 961-8685
Existing Housing: (808) 959-4642 • Fax (808) 959-9308
Kona: (808) 323-4300 • Fax (808) 323-4301

March 10, 2025

TESTIMONY IN SUPPORT OF SENATE BILL 26, SD2
A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING
COMMITTEE ON HOUSING

Rep. Luke A. Evslin, Chair

Rep. Tyson K. Miyake, Vice Chair

Hearing Date: Wednesday, March 12, 2025, at 9:00 AM

Place of Hearing: Conference Room 430 & Videoconference

Aloha Honorable Chairs Evslin and Miyake, and members of the Committee on Housing and Committee on Water & Land,

On behalf of the County of Hawai'i Office of Housing and Community Development (OHCD), I am pleased to provide testimony in **support of Senate Bill 26, SD2**, which establishes the Affordable Housing Land Inventory Task Force within the Hawai'i Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development.

The establishment of the Affordable Housing Land Inventory Task Force is a crucial step in addressing Hawai'i's ongoing affordable housing crisis. By updating inventories of state lands suitable for affordable housing development, focusing on existing urban areas, and examining opportunities for mixed-use development, this task force can significantly streamline the identification of land for housing projects.

Thank you for the opportunity to provide testimony on Senate Bill 26, SD2.

Mahalo,

A handwritten signature in black ink, appearing to read "Kehaulani M. Costa".

Kehaulani M. Costa
Housing Administrator





**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 HOUSING

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

In consideration of
SB26 SD2
RELATING TO AFFORDABLE HOUSING.

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

The Hawai'i Community Development Authority (HCDA) respectfully offers **comments** on SB26 SD2, for the committee's consideration. This measure establishes the Affordable Housing Land Inventory Task Force within the HCDA to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development, conduct a study, and make certain recommendations.

The intent and purpose of the bill is acknowledged, as the work of updating of the tier tables will build on prior efforts by the Office of Planning and Sustainable Development (OPSD) and yield information that could be useful in developing affordable housing statewide.

However, the tasks contemplated by this bill are labor intensive and require analysis for the tier table data to be useful. For context, in considering SCR 55/SR 44 (2024 session), which contained similar tasks to update tier tables, HCDA expressed concerns about being able to fulfill the tasks contained in those resolutions, especially with no funding. Likewise, HCDA expresses the same concerns about the HCDA being

able to complete the tasks, in the time given¹, even with funding, considering the other work that HCDA is tasked with or could be tasked with.

Discussions with OPSD have occurred about the best agency, among HCDA and OPSD, to implement this bill. OPSD is 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 adversely impact any Administration priorities.

Thus, we respectfully recommend that SB26 SD2 be further revised to designate that the “affordable housing land inventory task force” (Task Force) be placed within OPSD for administrative purposes and corresponding conforming changes be made throughout the bill. Of course, HCDA is willing to participate in and be a member of the Task Force.

Thank you for the opportunity to provide our comments on this bill.

¹ The task force is proposed to be dissolved on January 1, 2026 suggesting that the work of the task force must be completed by the end of calendar year 2025 and a report submitted to the Legislature soon thereafter. Assuming that funds to implement this bill are included in the State Budget, taking into consideration the time needed to release the funds, completing a report prior to the start of the 2026 legislative session may be unrealistic.