THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO.
26
S.D. 2
H.D. 2

A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. (a) There is established the affordable

2 housing land inventory task force to be placed in the office of

3 planning and sustainable development for administrative

4 purposes.

5 (b) The task force shall consist of the following members

6 or their designees:

7 (1) The director of the office of planning and sustainable

8 development, who shall serve as the chairperson;

9 (2) The executive director of the Hawaii housing finance

10 and development corporation;

11 (3) The executive director of the Hawaii public housing

12 authority;

13 (4) The executive director of the Hawaii community

14 development authority;

15 (5) The chairperson of the board of land and natural

16 resources; and

17 (6) The mayor of each county.

1   Task force members may recommend to the task force additional

2   members having appropriate special expertise, including

3   representatives from organizations with experience in

4   development or redevelopment, for approval by the chairperson.

5   (c) The task force shall:

6   (1) Subject to legislative appropriation, conduct a study

7   in collaboration with public landowners and the

8   counties to assess the viability of affordable housing

9   development in transit-oriented development zones,

10   near transit hubs, bus stations, or urban growth areas

11   on state or county lands. In conducting the study,

12   the task force may consider the following:

13   (A) Agencies' planned or intended use of the

14   properties;

15   (B) Existing uses, facilities, and conditions;

16   (C) Site constraints, environmental conditions, and

17   entitlements required;

18   (D) Constraints to development readiness, such as

19   tenancy agreements and funding; and

1   (E)   Estimates of potential housing units and housing

2   types that could be accommodated on the sites;

3   and

4   (2) Submit a report of its findings and recommendations,

5   including any proposed legislation, to the legislature

6   no later than twenty days prior to the convening of

7   the regular session of 2027.

8   (d) The members of the task force shall serve without

9 compensation but shall be reimbursed for expenses, including

10 travel expenses, necessary for the performance of their duties.

11   (e) The office of planning and sustainable development

12 shall provide administrative and clerical support required by

13 the task force.

14   (f) The task force shall be dissolved on January 1, 2027.

15   SECTION 2. There is appropriated out of the general

16 revenues of the State of Hawaii the sum of $ or so

17 much thereof as may be necessary for fiscal year 2025-2026 to

18 fund a staff position and for contractual services incurred by

19 the task force established pursuant to section 1 of this Act.

1   The sum appropriated shall be expended by the office of

2 planning and sustainable development for the purposes of this

3 Act.

4   SECTION 3. This Act shall take effect on July 1, 3000;

5 provided that section 2 shall take effect on July 1, 2025.

Report Title:
OPSD; Affordable Housing; Land Inventory Task Force; Study;
State Lands; County Lands; Transit-Oriented Development;
Appropriation

Description:
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.
Effective 7/1/3000. (HD2)

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not legislation or evidence of legislative intent.*

2025-2863 SB26 HD2 HMSO