
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 Hawaii
3 community development authority for administrative purposes.
- 4 (b) The task force shall consist of the following members
5 or their designees:
- 6 (1) The director of the office of planning and sustainable
7 development, who shall serve as the chairperson;
- 8 (2) The comptroller of the department of accounting and
9 general services;
- 10 (3) The executive director of the Hawaii housing finance
11 and development corporation;
- 12 (4) The executive director of the Hawaii public housing
13 authority;
- 14 (5) The executive director of the Hawaii community
15 development authority;
- 16 (6) The chairperson of the board of land and natural
17 resources;



- 1 (7) The executive director of the land use commission;
- 2 (8) The president of the senate, or their designee;
- 3 (9) The speaker of the house of representatives, or their
- 4 designee; and
- 5 (10) One representative from each county.

6 Task force members may recommend to the task force additional
7 members having appropriate special expertise, including
8 representatives from organizations with experience in
9 development or redevelopment, for approval by the chairperson.

10 (c) The task force shall:

- 11 (1) Update the maps, tier tables, and inventories of state
- 12 lands suitable and available for affordable housing
- 13 development that are in the affordable rental housing
- 14 report and ten-year plan that was generated pursuant
- 15 to Act 127, Session Laws of Hawaii 2016, including
- 16 parcels in the state strategic plan for
- 17 transit-oriented development;
- 18 (2) Focus on existing urban lands to minimize the need for
- 19 major regional infrastructure improvements;



- 1 (3) Examine mixed-use development opportunities to
- 2 redevelop underutilized existing state-owned lands
- 3 having one government tenant or use;
- 4 (4) Identify lands to accommodate one hundred thousand new
- 5 housing units, and designate these as important
- 6 housing lands;
- 7 (5) Conduct a study in collaboration with public
- 8 landowners and the counties to assess the viability of
- 9 housing development on transit-oriented development
- 10 lands to meet demand statewide with consideration
- 11 given but not limited to:
- 12 (A) Agencies planned or intended use of the
- 13 properties;
- 14 (B) Existing uses, facilities, and conditions;
- 15 (C) Site constraints, environmental conditions, and
- 16 entitlements required;
- 17 (D) Constraints to development readiness, such as
- 18 tenancy agreements and funding;
- 19 (E) Estimates of potential housing units and housing
- 20 types that could be accommodated on the sites;



1 (F) Opportunities to integrate mixed-use development
2 and transit service at the sites; and

3 (G) Infrastructure improvements that would be needed
4 to support potential housing or mixed-use
5 development;

6 provided that the study shall include the viability of
7 housing development totaling no fewer than ten
8 thousand units per year for fifty years, including
9 site selection and financing;

10 (6) Recommendations for actions to advance housing
11 development on lands shortlisted for development; and

12 (7) Submit a report of its findings and recommendations,
13 including any proposed legislation, to the legislature
14 no later than twenty days prior to the convening of
15 the regular session of 2026.

16 (d) The members of the task force shall serve without
17 compensation but shall be reimbursed for expenses, including
18 travel expenses, necessary for the performance of their duties.

19 (e) No member of the task force shall be subject to
20 chapter 84, Hawaii Revised Statutes, solely because of the
21 member's participation in the task force.



1 (f) The Hawaii community development authority shall
2 provide administrative and clerical support required by the task
3 force.

4 (g) The task force shall be dissolved on January 1, 2026.

5 SECTION 2. There is appropriated out of the general
6 revenues of the State of Hawaii the sum of \$1,000,000 or so much
7 thereof as may be necessary for fiscal year 2025-2026 to fund a
8 staff position and for contractual services incurred by the task
9 force established pursuant to section 1 of this Act.

10 The sum appropriated shall be expended by the Hawaii
11 community development authority for the purposes of this Act.

12 SECTION 3. There is appropriated out of the rental housing
13 revolving fund the sum of \$ or so much thereof as may
14 be necessary for fiscal year 2025-2026 for the Mayor Wright
15 Homes affordable housing project on Oahu.

16 The sum appropriated shall be expended by the Hawaii public
17 housing authority for the purposes of this Act.

18 SECTION 4. This Act shall take effect upon its approval;
19 provided that sections 2 and 3 shall take effect on July 1,
20 2025.



Report Title:

HCDA; Affordable Housing Development; Task Force; Study; State Lands; Transit-Oriented Development; Mayor Wright Homes; Appropriations

Description:

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. Requires a report to the Legislature. Appropriates funds. (SD1)

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