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# A BILL FOR AN ACT

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT  
CORPORATION.

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

1           SECTION 1. The legislature finds that repurposing existing  
2 commercial buildings into mixed-use developments provides a  
3 critical opportunity to address Hawaii's housing crisis while  
4 preserving its historical and cultural context.

5           Historically, towns such as Hilo, Paia, and Honokaa thrived  
6 as mixed-use communities, where residential units above  
7 commercial establishments fostered vibrant neighborhoods and  
8 robust local economies. Modern redevelopment of commercial  
9 spaces into mixed-use buildings offers numerous benefits,  
10 including the creation of affordable housing for service  
11 industry workers, which reduces financial strain on employees  
12 and relieves businesses from wage pressures tied to high housing  
13 costs. By locating housing near workplaces, redevelopment  
14 supports worker retention, fosters community connections, and  
15 alleviates traffic congestion, thereby improving overall quality  
16 of life. Additionally, reusing existing structures reduces



1 environmental and financial costs associated with new  
2 construction while expediting the delivery of housing options,  
3 as many units are already built and ready for conversion. This  
4 approach also ensures economic sustainability by maintaining  
5 commercial spaces that support local businesses and providing  
6 affordable residential units that are preserved in perpetuity  
7 for future generations.

8 Accordingly, the purpose of this Act is to establish a  
9 working group to identify existing mixed-use developments in the  
10 county of Maui that could be used as affordable housing and  
11 commercial rental leases.

12 SECTION 2. (a) There is established within the Hawaii  
13 housing finance and development corporation for administrative  
14 purposes a working group to identify existing mixed-use  
15 developments in the county of Maui that could be acquired by the  
16 Hawaii housing finance and development corporation for use as  
17 affordable housing and commercial rental leases.

18 (b) The working group shall consist of the following  
19 members:

20 (1) The chairperson of the board of directors of the  
21 Hawaii housing finance and development corporation, or



- 1 the Chairperson's designee, who shall serve as  
2 chairperson of the working group;
- 3 (2) The director of the department of housing of the  
4 county of Maui, or the director's designee;
- 5 (3) The president of the REALTORS Association of Maui,  
6 Inc., or the president's designee, who shall be  
7 invited to participate by the chairperson;
- 8 (4) One resident of the county of Maui, who shall have  
9 knowledge of commercial and residential financing, to  
10 be invited to participate by the president of the  
11 senate;
- 12 (5) One resident of the county of Maui, who shall have  
13 experience in redevelopment construction and  
14 permitting, to be invited to participate by the  
15 speaker of the house of representatives;
- 16 (6) One representative from a Maui housing nonprofit  
17 organization, who shall be invited to participate by  
18 the president of the senate; and
- 19 (7) One representative from a Maui housing nonprofit  
20 organization, who shall be invited to participate by  
21 the speaker of the house of representatives.



1 (c) The members of the working group shall serve without  
2 compensation but shall be reimbursed for reasonable expenses,  
3 including travel expenses, necessary for the performance of  
4 their duties.

5 (d) The working group shall submit a report of its  
6 findings and recommendations, including any proposed  
7 legislation, to the legislature no later than twenty days prior  
8 to the convening of the regular session of 2026.

9 (e) The working group shall be dissolved upon adjournment  
10 sine die of the regular session of 2026.

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



**Report Title:**

HHFDC; Maui County; Mixed-used Developments; Potential Acquisitions; Working Group; Report

**Description:**

Establishes a working group within the Hawaii Housing Finance and Development Corporation to identify existing mixed-use developments in Maui County that could be acquired by the Hawaii Housing Finance and Development Corporation for use as affordable housing and commercial rental leases. Requires a report to the Legislature. Effective 7/1/3000. (HD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

