

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 FINANCE

March 27, 2025 at 3:30 p.m.
State Capitol, Room 308

In consideration of
S.B. 26 SD2 HD2
RELATING TO AFFORDABLE HOUSING.

Chair Yamashita, Vice Chair Takenouchi, and members of the Committee.

HHFDC **supports** SB 26 SD2 HD2, 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.



**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 FINANCE

Thursday, March 27, 2025
3:30 p.m.
State Capitol, Conference Room 308 & Videoconference

In consideration of
SB 26, SD2, HD2
RELATING TO AFFORDABLE HOUSING.

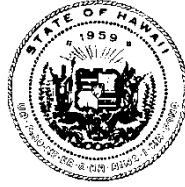
Chair Yamashita, Vice Chair Takenouchi, and members of the Committee:

The Hawai'i Community Development Authority (HCDA) **supports SB 26, SD2, HD2**, which establishes the Affordable Housing Land Inventory Task Force to assess the viability of housing development in transit-oriented development zones and on other state and county lands.

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

Thank you for the opportunity to provide comments.

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 FINANCE

Thursday, March 27, 2025
3:30 p.m. – Room 308, Hawaii State Capitol

In consideration of
SB 26, SD2, HD2
RELATING TO AFFORDABLE HOUSING

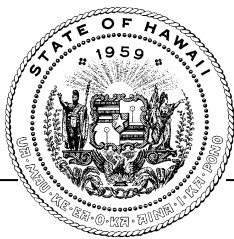
Honorable Chair Yamashita, Vice Chair Takenouchi, and members of the House Committee on Finance, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 26, SD2, HD2, relating to affordable housing.

The Hawaii Public Housing Authority (HPHA) supports SB 26, SD2, HD2. 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.





**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, Hawaii'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii'i 96804

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

LATE TESTIMONY

Statement of
MARY ALICE EVANS
Director

before the
HOUSE COMMITTEE ON FINANCE

Thursday, March 27, 2025
3:30 PM
State Capitol, Conference Room 308

in consideration of
SB 26, SD2, HD2
RELATING TO AFFORDABLE HOUSING.

Chair Yamashita, Vice Chair Takenouchi, and Members of the Committee.

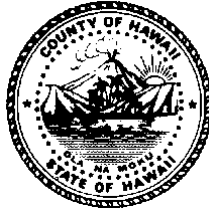
The Office of Planning and Sustainable Development (OPSD) **supports** SB 26, SD2, HD2, which establishes the Affordable Housing Land Inventory Task Force to conduct a study to inventory and assess the viability of affordable housing development on public lands within transit-oriented development (TOD) areas or planned urban growth areas statewide, and requires a report to the 2027 Legislature. SB26, SD2, HD2 would appropriate funds for consulting services and for a staff planner to undertake the work required under the measure.

This measure 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.

C. Kimo Alameda, Ph.D.
Mayor



William V. Brillhante, Jr.
Managing Director

Merrick Nishimoto
Deputy Managing Director

County of Hawai'i ~ Office of the Mayor

25 Aupuni Street, Suite 2603 • Hilo, Hawai'i 96720 • Phone (808) 961-8211 • Fax (808) 961-6553
KONA: 74-5044 Ane Keohokālole Hwy., Bldg C • Kailua-Kona, Hawai'i 96740
Phone (808) 323-4444 • Fax (808) 323-4440

TO: Rep. Kyle T. Yamashita, Chair
Rep. Jenna Takenouchi, Vice Chair
COMMITTEE ON FINANCE

FROM: C. Kimo Alameda, PhD., Mayor

DATE: March 25, 2025

SUBJECT: **SUPPORT OF SB26, SD2, HD2, RELATING TO AFFORDABLE HOUSING**

Aloha Chair, Vice Chair, and esteemed members of the Committee,

Mahalo for the opportunity to offer my **strong support** for House Bill 26, SD2, HD2, this bill establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development, to identify state and county-owned lands suitable for affordable housing development. By utilizing public lands, the cost of land acquisition is eliminated, helping to address the housing crisis.

The task force will update land inventories, with a focus on urban and transit-oriented development (TOD) areas, which are typically closer to jobs, infrastructure, and services. The goal is to designate 100,000 new housing units, with 10,000 units per year for 50 years.

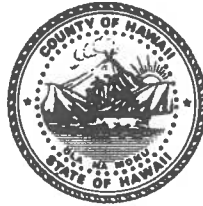
The task force will assess infrastructure needs, site constraints, and mixed-use opportunities, providing recommendations to the Legislature by 2026. The bill also appropriates funding for staff and contractual service.

Mahalo for your time and consideration.

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 25, 2025

TESTIMONY IN SUPPORT OF SENATE BILL 26, SD2, HD2
A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING
COMMITTEE ON FINANCE

Rep. Kyle T. Yamashita, Chair

Rep. Jenne Takenouchi, Vice Chair

Hearing Date: Thursday, March 27, 2025, at 3:30 PM

Place of Hearing: Conference Room 308 & Videoconference

Aloha Honorable Chairs Yamashita and Takenouchi, and members of the Committee on Finance,

On behalf of the County of Hawai'i Office of Housing and Community Development (OHCD), I am pleased to provide testimony in **Senate Bill 26, SD2, HD2**, which establishes the Affordable Housing Land Inventory Task Force to conduct a study to assess the viability of housing development in transit-oriented development zones or other areas on state or county lands.

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 or County lands suitable for affordable housing development, focusing on existing urban areas and transit-oriented development zones, this task force can significantly streamline the identification of land for housing projects closer to existing infrastructure, jobs and services.

Thank you for the opportunity to provide testimony on Senate Bill 26, SD2, HD2.

Mahalo,

Keiko M. Mercado
Assistant Housing Administrator





March 27, 2025

Representative Kyle T. Yamashita, Chair
Representative Jenna Takenouchi, Vice Chair
House Committee on Finance (FIN)

Comments in Support of, and Amendment to SB 26, SD2, HD2 RELATING TO AFFORDABLE HOUSING (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. [SD2, HD2])

**Thursday, March 27, 2025, at 3:30 p.m.
State Capitol, Conference Room 308 & VIA VIDEOCONFERENCE**

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. LURF's mission is to advocate for reasonable, rational, and equitable land use planning, legislation and regulations that encourage well-planned economic growth, housing, and renewable energy, while safeguarding Hawaii's significant natural, cultural, and agricultural resources, and public health and safety.

LURF appreciates the opportunity to express its **strong support for, and amendments to SB 26, SD2, HD2.**

SB 26, SD2, HD2. This bill proposes to establish 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; and requires a report to the Legislature.

LURF's Position. LURF and its members have extensive experience in the entitlement process, the development of affordable housing and Act 127, SLH 2016. We understand that more housing for Hawaii residents is constrained by the lack of available, entitled urban lands for housing and mixed-use projects. Various State studies have confirmed that the lack of suitable, entitled lands for development of appropriate housing is a major contributing factor to the housing crisis; and substantial obstacles and delays in entitling such lands result in discouraging or delaying housing and mixed-use developments, resulting in reduced available housing supply, which increases housing prices and the lack of affordable housing.

The scope of the Task Force includes conducting a study in collaboration with public landowners and the counties to assess the viability of affordable housing development in transit—oriented development zones, near transit hubs, bus stations, or urban growth areas on state or county lands.

The Task Force report and recommendations will provide a valuable informational tool that can facilitate unique and viable opportunities to address the many housing issues facing the State and a win-win situation where the State and counties will be able to develop their lands for housing.

Proposed amendments for consideration: Based on LURF’s prior experience with housing entitlements and Act 127, SLH 2016, we respectfully recommend the following proposed amendments for the WAL Committee’s consideration:

- **SECTION 1. (c)(5) Task Force Study collaboration (p. 3).** Private landowners and housings developers have expertise in identifying developing lands for housing and mixed-use development. Please consider adding language requiring that the Study should be conducted “in collaboration with public **and private** landowners, **housing developers**, and the counties....”
- **SECTION 1. (c)(6) Task Force Study recommendations for actions to advance housing development (p. 4).** The state and/or county urban lands that may be suitable for affordable housing may not be in the proper county zoning district for intended future affordable housing or mixed use. LURF would respectfully recommend a further amendment to this measure, which would provide “Recommendations for actions to advance housing development on lands shortlisted for development, **including efficient processing of government entitlements necessary for future housing and/or mixed use on the government lands.**”

For the above reasons, LURF **supports SB 26, SD2, HD2, with the requested amendments,** and respectfully urges your favorable consideration of the bill.

Thank you for the opportunity to provide comments in support of this measure.