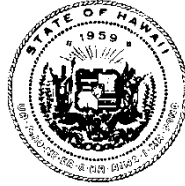


JOSH GREEN, M.D.  
GOVERNOR

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

### **SENATE COMMITTEE ON HOUSING AND SENATE COMMITTEE ON WATER AND LAND**

February 07, 2025 at 1:15 p.m.  
State Capitol, Room 229

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

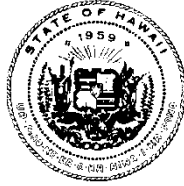
Chairs Chang and Inouye, Vice Chairs Hashimoto and Elefante, and members of the Committees.

HHFDC **supports** SB 26, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development.

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.

JOSH GREEN, M.D.  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of  
**Hakim Ouansafi, Executive Director**  
**Hawaii Public Housing Authority**

Before the  
**SENATE COMMITTEE ON HOUSING**  
**AND**  
**SENATE COMMITTEE ON WATER AND LAND**

**Friday, February 7, 2025**  
**1:15 PM – Room 229, Hawaii State Capitol**

In consideration of  
**SB 26**  
**RELATING TO AFFORDABLE HOUSING**

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

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

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.



**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  
**SENATE COMMITTEE ON HOUSING**  
And the  
**SENATE COMMITTEE ON WATER AND LAND**

Friday, February 7, 2025  
1:15 PM  
State Capitol, Conference Room 229 & Videoconference

In consideration of  
**SB 26**  
**RELATING TO AFFORDABLE HOUSING.**

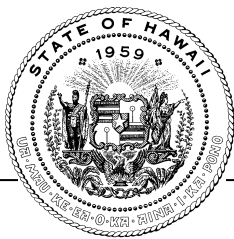
Chairs Chang and Inouye, Vice Chairs Hashimoto and Elefante, and members of the Committees.

The Hawai'i Community Development Authority (HCDA) **respectfully offers comments on SB 26** for the committee's consideration.

This measure establishes the Affordable Housing Land Inventory Task Force within the HCDA.

After conferring with the Office of Planning and Sustainable Development (OPSD) and the Hawai'i Interagency Council for Transit-Oriented Development, OPSD is willing to take the lead on this measure. Thus, we respectfully defer to OPSD.

Thank you for the opportunity to provide testimony.



**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  
**SENATE COMMITTEE ON HOUSING  
AND  
SENATE COMMITTEE ON WATER AND LAND**

**LATE**

Friday, February 7, 2025  
1:15 PM  
State Capitol, Conference Room 229

in consideration of  
**SB 26  
RELATING TO AFFORDABLE HOUSING.**

Chairs Chang and Inouye, Vice Chairs Hashimoto and Elefante, and Members of the Committees:

The Office of Planning and Sustainable Development (OPSD) appreciates the bill's intent **and offers comments** on SB 26, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories 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.

This effort would build on OPSD's prior work in 2016 and 2017 with the Special Action Team on Affordable Rental Housing, which reported to the Legislature in 2018.

OPSD notes that this measure is similar to a bill that OPSD proposed for inclusion in the Administration's 2025 legislative package, but was not included due to funding concerns. That bill was intended to implement a key recommendation contained in OPSD's [Toward a TOD Housing Investment Strategy. Report to the 2024 State Legislature](#) to undertake an inventory of public lands in transit-oriented development areas statewide for their suitability for housing and to work with State and County agencies to assess their feasibility for housing. OPSD's proposed bill would have appropriated funds for contractual services to conduct the study and for a staff planner to manage the project. A copy of the proposed measure is attached for your reference.

OPSD stands ready to undertake the project contained in the attached bill draft, provided that sufficient funds are appropriated for consulting services and staff support and funding does not adversely impact Administration priorities.

Thank you for the opportunity to testify on this measure.

HB 1451 RELATING TO RELATING TO AFFORDABLE HOUSING- SUPPORT  
State Office of Planning and Sustainable Development  
Wednesday, January 29, 2025

\_\_\_\_.B. NO.\_\_\_\_

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# A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

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

1           SECTION 1. The legislature finds that the use of public  
2   lands for housing is necessary to meet Hawaii's affordable  
3   housing needs. The legislature further finds that a report  
4   issued in December 2023 by the office of planning and  
5   sustainable development estimated there are roughly 15,500 acres  
6   of state and county lands statewide in areas identified for  
7   transit-oriented development. The report, prepared in response  
8   to Senate Concurrent Resolution 162 and House Resolution 188  
9   passed in 2023, tasked the office with identifying sites with  
10   the capacity to accommodate 10,000 new homes per year for the  
11   next fifty years. The study estimates that over 65,000 new  
12   housing units could be provided by projects planned for housing  
13   within transit-oriented development areas statewide, including  
14   the transit-oriented development projects identified in the  
15   state strategic plan for transit-oriented development.

16           However, the report also states that the full housing  
17   potential for much of the public lands has yet to be determined.

.B. NO.          

1   Therefore, the legislature seeks to address this gap by  
2   implementing a key report recommendation for a study to  
3   inventory and assess the housing potential of public lands  
4   within transit-oriented development areas statewide that have  
5   yet to be evaluated for the development or co-location of  
6   affordable housing.

7       The purposes of this Act are to:

- 8       (1)   Require the office of planning and sustainable  
9             development to conduct a study to: research the  
10            viability of housing development on public lands in  
11            transit-oriented development areas; prioritize sites  
12            identified as suitable for affordable housing  
13            development; and incorporate the priority transit-  
14            oriented development housing sites in the state  
15            strategic plan for transit-oriented development for  
16            project implementation; and
- 17       (2)   Appropriate funds for the conduct of the study and for  
18             one additional full-time planner position that would  
19             be responsible for the conduct of the study and  
20             supporting ongoing implementation of the state  
21             strategic plan for transit-oriented development and

\_\_\_\_\_.B. NO.\_\_\_\_\_

1           the priority housing and other transit-oriented  
2           development projects in the plan.

3           SECTION 2. The study shall include but not be limited to  
4 the following:

5           (1) Collaboration with public landowners to assess the  
6           viability of housing development on their lands, with  
7           consideration given to but not limited to:

8           (A) Agencies planned or intended use of the  
9           properties;

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

11          (C) Site constraints, environmental conditions, and  
12          entitlements required;

13          (D) Constraints to development readiness, such as  
14          tenancy agreements and funding;

15          (E) Estimates of potential housing units and housing  
16          types that could be accommodated on the sites;

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

19          (G) Infrastructure improvements that would be needed  
20          to support potential housing or mixed-use  
21          development;



.B. NO.          

1           (2)   Update the existing inventory of public lands for  
2                   potential housing development and include such parcels  
3                   in the state strategic plan for transit-oriented  
4                   development; and

5           (3)   Recommendations for actions to advance housing  
6                   development on lands shortlisted for development.

7           The office shall establish a steering committee composed of  
8   representatives from the Hawaii housing development and finance  
9   corporation, Hawaii community development authority, Hawaii  
10   public housing authority, the departments of accounting and  
11   general services and land and natural resources, and each  
12   county, to advise and assist the office in the conduct of the  
13   study. The study shall include consultation with key public  
14   facility and landholding agencies, including the department of  
15   education and the University of Hawaii and its community  
16   colleges.

17          SECTION 3. The office shall submit an interim report to  
18   the legislature no later than twenty days prior to the convening  
19   of the regular session of 2027, and a final report of its  
20   findings and recommendations to the legislature no later than  
21   twenty days prior to the convening of the regular session of  
22   2028.

.B. NO.      

1           SECTION 3. There is appropriated out of the general  
2 revenues of the State of Hawaii the sum of \$400,000 or so much  
3 thereof as may be necessary for fiscal year 2025-2026 for the  
4 conduct of the study.

5           The sum appropriated shall be expended by the office of  
6 planning and sustainable development for the purposes of this  
7 Act.

8           SECTION 4. There is appropriated out of the general  
9 revenues of the State of Hawaii the sum of \$100,000 or so much  
10 thereof as may be necessary for fiscal year 2025-2026 and the  
11 sum of \$85,000 or so much thereof as may be necessary for fiscal  
12 year 2026-2027 for the establishment of one full-time equivalent  
13 (1.0 FTE) planner V position and related expenses for the  
14 management of the study and performance of related duties for  
15 the update and ongoing implementation of the state strategic  
16 plan for transit-oriented development and the priority housing  
17 and other transit-oriented development projects contained  
18 therein.

19           The sum appropriated shall be expended by the office of  
20 planning and sustainable development for the purposes of this  
21 Act.

\_\_\_\_.B. NO.\_\_\_\_

1           SECTION 6. This Act, upon its approval, shall take effect  
2 on July 1, 2025.

3

4                           INTRODUCED BY: \_\_\_\_\_

\_\_\_\_.B. NO.\_\_\_\_

**Report Title:**

Transit-oriented Housing Potential; TOD; Public Lands;  
Appropriation

**Description:**

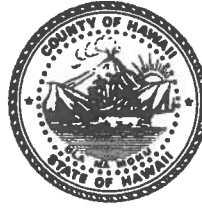
Requires the Office of Planning and Sustainable Development to develop an inventory and assessment of sites with housing potential on state and other public lands in transit-oriented development areas statewide and to incorporate priority housing project sites in the state strategic plan for transit-oriented development for project implementation. Appropriates funds for the study and a new planner position to support implementation.

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

**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

February 5, 2025

TESTIMONY IN SUPPORT OF SENATE BILL 26  
A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING  
COMMITTEE ON HOUSING  
Sen. Stanley Chang, Chair  
Sen. Troy N. Hashimoto, Vice Chair  
COMMITTEE ON WATER & LAND  
Sen. Lorraine R. Inouye, Chair  
Sen. Brandon J.C. Elefante, Vice Chair  
Hearing Date: Friday, February 7, 2025, at 1:15 PM  
Place of Hearing: Conference Room 229 & Videoconference

Aloha Honorable Chairs Chang, Hashimoto, Inouye and Elefante, 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**, 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.

Mahalo,

  
\_\_\_\_\_  
Kehaulani M. Costa  
Housing Administrator



**SB-26**

Submitted on: 2/5/2025 8:52:10 PM

Testimony for HOU on 2/7/2025 1:15:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

Ensuring we properly account for land usable to develop housing for Hawaii is absolutely critical. This working group is a worthy endeavor that can lay the groundwork for serious, long term housing benefits. I urge the Committee to SUPPORT this bill!