
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that the State faces a
2 structural housing crisis characterized by a critical shortage
3 of available and affordable housing units. The *2024 Hawaii*
4 *Housing Planning Study*, which was prepared for the Hawaii
5 housing finance and development corporation, estimates that the
6 total projected housing units needed in Hawaii will be 64,490
7 additional units by 2027. Of this number, 62,750 units were an
8 existing housing unit shortfall as of 2022.

9 The legislature further finds that the existing unit
10 shortfall is the most significant driver in total housing need
11 and requires a significant increase in housing production to
12 close the gap between housing need and supply over time.
13 Accelerating housing production for planned or entitled projects
14 already in the housing production pipeline plays a key role in
15 addressing the backlog in production.
16 The legislature also finds that the State needs a method to
17 proactively monitor and facilitate the development of projects



1 in the housing pipeline to achieve timely delivery of housing
2 units. This approach requires information on planned and
3 entitled projects, including where they are located and where
4 they are in the development process, and actively working with
5 project developers to address identified barriers to project
6 development and construction, including infrastructure needs.
7 No single agency tracks this information for projects statewide.
8 Therefore, the capacity to facilitate planned and entitled
9 projects is hampered by fragmented and uncoordinated data across
10 state and county agencies, resulting in inattention to delays in
11 the delivery of housing already in the housing production
12 pipeline and a systemic mismatch between the units being
13 produced and housing needs.

14 Furthermore, the legislature finds that the State must
15 modernize the way it plans for, tracks, and delivers housing and
16 supporting infrastructure. A shared, standardized, and
17 geospatial-ready data platform is necessary to create a unified
18 data model that can provide state and county agencies with
19 critical information on projects in the housing production
20 pipeline and related infrastructure and investment needs in
21 planned growth areas.



1 Moreover, the legislature finds that accelerating housing
2 development must be done in a fiscally sustainable manner so
3 that decision-makers are aware of the long-term projected
4 revenues and costs to public entities for the housing produced.
5 Thus, the shared data platform should also provide the means to
6 assess the expected fiscal contributions and ongoing costs for
7 public services and infrastructure required to support housing
8 development and planned growth. Development of a fiscal model
9 to be used in conjunction with the housing and infrastructure
10 data collected would give decision-makers and the public the
11 information needed to weigh the public benefits and costs of
12 housing projects and regional investments in infrastructure.

13 Accordingly, the purpose of this Act is to:

14 (1) Require the office of planning and sustainable
15 development to undertake a project to:
16 (A) Study and identify options for the development of
17 a statewide housing and infrastructure data
18 platform that serves as a shared data resource
19 for information on projects in the housing
20 pipeline and infrastructure improvement projects
21 needed to support housing;



14 SECTION 2. (a) The office of planning and sustainable
15 development shall conduct studies and other activities as
16 necessary for the development of a shared statewide housing and
17 infrastructure data platform that enables multi-agency action to
18 accelerate and steward backlogged and new housing projects in
19 the development pipeline and provides reliable information and
20 analysis on the status and effects of housing production and
21 infrastructure investments statewide.



10 The platform shall be developed and deployed using
11 information technology that prioritizes low operational costs,
12 open standards, and portability and supports in-house user
13 customization of data inputs, reports, and analytical models
14 without relying on a single, proprietary solution.

15 (c) The scope of work for the statewide housing and
16 infrastructure data platform project shall include but not be
17 limited to:

18 (1) Defining the data model and platform requirements,
19 based on multi-agency user inputs and a user-defined
20 data access and governance model;





1 developed for the Iwilei area could be built upon or
2 integrated into a shared data platform;

3 (6) Developing options for where and how the shared
4 platform would be administered and how multi-agency
5 project data updates and sharing, monitoring, and
6 project troubleshooting would be sustained over time;

7 (7) Supporting the development and launch of the preferred
8 option for administering and managing the project
9 monitoring and facilitation function;

10 (8) Training for state and county employees in the use,
11 methodology, and update of the statewide housing and
12 infrastructure data platform and models, including
13 developing user-tested training material, to ensure
14 that all users can successfully use and update the
15 data and models; and

16 (9) Creating an easy-to-use, accessible public interface
17 for members of the public to view and interact with
18 the data and model outputs through geo-referenced
19 visualization tools, dashboards, or similar
20 applications.



9 (1) The office of the governor;

10 (2) The department of business, economic development, and

11 tourism;

12 (3) The department of land and natural resources;

13 (4) The Hawaii housing finance and development

14 corporation;

15 (5) The Hawaii community development authority;

16 (6) The Hawaii public housing authority;

17 (7) The land use commission;

18 (8) The school facilities authority;

19 (9) The office of enterprise technology services of the

20 department of accounting and general services;





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 4. There is appropriated out of the general
5 revenues of the State of Hawaii the sum of \$150,000 or so much
6 thereof as may be necessary for fiscal year 2026-2027 for other
7 costs, including one full-time equivalent (1.0 FTE) temporary
8 planner (planner V equivalent), who shall be exempt from chapter
9 76, Hawaii Revised Statutes.

10 The sum appropriated shall be expended by the office of
11 planning and sustainable development for the purposes of this
12 Act.

13 SECTION 5. This Act shall take effect on July 1, 2026.

14

INTRODUCED BY:

ZYL

JAN 20 2026



H.B. NO. 1726

Report Title:

Statewide Housing and Infrastructure Data Platform; Housing Development; Regional Infrastructure Investments; Fiscal Sustainability; Fiscal Impact Model; Office of Planning and Sustainable Development; Appropriation

Description:

Requires the Office of Planning and Sustainable Development, in collaboration with other agencies, to study options for and coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments. Includes the development of a model that assesses the fiscal impacts of development and regional infrastructure investments. Appropriates funds.

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