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## 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 Hawaii continues to  
2 face a severe shortage of affordable housing, with publicly  
3 supported and deeply affordable housing disproportionately  
4 concentrated in certain communities. While the office of the  
5 governor maintains an affordable housing pipeline dashboard to  
6 track affordable housing projects in the development pipeline,  
7 and the Hawaii housing finance and development corporation  
8 maintains a beta version of a housing dashboard, the current  
9 dashboards do not provide sufficient neighborhood-level data to  
10 assess housing equity, poverty concentration, displacement risk,  
11 or the alignment of infrastructure investment with housing  
12 development.

13           The legislature further finds that transparent, publicly  
14 accessible, and standardized data is essential to:

- 15           (1) Promote equitable distribution of affordable housing  
16           statewide;



- (2) Identify communities experiencing high or increasing concentrations of poverty;
- (3) Prevent displacement of existing residents;
- (4) Ensure that public infrastructure and services keep pace with housing development; and
- (5) Support evidence-based policymaking and public accountability.

Accordingly, the purpose of this Act is to expand the information and data currently collected by the existing affordable housing dashboards by requiring the Hawaii housing finance and development corporation to develop and maintain a comprehensive housing equity dashboard on the corporation's website that provides annual public reporting on affordable housing production, affordability levels, poverty concentration, displacement indicators, and infrastructure investment by geography.

SECTION 2. Chapter 201H, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

**"§201H-        Housing equity dashboard; establishment; public access.    (a)    The corporation shall develop and maintain on the**



1 corporation's website a housing equity dashboard, in  
2 coordination with the office of the governor's housing team;  
3 department of business, economic development, and tourism;  
4 Hawaii public housing authority; and counties.

5 (b) The housing equity dashboard shall include at a  
6 minimum the following data elements, disaggregated by county,  
7 community planning area, and neighborhood, where practicable:

8 (1) Affordable housing production, including the:

9 (A) Number of affordable housing units that are  
10 planned, under construction, and completed;

11 (B) Duration of affordability restrictions;

12 (C) Number of rental units and homeownership units;

13 and

14 (D) Number of public housing replacement units, if  
15 applicable;

16 (2) Affordable housing units categorized by area median  
17 income, including for:

18 (A) Extremely low-income households at or below  
19 thirty per cent of the area median income;

20 (B) Very low-income households at or below fifty per  
21 cent of the area median income; and



- 1            (C) Low-income households at or below eighty per cent
- 2            of the area median income;
- 3        (3) Poverty concentration indicators that identify areas
- 4            with high or increasing concentrations of poverty,
- 5            which may include:
- 6            (A) Percentage of households below two hundred per
- 7            cent of the federal poverty level;
- 8            (B) Percentage of cost-burdened and severely cost-
- 9            burdened households;
- 10          (C) Concentration of extremely low-income households;
- 11          (D) Unemployment or underemployment rates;
- 12          (E) School mobility rates; and
- 13          (F) Other socioeconomic indicators as determined by
- 14            the corporation, in consultation with relevant
- 15            agencies;
- 16        (4) Displacement and housing stability indicators,
- 17            including, to the extent data is available:
- 18            (A) Residential eviction filings;
- 19            (B) Significant rent increases;
- 20            (C) Loss of naturally occurring affordable housing;
- 21            and



- 1            (D) Other indicators relevant to housing instability  
2            and displacement risk;
- 3        (5) Public infrastructure and service investment,  
4            including state and county capital improvement  
5            projects related to:
- 6            (A) Transportation;  
7            (B) Parks and open space;  
8            (C) Educational facilities;  
9            (D) Water, sewer, and drainage infrastructure;  
10          (E) Public safety and lighting; and  
11          (F) Infrastructure investments associated with  
12          publicly supported housing developments.
- 13        (c) The housing equity dashboard shall:
- 14        (1) Present the data required pursuant to subsection (b)  
15            in a manner that is transparent, user-friendly, and  
16            suitable for public review, policymaking, and planning  
17            purposes; and
- 18        (2) Be updated annually.
- 19        (d) Data reported pursuant to this section shall be used  
20        solely for planning, policy evaluation, and resource alignment



1 purposes. Personally identifiable information shall not be  
2 included in the housing equity dashboard.

3 (e) State and county departments and agencies shall  
4 provide relevant data to the corporation for the purposes of  
5 implementing the housing equity dashboard pursuant to this  
6 section, subject to applicable privacy and confidentiality laws.

7 (f) The corporation shall submit an annual report to the  
8 legislature no later than twenty days prior to the convening of  
9 each regular session that summarizes:

- 10 (1) Trends in affordable housing production and geographic  
11 distribution;  
12 (2) Affordability levels by area median income;  
13 (3) Communities experiencing high or increasing  
14 concentrations of poverty;  
15 (4) Displacement and housing stability trends;  
16 (5) Alignment of infrastructure investment with housing  
17 development; and  
18 (6) Policy recommendations, including proposed  
19 legislation, to promote housing equity statewide.



1        (g) Nothing in this section shall be construed to  
2        discourage affordable housing development in high-need  
3        communities.

4        (h) The corporation may adopt rules pursuant to chapter 91  
5        to implement the purposes of this section."

6        SECTION 3. There is appropriated out of the general  
7        revenues of the State of Hawaii the sum of \$                      or so  
8        much thereof as may be necessary for fiscal year 2026-2027 for  
9        the development and implementation of the housing equity  
10       dashboard.

11       The sum appropriated shall be expended by the Hawaii  
12       housing finance and development corporation for the purposes of  
13       this Act.

14       SECTION 4. New statutory material is underscored.

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

16  
INTRODUCED BY:



JAN 28 2026



# H.B. NO. 2504

**Report Title:**

Hawaii Housing Finance and Development Corporation; Housing Equity; Dashboard; Appropriation

**Description:**

Requires the Hawaii Housing Finance and Development Corporation to develop and maintain comprehensive Housing Equity Dashboard on the Corporation's website that provides annual public reporting on certain statistics regarding affordable housing production. Appropriates funds.

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

