



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS

Thursday, February 26, 2026

2:00 PM

State Capitol, Conference Room 325

in consideration of
HB 1738, HD 1
RELATING TO LAND USE DECISION-MAKING.

Chair Tarnas, Vice Chair Poepoe, and Members of the House Committee on Judiciary and Hawaiian Affairs.

The Office of Planning and Sustainable Development (OPSD) **supports with concerns** HB 1738, HD 1, which amends HRS § 205-3.1 to allow the county land use decision-making authority to approve district boundary amendments, without consideration by the land use commission, for land areas greater than fifteen acres but no more than twenty-five acres solely for housing under certain conditions.

OPSD strongly supports the provision of additional housing and expanding the counties' ability to approve district boundary amendments to encourage housing development in areas already identified as residential in a county general plan or community development plan. However, OPSD suggests that this expanded authority be aimed at promoting affordable residential, agricultural workforce, long-term rental, or workforce fee simple ownership projects.

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
Governor

SYLVIA LUKE
Lt. Governor



State of Hawai'i
DEPARTMENT OF AGRICULTURE & BIOSECURITY
KA 'OIHANA MAHI'AI A KIA'I MEAOLA
1428 South King Street
Honolulu, Hawai'i 96814-2512
Phone: (808) 973-9560 FAX: (808) 973-9613

SHARON HURD
Chairperson
Board of Agriculture & Biosecurity

DEAN M. MATSUKAWA
Deputy to the Chairperson

WRITTEN ONLY

TESTIMONY OF SHARON HURD CHAIRPERSON, BOARD OF AGRICULTURE

BEFORE THE HOUSE COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS

**THURSDAY, FEBRUARY 26, 2026
2:00 PM
CONFERENCE ROOM 325**

**HOUSE BILL NO.1738, HOUSE DRAFT 1
RELATING TO LAND USE DECISION-MAKING**

Chair Tarnas, Vice Chair Poepoe and Members of the Committee:

Thank you for the opportunity to testify on House Bill No. 1738, House Draft 1 that provides the authority for the counties to amend district boundaries of greater than 15 but no more than 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership. The Department of Agriculture and Biosecurity (Department) offers a comment and an amendment.

The Department does not dispute the need for housing. We offer one proposed amendment to the list of agriculturally-related characteristics (page 3, lines 5-16).

Page 3, lines 9-12

“(3) On lands with soils classified by the land study bureau’s detailed land classification as overall (master) productivity rating class [C-] D, E, or U if within the agricultural district; and”

The reason for removing “C”-rated agricultural land from the effect of this measure is because these lands often are nearly as productive as “B”-rated agricultural land if irrigated. “C”-rated lands are often found in the vicinity of “A”- and “B”-rated lands and all three generally possess similar soil quality and topographical characteristics that can support intensive agricultural production that would help achieve Hawaii’s food self-sufficiency goals.

Thank you for the opportunity to provide testimony on this measure.



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

JOSH GREEN, MD
GOVERNOR

DANIEL E. ORODENKER
EXECUTIVE OFFICER

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813
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Email Address: dbedt.luc.web@hawaii.gov

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Statement of
Daniel E. Orodenker
Executive Officer
State Land Use Commission

Before the
House Committee on

Judiciary and Hawaiian Affairs

Thursday February 26, 2026
2:00 PM
State Capitol, Room 325 and Video Conference

In consideration of
HB1738 HD1

RELATING TO LAND USE DECISION-MAKING

Chair Tarnas; Vice Chair Poepoe; and members of the House Committee on Judiciary and Hawaiian Affairs:

The proposed measure provides the authority for counties to amend State land use district boundaries up to 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

The Land Use Commission ("LUC") met on February 11, 2026, to discuss legislative proposals. At that time the LUC did not take a position on this measure. Commissioners expressed support for expanding housing options but noted the bill lacks any explicit affordability requirement. To support that concern, LUC staff recommends the inclusion of the word "affordable" before the term "residential housing" to the new section (d) contained in the measure.

In addition, the LUC discussed the need for safeguards and compliance measures, particularly regarding Important Agricultural Lands ("IAL") and constitutional considerations. LUC staff is here to answer any technical concerns or process issues.

Thank you for the opportunity to testify on this matter

February 26, 2026

The Honorable David A. Tarnas, Chair

House Committee on Judiciary & Hawaiian Affairs
State Capitol, Conference Room 325 & Videoconference

RE: House Bill 1738, HD1, Relating to Land-Use Decision Making

HEARING: Thursday, February 26, 2026, at 2:00 p.m.

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** House Bill 1738, HD1, which provides the authority for counties to amend district boundaries involving land areas of greater than fifteen but no more than twenty-five acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership. Effective 7/1/3000.

The Land Use Commission ("LUC") is responsible for classifying land into urban, rural, agricultural, and conservation districts. The LUC also reviews and decides on land use district boundary amendment petitions involving the reclassification of more than fifteen acres in the agricultural, rural, or urban districts, provided the land is not within the conservation district or designated as important agricultural lands. Parcels smaller than 15 acres may be reclassified by the counties.

At the county level, the process includes multiple opportunities for public input, including presentations to neighborhood boards and public testimony before the county Planning Commission and City Council. Hawaii continues to face a serious housing shortage, including a critical need for both residential and workforce housing. HAR believes that increasing the acreage threshold from 15 to 25 acres for county approval to amend district boundaries for residential and workforce housing projects will still allow for meaningful public participation and oversight while supporting the production of much needed housing in our state.

Mahalo for the opportunity to provide testimony on this measure.

HB-1738-HD-1

Submitted on: 2/24/2026 3:29:32 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Janice K T Shiira	Shimanchu Wai protectors	Oppose	Written Testimony Only

Comments:

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P.O. Box 253, Kunia, Hawai'i 96759
Phone: (808) 848-2074; Fax: (808) 848-1921
e-mail info@hfbf.org; www.hfbf.org

February 26, 2026

HEARING BEFORE THE
HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

TESTIMONY ON HB 1738, HD1
RELATING TO LAND USE DECISION MAKING

Conference Room 325 & Videoconference
2:00 PM

Aloha Chair Tarnas, Vice-Chair Poepoe, and Members of the Committee:

I am Brian Miyamoto, Executive Director of the Hawai'i Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,800 farm family members statewide and serves as Hawai'i's voice of agriculture to protect, advocate, and advance the social, economic, and educational interests of our diverse agricultural community.

The Hawai'i Farm Bureau offers comments with concerns on HB 1738, HD1, which provides the authority for counties to amend district boundaries involving land areas of greater than fifteen but no more than twenty-five acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

HFB recognizes and shares the Legislature's concern regarding Hawai'i's housing challenges, including the need for affordable and workforce housing. We also strongly support agricultural workforce housing and farm dwellings that are directly tied to bona fide agricultural operations. However, housing solutions should not come at the expense of agriculture.

We recognize that the current version narrows applicability to projects between fifteen and twenty-five acres and excludes Important Agricultural Lands and Conservation District lands. While these refinements are noted, reclassification from Agricultural to Urban remains permanent.

HB 1738, HD1 authorizes the reclassification of Agricultural District lands to Urban District by county action without Land Use Commission review, under certain conditions. Once agricultural land is reclassified to Urban, it is lost to agriculture forever. Agricultural land, once lost, is rarely recovered.

By allowing certain district boundary amendments to proceed without Land Use Commission review, the bill removes an important layer of statewide oversight that has historically served as a safeguard to protect agricultural lands.

HFB is also concerned that the bill's reliance on soil productivity ratings to identify so-called "marginal" lands does not fully reflect modern agricultural realities. Soil rating alone is not determinative of agricultural viability in Hawai'i. Greenhouses, indoor and controlled-environment agriculture, coffee, orchards, nurseries, ranching, and other diversified operations can and do succeed on lands historically considered lower productivity. Permanently converting these lands based on soil classifications risks foreclosing future agricultural opportunities driven by innovation and changing market conditions.

In addition, reclassifying Agricultural land to Urban does not affect only the parcel being converted. It creates new urban-agricultural boundaries that often result in increased conflicts between residential uses and agricultural operations. Despite the protections provided under Hawai'i's Right to Farm law, agricultural producers frequently face complaints related to normal farming practices when urban development encroaches on agricultural areas. These conflicts place additional pressure on farmers and ranchers and can ultimately discourage continued agricultural use of adjacent lands.

HFB has consistently supported efforts to preserve agricultural lands for real and productive agriculture while encouraging housing solutions that prioritize urban infill, redevelopment, and lands already designated for urban use. Expanding county authority to reclassify Agricultural Lands to Urban, even under limited circumstances, sets a concerning precedent and contributes to the incremental erosion of the Agricultural District.

For these reasons, HFB respectfully urges the Committee to consider housing strategies that do not permanently reduce Hawai'i's agricultural land base.

Thank you for the opportunity to provide testimony.

HB-1738-HD-1

Submitted on: 2/24/2026 7:41:08 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nako'olani Warrington	Kupuna for the Moopuna	Oppose	Written Testimony Only

Comments:

STRONG OPPOSITION to HB 1738 HD1

We, Kūpuna for the Mo‘opuna, a hui of Hawaiian Homes Commission Act kūpuna beneficiary farmers from Pana‘ewa, Hawai‘i, **testify in STRONG OPPOSITION to HB 1738 HD1.**

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections of the LUC that put the PEOPLE FIRST, NOT DEVELOPERS.

The quasi-judicial nature of this LUC ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its land use decisions. This is what the people want and need!

Do not diminish the reasonable, responsible, and balanced authority of the Land Use Commission.

IMMEDIATELY NO to HB 1738 HD1.

HB-1738-HD-1

Submitted on: 2/24/2026 8:38:56 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
laurel brier	Kauai Climate Action Coalition	Oppose	Written Testimony Only

Comments:

HB1738 appears to be another attempt to circumvent due process to advantage developers, increase their profits, in the name of affordable housing with LUC as the scapegoat. It limits critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. **STRONG OPPOSITION HB1738**

Feb. 26, 2026, 2 p.m.
Hawaii State Capitol
Conference Room 325 and Videoconference

To: House Committee on Judiciary & Hawaiian Affairs
Rep. David A. Tarnas, Chair
Rep. Mahina Poepoe, Vice Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

TESTIMONY IN SUPPORT OF HB1738 HD1 — RELATING TO LAND USE DECISION-MAKING

Aloha chair, vice chair and other committee members,

The Grassroot Institute **supports** [HB1738 HD1](#), which would give the counties authority to amend district boundaries involving land areas greater than 15 acres but no more than 25 acres for the purpose of residential housing, agricultural workforce housing, long-term rentals or workforce fee simple ownership.

This measure correctly identifies one of the causes of Hawaii's housing crisis: excessive red tape. As Grassroot explained in its 2020 report "[Reform the Hawaii LUC to encourage more housing](#)," the state Land Use Commission's authority over district boundary amendments greater than 15 acres often puts a roadblock in the way of new housing projects.¹

The LUC review process for DBAs can be lengthy and complicated. Applicants must navigate multiple rounds of filings as well as possible appeals, which can significantly delay even modest housing developments. These delays and the uncertainty that accompanies the approval process add to the cost of construction, which ultimately drives up home prices.

Moreover, LUC review of DBAs often duplicates work done by county councils, zoning boards and planning departments. When a proposed project already complies with county plans and ordinances, redundant state-level review undermines local authority without significantly advancing the public interest.

¹ Jackson Makanikeoe Grubbe, "[Reform the Hawaii LUC to encourage more housing](#)," Grassroot Institute of Hawaii, September 2020.

Expanding the counties' authority to approve DBAs for new housing would help streamline the approval process while reducing the burden on the LUC.

Thank you for the opportunity to testify.

Ted Kefalas
Director of strategic campaigns
Grassroot Institute of Hawaii

February 26, 2026

TO: Chair Tarnas and Members of the Committee on Judiciary and Hawaiian Affairs
RE: HB 1738 HD1, Relating to Transit-Oriented Development

Dear Chair Tarnas and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We support House Bill 1738 HD1. By ensuring that counties cannot impose regulations that undermine transit-supportive densities in designated transit-oriented development (TOD) zones, this bill promotes more efficient land use and supports the creation of vibrant, accessible communities.

The bill focuses on TOD zones and infrastructure improvement areas, ensuring that the prohibition applies only where transit-supportive densities are most appropriate and beneficial. Allowing higher densities in TOD areas aligns with best practices observed in other regions where housing supply has been expanded near public transit, resulting in greater affordability and reduced reliance on personal vehicles.

Removing local barriers to density in these zones can help unlock much-needed housing opportunities, particularly for working families and young residents who are increasingly priced out of Hawai'i's artificially restricted residential housing markets.

We are grateful for your careful consideration of House Bill 1738 HD1.

Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 325
THURSDAY, FEBRUARY 26, 2026 AT 2:00 P.M.**

To The Honorable Representative David A. Tarnas, Chair
The Honorable Representative Mahina Poepoe, Vice Chair
Members of the Committee on Judiciary & Hawaiian Affairs

SUPPORT HB1738 HD1 RELATING TO LAND USE DECISION-MAKING

The Maui Chamber of Commerce supports HB1738, which authorizes counties to amend district boundaries for parcels up to 25 acres to facilitate residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership. With housing being one of our top priorities, we recognize that efficient land use decision-making is essential to addressing Hawaii's ongoing housing crisis, especially for workforce and affordable housing needs.

Allowing counties greater authority to reclassify smaller parcels for housing purposes represents a meaningful step toward reducing regulatory barriers that often delay or discourage much-needed housing development. By empowering the counties to respond more nimbly to community needs, this measure aligns with best practices that recommend devolving certain land use decisions to the level of government closest to the impacted communities. This approach can expedite the delivery of housing, help stabilize rents, and support local economic resilience.

We also note that the bill's focus on residential, workforce, and agricultural workforce housing is well targeted, as these categories are among the most underserved in the current market. Streamlining the process for projects of limited acreage helps ensure that infill, modular, and innovative housing solutions are not unduly burdened by lengthy state-level reviews.

To maximize the bill's positive impact, we respectfully recommend that counties be provided with clear guidance and technical assistance to implement these new authorities effectively and equitably. Mahalo for the opportunity to share our support of HB1738.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.



Officers

Kaipo Kekona
State President

Christian Zuckerman
Vice-President

Maureen Datta
Secretary

Reba Lopez
Treasurer

Chapter Presidents

Kelii Gannet
Kohala, Hawai'i

East Hawai'i

Puna, Hawai'i

Ka'u, Hawai'i

Maureen Datta
Kona, Hawai'i

Gina Lind
Hāna, Maui

Mason Scharer
Haleakalā, Maui

Kaiea Medeiros
Mauna Kahālāwai,
Maui

Kaipo Kekona
Lahaina, Maui

Kilia Avelino-Purdy
Moloka'i

Negus Manna
Lāna'i

India Clark
North Shore, O'ahu

Christian Zuckerman
Wai'anae, O'ahu

Rachel LaDrig
Waimānalo, O'ahu

Vincent Kimura
Honolulu, O'ahu

Natalie Urminska
Kaua'i

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

The Hawai'i Farmers Union is a 501(c)(5) agricultural advocacy nonprofit representing a network of over 2,500 family farmers and their supporters across the Hawaiian Islands. **HFU supports the intent of HB1738.**

HB1738 empowers counties to fast-track agricultural workforce housing but risks permanently losing productive acreage to development if based on the obsolete Land Study Bureau (LSB) classification system.

The LSB classification system used in this bill was developed in the 1960s and 1970s; it does not account for modern soil or market data, irrigation extents or production techniques that can make "marginal" lands highly productive.

By increasing the county boundary amendment threshold to 25 acres without updating soil productivity metrics, the State invites land speculation where developers use outdated "C" or "D" ratings to bypass the Land Use Commission and reclassify quality lands non-agricultural use.

While HFU supports the intent of creating agricultural workforce housing, such housing must be tethered to actual food production on land verified by modern realities rather than 50-year-old maps.

Updating our land-use decision-making to reflect 2026 agricultural realities is the only way to ensure economic viability for our producers and support a robust agricultural sector.

Mahalo for the opportunity to testify.

Hunter Heavilin
Advocacy Director
Hawai'i Farmers Union



Hawaii's Thousand Friends

335 Hahani Street #342132 * Kailua, HI 96734 * Phone/Fax (808) 262-0682 E-Mail: htf3000@gmail.com

February 26, 2026

COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

Rep. David A. Tarnas, Chair

Rep. Mahina Poepoe, Vice Chair

Members of the Committee

HB 1738 HD1

RELATING TO LAND USE DECISION-MAKING

Hawaii's Thousand Friends, a statewide non-profit water and land use planning organization dedicated to protecting the environment, human health, and cultural and natural resources opposes HB 1738, HD1, which authorizes the counties to amend district boundaries greater than 15 acres but no more than 25 acres for housing,

HB 1738 HD1 not only sets up the potential to remove thousands of acres of land from the agricultural district across the state with unknown consequences but undermines the purpose of the Hawai'i Land Use Law.

The Land Use Law, overseen by the State Land Use Commission, is intended to protect agricultural land from urban encroachment, limit land speculation in urban areas, prevent scattered subdivisions and prevent the premature conversion of agricultural land to residential use.

The Land Use Commissions review of proposals to take land out of the agricultural district allows for the comprehensive review of natural and cultural resources, prevents scattered and premature development, protects important state interests and encourages those uses to which lands are best suited.

In the quest to make more land available for housing we must not forget that we live on islands with limited land. Where all proposals must be considered and deliberated in a comprehensive way to ensure that the State's obligation to ... *conserve and protect agricultural lands, promote diversified agricultural and increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands* is upheld. (Hawaii Constitution Article XI Section 2)

It is a misconception that more land designated urban will solve the housing problem. Reclassification of agricultural or preservation land to urban is not a roadblock to developing housing that is affordable.

Currently there are approximately 40,000 to 65,000 housing units on urban designated land promised to be built in various projects around the state are **unbuilt**.

In 1993 the LUC redistricted 500+ acres to the urban district for the Oahu Royal Kunia II project which includes 800 single-family units, 1,200 multi-family residences, an agricultural park, industrial area, public roads, and a public-school site. None of which have been built.

In 1993 the Land Use Commission approved urban development at Puukolii, mauka of the Kaanapali Resort, for construction of 1,300 housing units, with 60% of them being affordable. While roadway improvements have been constructed not one unit of housing has been built.

We urge you to hold HB 1736 HD1, which circumvents the States obligation to protect public trusts resources.



February 25, 2026

To: Chair David A. Tarnas, Vice Chair Mahina Poepoe and the House Committee on Judiciary and Hawaiian Affairs

Subject: **HB1738 HD1**, Relating to Land Use Decision-Making

Aloha,

We at Hawai'i Food+ Policy are testifying in **support** of HB1738 HD1, which would give authority to counties to amend district boundaries of up to twenty-five acres for the purpose of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

In Hawai'i, we face a continuous urgent housing crisis that impacts our workers, families, and local communities throughout the state. While housing serves as a major issue within Hawai'i, this bill will target solutions for addressing workforce and affordable housing issues while also ensuring that agricultural lands are prioritized and protected.

To ensure productive agricultural lands are not unintentionally opened to conversion, we share concerns raised by the Hawai'i Farmers Union that the soil productivity metrics referenced are outdated and may not reflect current agricultural productivity. Updating these metrics (or requiring a current productivity assessment) is necessary to ensure highly productive lands are not used for housing. Strengthening this safeguard will help align housing solutions with long-term food security and responsible land stewardship.

For these reasons, we support **HB1738 HD1** and appreciate your consideration of the comment above.

Mahalo,
The Food+ Policy Team
#fixourfoodsystem

The Food+ Policy internship develops student advocates who learn work skills while increasing civic engagement to become emerging leaders. We focus on good food systems policy because we see the importance and potential of the food system in combating climate change and increasing the health, equity, and resiliency of Hawai'i communities.

In 2026, the cohort of interns are undergraduate and graduate students and young professionals working in the food system. They are a mix of traditional and nontraditional students, including parents and veterans, who have backgrounds in education, farming, public health, nutrition, and Hawaiian culture.

HB-1738-HD-1

Submitted on: 2/24/2026 1:33:18 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Derek Kamakanaaloha Soong	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Derek Kamakanaaloha Soong, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Derek Kamakanaaloha Soong

HB-1738-HD-1

Submitted on: 2/24/2026 1:36:57 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kealii Pang, Ph.D.	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Keali'i Pang, Ph.D. I am a resident of Kaimukī, a lifetime member of the Hawaiian Civic Club, and have served as an environmentalist in Hawai'i for the last 35 years. I am also a retired federal biologist and currently serve as a State Commissioner. I am writing in STRONG OPPOSITION to HB1738 HD1.

My opposition is rooted in decades of professional observation of Hawai'i's unique ecosystems and our state's complex regulatory landscape. This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, and climate resilience.

As a retired federal biologist, I have seen firsthand how local-level oversight can be overwhelmed by the technical complexities of large-scale land use changes. The LUC's quasi-judicial process is not a "bottleneck"; it is a necessary filter that ensures data from technical experts and cultural practitioners is formally vetted.

By limiting the LUC's jurisdiction to projects involving more than 25 acres (as proposed in Section 1, subsection (d)), we are effectively removing the most rigorous layer of protection for parcels that are still large enough to significantly impact our *wai* and our *'āina*. Throughout my 35 years of environmental work in the islands, I have seen that "streamlining" often becomes a euphemism for "bypassing" the very checks and balances that protect our Native Hawaiian traditional and customary rights.

The LUC has consistently met its deadlines, including the 45-day window for affordable housing projects. There is no data-driven reason to erode its oversight for 15- to 25-acre parcels. This bill appears to be a giveaway to developer profit margins at the expense of the public trust.

As a current State Commissioner and a devoted member of the Hawaiian Civic Club, I urge you to uphold the integrity of the Land Use Commission and HOLD HB1738 HD1.

Mahalo nui for the opportunity to testify.

Me ka 'oia'i'o,

Keali'i Pang, Ph.D. Kaimukī, O'ahu

HB-1738-HD-1

Submitted on: 2/24/2026 2:10:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
DIANE CHOY FUJIMURA	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Diane Choy Fujimura, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

Do not side with corporations who are seeking to side-step the Land Use Commission's ability to identify and protect our precious natural and cultural resources.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use

changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Diane Choy Fujimura

HB-1738-HD-1

Submitted on: 2/24/2026 2:14:29 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jonathan Likeke Scheuer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Members -

Respectfully, HB1738 HD1 should be deferred, as it will not meaningfully address our housing crisis and will likely subject important projects to litigation.

Do we have a shortage of housing affordable by local folks near to where they work? Of course. Is there any meaningful evidence that the requirement that the LUC oversees District Boundary Amendments on lands 15 acres or smaller is the cause of the shortage of that housing? I have never seen any such evidence meaningfully offered, including during my eight years of service on the LUC.

I have unfortunately, however, seen repeated instances where county planning bodies, well-intentioned but under supported, have made decisions in clear contradiction to the requirements of HRS 205. Why would we subject important projects to such an uncertain process?

The committee should hold this bill. If it does not it should amend and greatly tighten the meaningless phrases in this draft including "residential housing" and "workforce housing".

Mahalo for consideration of my testimony.

Jonathan Likeke Scheuer

HB-1738-HD-1

Submitted on: 2/24/2026 2:57:55 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
William Reese Liggett	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is William Reese Liggett, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

William Reese Liggett

HB-1738-HD-1

Submitted on: 2/24/2026 3:26:37 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Anne Lorenzo	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Anne M. Lorenzo, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,
Anne M. Lorenzo

HB-1738-HD-1

Submitted on: 2/24/2026 3:33:45 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Marshall Hung	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Marshall Hung, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

Marshall Hung

HB-1738-HD-1

Submitted on: 2/24/2026 3:34:12 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Bo Breda	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Bo Breda, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,
Bo Breda

HB-1738-HD-1

Submitted on: 2/24/2026 3:35:28 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Peter Wilson	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Peter Wilson, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,
Peter Wilson

HB-1738-HD-1

Submitted on: 2/24/2026 3:42:06 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
irene kloepfer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Irene, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Irene

HB-1738-HD-1

Submitted on: 2/24/2026 4:18:12 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Patricia Blair	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose this bill.

HB-1738-HD-1

Submitted on: 2/24/2026 4:26:16 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
cheryl burghardt	Individual	Oppose	Written Testimony Only

Comments:

Chair and Committee Members, aloha

I OPPOSE HB 1738 HD1

Please also oppose this bill.

Cheryl Burghardt

Nuuanu Oahu

HB-1738-HD-1

Submitted on: 2/24/2026 4:42:32 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
William Caron	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and members of the committee,

I am writing in **strong opposition to HB1738**, which would significantly limit the Land Use Commission's oversight of large-scale urbanization proposals. While framed as a solution to housing delays, this bill scapegoats the Commission for problems it did not create—and in doing so, needlessly compromises our future food and water security, cultural integrity, climate resilience, and the very long-term interests this body is charged with protecting.

The Land Use Commission exists for a reason. It serves as a critical check on proposals to convert agricultural and rural lands to urban use. Its review process ensures that decisions with generational consequences—like rezoning 25 acres or more for development—are not made in a vacuum, but with public input, expert analysis, and a full accounting of long-term impacts. Weakening that oversight does not speed up housing production; it simply removes accountability.

This bill threatens our food and water security. When large tracts of agricultural land are converted to urban use without meaningful review, we lose the capacity to feed ourselves. We become more dependent on imported food, more vulnerable to global supply chain disruptions, and more removed from the legacy of local farming that once defined these islands. At the same time, urbanization places new demands on already strained water systems—demands that may outstrip supply, especially as climate change intensifies drought.

It undermines cultural integrity and climate resilience. Land use decisions are cultural decisions. They shape not only what our communities look like, but whose stories, practices, and connections to place endure. Bypassing the Commission's review process erodes the opportunity for cultural stewardship to inform development. It also sidelines critical conversations about climate adaptation—where to build, where not to build, and how to ensure that new development does not place families in harm's way.

Finally, this bill does nothing to address the real barriers to affordable housing. The shortage of affordable homes in Hawai'i is not caused by the Land Use Commission. It is caused by chronic underinvestment in public housing, restrictive financing, rising construction costs, and a lack of political will to prioritize working families over luxury development. HB1738 offers a false solution that distracts from the hard work of actually building homes people can afford—while making it easier to build projects they cannot.

Hawai'i's future depends on decisions made today about how we use our limited land. Those decisions deserve scrutiny, transparency, and a long view. HB1738 would strip away that scrutiny in the name of speed, leaving our communities to bear the consequences for generations.

I urge you to oppose this bill. Mahalo for the opportunity to testify.

HB-1738-HD-1

Submitted on: 2/24/2026 5:13:50 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Christy Shaver	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Christy Shaver, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Christy

HB-1738-HD-1

Submitted on: 2/24/2026 6:06:40 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jamie Simic	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Jamie Simic, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

Jamie Simic

HB-1738-HD-1

Submitted on: 2/24/2026 6:12:01 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
pahnelopi mckenzie	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

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Mahalo nui for the opportunity to testify.

Pahnelopi McKenzie

HB-1738-HD-1

Submitted on: 2/24/2026 6:27:17 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Malia Marquez	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Malia Marquez and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

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Mahalo nui for the opportunity to testify.

Me ka ha'aha'a, .

Malia Marquez

HB-1738-HD-1

Submitted on: 2/24/2026 6:32:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Mavis Oliveira-Medeiros	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Mavis Oliveira-Medeiros and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,
Mavis Oliveira-Medeiros

Resident

(808)866-7409

HB-1738-HD-1

Submitted on: 2/24/2026 6:37:00 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lisette Akamine	Individual	Oppose	Written Testimony Only

Comments:

Aloha nui e Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee:

I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Lisette Puanani Akamine

Kahalu'u, O'ahu

HB-1738-HD-1

Submitted on: 2/24/2026 6:39:23 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Georgia L Hoopes	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Georgia Hoopes, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Georgia Hoopes, Kalaheo

HB-1738-HD-1

Submitted on: 2/24/2026 7:11:03 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Earl Kim	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Earl Kim, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

Earl Kim

HB-1738-HD-1

Submitted on: 2/24/2026 7:13:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Stacey Alapai	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,
Stacey Alapai, Maui

HB-1738-HD-1

Submitted on: 2/24/2026 7:33:21 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Joshua Hernandez	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Joshua Hernandez, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Joshua Hernandez

HB-1738-HD-1

Submitted on: 2/24/2026 9:18:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
ANDREW ISODA	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Andrew Isoda, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Andrew Isoda
Lahaina, Mau'i

HB-1738-HD-1

Submitted on: 2/24/2026 9:29:08 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sherry Pollack	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this measure that would limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not pass this shameful giveaway to developer profit margins at the expense of our local communities.

HB-1738-HD-1

Submitted on: 2/24/2026 10:09:09 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Johanna Stone	Individual	Oppose	Written Testimony Only

Comments:

Aloha mai kakou!

O vau no keia o Kapomaikai, he wahi ahe Malanai keia no Kailua, Koolaupoko. Eia no vau ke ku-e aku nei i keia hoohehema i hapai ia mai nei io kakou nei.

I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. **ABSOLUTELY DO NOT** support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

na‘u me ke aloha nui

na kapomaikai

HB-1738-HD-1

Submitted on: 2/25/2026 4:33:20 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jodi Rodar	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Jodi Rodar, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Thank you.

Mahalo nui for the opportunity to testify.

Sincerely,

Jodi Rodar

HB-1738-HD-1

Submitted on: 2/25/2026 7:14:07 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Diane Ware	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Diane Ware and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely, Diane Ware Volcano HI Moku o Ka'u

HB-1738-HD-1

Submitted on: 2/25/2026 7:21:40 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Noelle Lindenmann	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am submitting testimony today in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to provide testimony.

Noelle Lindenmann, Kailua-Kona

HB-1738-HD-1

Submitted on: 2/25/2026 8:24:58 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Keri Zacher	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Keri Zacher, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,
Keri Zacher

HB-1738-HD-1

Submitted on: 2/25/2026 9:00:26 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Maki Morinoue	Individual	Oppose	Remotely Via Zoom

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Maki Morinoue, and I am writing in **STRONG OPPOSITION to HB1738 HD1.**

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Maki Morinoue, Hawai'i Island

HB-1738-HD-1

Submitted on: 2/25/2026 9:35:09 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
C.Yamamoto	Individual	Oppose	Written Testimony Only

Comments:

I am writing in OPPOSITION to HB1738 HD1.

This measure scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this bill.

HB-1738-HD-1

Submitted on: 2/25/2026 10:20:16 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Alex Gonzalez	Individual	Support	Written Testimony Only

Comments:

The Land Use Commission review often repeats work done by county agencies and elected councils. That redundancy discourages housing production at a time when Hawaii desperately needs more homes. This bill is a practical fix.

HB-1738-HD-1

Submitted on: 2/25/2026 10:32:11 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Matthew Murphy	Individual	Support	Written Testimony Only

Comments:

The current process discourages exactly the type of housing projects Hawaii needs more of. HB1738 provides a careful expansion of county authority without weakening land use protections. I support it.

HB-1738-HD-1

Submitted on: 2/25/2026 10:44:38 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Alfred Hagen	Individual	Support	Written Testimony Only

Comments:

Please vote in support of HB1738. The state land use commission just adds time to the process and we don't have time to wait for more homes. Mahalo for your consideration.

HB-1738-HD-1

Submitted on: 2/25/2026 10:58:23 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Madison Owens	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Madison Owens, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

Madison Owens

HB-1738-HD-1

Submitted on: 2/25/2026 10:58:36 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Anthony Conner	Individual	Support	Written Testimony Only

Comments:

Aloha. HB1738 just makes sense. If a housing project is next to urban land and already planned for housing, it shouldn't take years to approve. Please support this measure and pass it through the committee.

HB-1738-HD-1

Submitted on: 2/25/2026 11:31:17 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Antoine Khalil	Individual	Support	Written Testimony Only

Comments:

I support HB1738 as someone who sees how long housing approvals take. These delays hurt families and workers. This reform helps projects move without cutting corners.

HB-1738-HD-1

Submitted on: 2/25/2026 11:50:27 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Johnnie-Mae L. Perry	Individual	Oppose	Written Testimony Only

Comments:

I, Johnnie-Mae L. Perry, Oppose

1738 HB RELATING TO LAND USE DECISION-MAKING.

HB-1738-HD-1

Submitted on: 2/25/2026 12:57:48 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lance Nash	Individual	Support	Written Testimony Only

Comments:

This bill would reduce uncertainty for builders and communities alike. Predictable timelines are essential if we want more housing to actually get built.

HB-1738-HD-1

Submitted on: 2/25/2026 1:01:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Barbara Nosaka	Individual	Support	Written Testimony Only

Comments:

Counties have demonstrated their ability to manage growth responsibly. HB1738 / SB2007 builds on that track record. There would be strict criteria for projects to be eligible so it doesn't turn into the Wild West.

HB-1738-HD-1

Submitted on: 2/25/2026 1:12:58 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Melissa Rabideau	Individual	Support	Written Testimony Only

Comments:

Hawaii's counties already conduct extensive land use review, yet projects over 15 acres are forced to start over at the state level. This duplication adds years of delay and significant costs. HB1738 respects local planning while maintaining important safeguards.

HB-1738-HD-1

Submitted on: 2/25/2026 1:17:42 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
GREG BROSSIER	Individual	Support	Written Testimony Only

Comments:

I would like to express my support for HB1738. The 15-acre cutoff feels random and unfair. Updating it with clear rules is the right move. Please pass this bill.

HB-1738-HD-1

Submitted on: 2/25/2026 1:20:49 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Priscilla Andrade	Individual	Support	Written Testimony Only

Comments:

Aloha - HB1738 is a small but important fix. These bills don't open the door to sprawl, just smarter housing decisions. We need less red tape and more homes. Mahalo for considering my testimony.

HB-1738-HD-1

Submitted on: 2/25/2026 1:22:54 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Desiree Watson	Individual	Support	Written Testimony Only

Comments:

I support HB1738 as someone who sees how long housing approvals take. These delays hurt families and workers. This reform helps projects move without cutting corners.

HB-1738-HD-1

Submitted on: 2/25/2026 1:26:35 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Duane D Santiago	Individual	Support	Written Testimony Only

Comments:

House Bill 1738 reflects the reality that land use planning has evolved significantly since the 15-acre rule started. Counties are best positioned to evaluate projects that fit within their long-term plans and community visions.

HB-1738-HD-1

Submitted on: 2/25/2026 1:27:57 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Douglas Askman	Individual	Support	Written Testimony Only

Comments:

The current system discourages builders from proposing reasonable housing projects because they don't want to go through the LUC. This bill corrects that problem.

HB-1738-HD-1

Submitted on: 2/25/2026 1:31:01 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Eric Stoddard	Individual	Support	Written Testimony Only

Comments:

Aloha. I support HB 1738 because it gives counties more common sense authority. If a project already fits county plans, it shouldn't get stuck at the state level. This helps housing without touching conservation or important ag lands. Please pass the bill.

HB-1738-HD-1

Submitted on: 2/25/2026 1:32:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Faith Burns	Individual	Support	Written Testimony Only

Comments:

Please vote in support of HB1738. Please, show you care for the people in Hawaii that need housing, we have lots of land that can be built upon for urban zoning and zoning for houses! Mahalo!!

HB-1738-HD-1

Submitted on: 2/25/2026 1:34:44 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Abhishek Duggal	Individual	Support	Written Testimony Only

Comments:

Allowing counties to approve certain boundary amendments up to 25 acres will help address the housing shortage without opening the door to unchecked development. Please vote in favor of hb1738.

HB-1738-HD-1

Submitted on: 2/25/2026 1:36:14 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Harold Snyder	Individual	Support	Written Testimony Only

Comments:

The LUC should focus on truly statewide land use issues, not routine housing projects already vetted locally. I strongly support this bill as a practical step toward faster, more predictable housing approvals.

HB-1738-HD-1

Submitted on: 2/25/2026 1:37:42 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Robert Hastings	Individual	Support	Written Testimony Only

Comments:

HB1738 is a modest but meaningful reform that will help unlock housing projects currently stuck in limbo. Allowing counties to act on these projects reduces delay without sacrificing environmental or agricultural protections.

HB-1738-HD-1

Submitted on: 2/25/2026 1:49:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Angela Chon	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Angela Chon, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Angela Chon

HB-1738-HD-1

Submitted on: 2/25/2026 1:51:04 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Eric Freeh	Individual	Support	Written Testimony Only

Comments:

Counties already have robust public input processes. The state-level review required today often delays projects without improving outcomes. HB1738 addresses that inefficiency directly.

HB-1738-HD-1

Submitted on: 2/25/2026 1:58:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Johnny Miro	Individual	Support	Written Testimony Only

Comments:

I urge the Legislature to pass HB1738 to eliminate unnecessary delays caused by LUC review. Streamlining this process will lower costs and encourage responsible homebuilding.

HB-1738-HD-1

Submitted on: 2/25/2026 2:02:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jerry Lynch	Individual	Support	Written Testimony Only

Comments:

I support reforming the LUC because housing projects that fit within the community plans should not be stalled for years at the state level. Counties are better positioned to evaluate these projects efficiently.

HB-1738-HD-1

Submitted on: 2/25/2026 2:05:53 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
John-Michael Kamakahi	Individual	Support	Written Testimony Only

Comments:

I am submitting my testimony in strong support of HB1738. The 15-acre rule is outdated and causes too many delays. Counties know their communities best. Let them do their job so housing can move forward. Mahalo.

HB-1738-HD-1

Submitted on: 2/25/2026 2:08:30 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Joy Dillon	Individual	Support	Written Testimony Only

Comments:

Please vote in support of HB1738. For much too long the Land Use Commission has held regulatory power that is no longer applicable or useful for modern needs. Immediate action is needed to greatly change the commission and their bureaucracy or to abolish the Land Commission altogether. The state land use commission just adds time to the process and we don't have time to wait for more homes or deal with their regulatory power that is no longer beneficial. Mahalo for your consideration.

HB-1738-HD-1

Submitted on: 2/25/2026 2:10:29 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
James Reid	Individual	Support	Written Testimony Only

Comments:

The Land Use Commission review often repeats work done by county agencies and elected councils. That redundancy discourages housing production at a time when Hawaii desperately needs more homes. This bill is a practical fix.

HB-1738-HD-1

Submitted on: 2/25/2026 2:21:14 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kevin Kern	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1738 because it addresses a clear bottleneck in Hawaii's land use system. The 15-acre threshold is arbitrary and outdated, and it delays housing projects that already comply with county plans. Allowing counties to approve up to 25 acres under strict criteria is a reasonable and targeted reform.

HB-1738-HD-1

Submitted on: 2/25/2026 2:24:11 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ellen Desruisseaux	Individual	Support	Written Testimony Only

Comments:

I support reforming the LUC because housing projects that fit within the community plans should not be stalled for years at the state level. Counties are better positioned to evaluate these projects efficiently.