

**DEPARTMENT OF HOUSING AND LAND MANAGEMENT  
KA 'OIHANA HO'OLĀLĀ KŪKULU HALE A ME KA HO'OKELE 'ĀINA  
CITY AND COUNTY OF HONOLULU**

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April 15, 2026

The Honorable Stanley Chang, Chair  
and Members of the Senate Committee on Housing  
Hawai'i State Senate  
Hawai'i State Capitol  
415 South Beretania Street  
Honolulu, Hawai'i 96813

The Honorable Glenn Wakai, Chair  
and Members of the Senate Committee on  
Energy and Intergovernmental Affairs  
Hawai'i State Senate  
Hawai'i State Capitol  
415 South Beretania Street  
Honolulu, Hawai'i 96813

**SUBJECT: Comments on House Concurrent Resolution 98, H.D. 1**

Dear Chair Chang, Chair Wakai, and Committee Members:

The Department of Housing and Land Management (DHLM) appreciates the intent of HCR 98, H.D. 1, which requests development of a housing pattern book to help streamline permit approvals and reduce regulatory barriers for safe, affordable, and well-designed homes. The resolution contemplates pre-reviewed residential designs and streamlined permitting for projects that use approved plans. DHLM also appreciates the resolution's emphasis on collaboration and on incorporating culturally appropriate and climate-responsive design elements.

As noted by the resolution, other jurisdictions have adopted housing pattern books in an attempt to improve predictability, reduce some design costs, and support faster housing production.

DHLM appreciates the amendments made to HCR 98, H.D. 1, help ensure that any pattern book developed as a result of the resolution is closely connected to the permitting and approval process.

The Honorable Stanley Chang, Chair  
and Members of the Senate Committee on Housing

The Honorable Glenn Wakai, Chair  
and Members of the Senate Committee on  
Energy and Intergovernmental Affairs

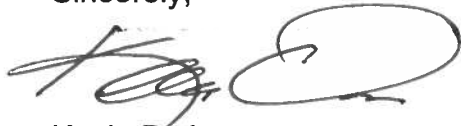
April 15, 2026

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DHLM believes this concept is worth exploring and is generally supportive of that effort. At the same time, DHLM believes further assessment is needed before it can be viewed as a near-term City priority. Successful implementation would require specialized design, technical, and administrative capacity that may not currently exist in-house and may require consultant support or other resources. It would also depend on coordination with and prioritization by other departments. DHLM therefore believes this concept should be considered alongside other potential housing initiatives based on feasibility, coordination, resource needs, and likely impact.

Thank you for the opportunity to provide testimony. If you have any questions, please feel free to contact me or Gavin Thornton, Director of Housing Policy, at (808) 768-4277.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin D. Auger', with a large, stylized flourish at the end.

Kevin D. Auger  
Director

April 16, 2026, 1:30 p.m.  
Hawaii State Capitol  
Conference Room 225 and Videoconference

**To: Senate Committee on Energy and Intergovernmental Affairs**

**Sen. Glenn Wakai, Chair**  
**Sen. Stanley Chang, Vice Chair**

**Senate Committee on Housing**

**Sen. Stanley Chang, Chair**  
**Sen. Troy N. Hashimoto, Vice Chair**

**From: Grassroot Institute of Hawaii**

**Ted Kefalas, Director of Strategic Campaigns**

RE: TESTIMONY IN SUPPORT OF HCR98 HD1 — REQUESTING THE DEPARTMENT OF PLANNING AND PERMITTING OF THE CITY AND COUNTY OF HONOLULU TO DEVELOP A COUNTYWIDE HOUSING PATTERN BOOK TO STREAMLINE PERMIT APPROVALS AND REDUCE REGULATORY BARRIERS FOR SAFE, AFFORDABLE, AND WELL-DESIGNED HOMES ACROSS OAHU

Aloha Chairs, Vice Chairs and other Committee Members,

The Grassroot Institute **supports** [HCR98 HD1](#), which urges the City and County of Honolulu to produce a book of preapproved designs in order to speed up approval and construction of new housing.

Approving this resolution could help address some of the regulatory delays that slow housing growth and add to the price of housing.

According to “The Hawai’i Housing Factbook,” produced by The Economic Research Organization at the University of Hawai’i, the median permit processing time across the state between mid-2018 and mid-2023 was 161 days.<sup>1</sup>

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<sup>1</sup> Justin Tyndall, Daniela Bond-Smith and Rachel Inafuku, “[The Hawai’i Housing Factbook](#),” The Economic Research Organization at the University of Hawai’i, June 28, 2023, p. 19.

A recent report from the Grassroot Institute, "[Seven low cost ways to speed up permitting in Hawaii](#)," provides a potential road map for permit reform. The first recommendation in the report is to provide preapproved design plans for homes, as they allow builders to avoid permit approval delays and eliminate the need to pay architects to produce new plans.<sup>2</sup>

Hawai'i County already offers preapproved plans. Builders who use them and already have any needed approvals from other county agencies can hear back from the county Department of Public Works within six working days of submission.<sup>3</sup>

Builders in Hawaii County have attested to the effectiveness of preapproved plans, noting that approvals are faster and that the certainty they provide makes it easier to obtain nonprofit or government funding for new projects.<sup>4</sup>

By issuing a book of preapproved plans, Honolulu would help reduce the burden on permitting department staff while also reducing permit delays and encouraging housing growth.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of strategic campaigns  
Grassroot Institute of Hawaii

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<sup>2</sup> Jonathan Helton, "[Seven low cost ways to speed up permitting in Hawaii](#)," Grassroot Institute of Hawaii, October 2024, p. 5.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

**HCR-98-HD-1**

Submitted on: 4/13/2026 7:26:16 PM

Testimony for EIG on 4/16/2026 1:30:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johnnie-Mae L. Perry	Individual	Comments	Written Testimony Only

Comments:

98 HCR REQUESTING THE DEPARTMENT OF PLANNING AND PERMITTING OF THE CITY AND COUNTY OF HONOLULU TO DEVELOP A COUNTYWIDE HOUSING PATTERN BOOK TO STREAMLINE PERMIT APPROVALS AND REDUCE REGULATORY BARRIERS FOR SAFE, AFFORDABLE, AND WELL-DESIGNED HOMES ACROSS OAHU.

I, Johnnie-Mae L. Perry, COMMENT

Oppose "rubber stamp" communities that looks all the same

Oppose streamline for PROFIT

Oppose streamline for SAFETY against NATURAL/MANMADE DISASTERS

Aloha,

My name is Kylie Davenport. I am a Social Work student at the University of Hawaii at Manoa. I am **in support** of the House Concurrent Resolution 98 that aims to reduce barriers and expedite the process of building affordable housing.

This resolution will streamline and help ensure an efficient process in building affordable housing in Hawaii. Since the demand for affordable housing is growing, it is essential to make sure there is a swift process to keep up with the demand in order to keep adults, children and families off of the street.

There are currently many barriers to gain permits to build affordable housing leaving a shortage of cost efficient housing leading to long wait lists for housing that has already been built. It is critical this process is made more efficient so the demand for housing can be met in a timely manner.

Thank you for your consideration and attention to this matter.

Kylie Davenport