
A BILL FOR AN ACT

RELATING TO HOUSING.

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

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

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

16 The legislature also finds that the State needs a method to
17 proactively monitor and facilitate the development of projects



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

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



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

13 Accordingly, the purpose of this Act is to:

14 (1) Require the office of planning and sustainable
15 development to undertake a project to:

16 (A) Study and identify options for the development of
17 a statewide housing and infrastructure data
18 platform that serves as a shared data resource
19 for information on projects in the housing
20 pipeline and infrastructure improvement projects
21 needed to support housing;



1 (B) Support the establishment and launch of the
2 preferred option for the statewide housing and
3 infrastructure data platform and administration
4 and maintenance of the data platform and the data
5 platform's project monitoring and facilitation
6 functions; and

7 (C) Develop fiscal and other analytical models for
8 the statewide housing and infrastructure data
9 platform to enable evaluation of the impact of
10 development and infrastructure investments; and

11 (2) Appropriate funds for consulting services for the
12 project and for staff and other resources to support
13 the conduct of the project.

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



1 (b) The office of planning and sustainable development may
2 procure consulting services, subject to chapter 103D, Hawaii
3 Revised Statutes, to provide technical support and coordination
4 of the design and phased development of the statewide housing
5 and infrastructure data platform and related models. The data
6 platform shall support users with the information necessary for
7 analysis, predictive modeling, evidence-based policy
8 formulation, and cost-effective and impactful investments in
9 housing and infrastructure.

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

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

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



- 1 (2) Designing a tabular and geospatial data warehousing
2 platform to integrate and standardize data from state
3 and county agencies regarding housing project
4 characteristics, including planned number of units,
5 units by area median income levels, units by type and
6 tenancy, project status, permitting and development
7 requirements, and constraints related to
8 infrastructure capacity or financing;
- 9 (3) Establishing secure automated data ingestion pipelines
10 from source systems to provide a unified, real-time
11 view of housing delivery progress and infrastructure
12 readiness;
- 13 (4) Developing options for spatial analysis, reporting,
14 and visualization capabilities to enable targeted
15 policy and investment decisions, including a fiscal
16 model that enables the assessment of fiscal costs and
17 benefits of housing production and regional
18 investments for each county;
- 19 (5) Determining how the dynamic infrastructure
20 coordination and execution plan framework being



- 1 developed for the Iwilei area could be built upon or
2 integrated into a shared data platform;
- 3 (6) Developing options for where and how the shared
4 platform would be administered and how multi-agency
5 project data updates and sharing, monitoring, and
6 project troubleshooting would be sustained over time;
- 7 (7) Supporting the development and launch of the preferred
8 option for administering and managing the project
9 monitoring and facilitation function;
- 10 (8) Training for state and county employees in the use,
11 methodology, and update of the statewide housing and
12 infrastructure data platform and models, including
13 developing user-tested training material, to ensure
14 that all users can successfully use and update the
15 data and models; and
- 16 (9) Creating an easy-to-use, accessible public interface
17 for members of the public to view and interact with
18 the data and model outputs through geo-referenced
19 visualization tools, dashboards, or similar
20 applications.



1 (d) The office of planning and sustainable development
2 shall consult and collaborate with state and county agencies and
3 stakeholders regarding the statewide housing and infrastructure
4 data platform project and establish a steering or advisory
5 committee that shall meet regularly for the duration of the
6 project. The office shall consult with and include
7 representatives from the following entities in the design and
8 conduct of the project:

- 9 (1) The office of the governor;
- 10 (2) The department of business, economic development, and
11 tourism;
- 12 (3) The department of land and natural resources;
- 13 (4) The Hawaii housing finance and development
14 corporation;
- 15 (5) The Hawaii community development authority;
- 16 (6) The Hawaii public housing authority;
- 17 (7) The land use commission;
- 18 (8) The school facilities authority;
- 19 (9) The office of enterprise technology services of the
20 department of accounting and general services;



- 1 (10) The county planning departments, county housing
2 agencies, and other county agencies with information
3 on housing and infrastructure needs and projects; and
4 (11) For data and models related to public finance and
5 fiscal impacts:
6 (A) The department of budget and finance;
7 (B) The department of taxation;
8 (C) The research and economic analysis division of
9 the department of business, economic development,
10 and tourism; and
11 (D) The county departments responsible for budget and
12 finance and taxation.
13 (e) The office of planning and sustainable development
14 shall submit a report on the status of the project, including
15 any recommendations or proposed legislation, to the legislature
16 no later than twenty days prior to the convening of the regular
17 session of 2028.

18 SECTION 3. There is appropriated out of the general
19 revenues of the State of Hawaii the sum of \$. or so
20 much thereof as may be necessary for fiscal year 2026-2027 for
21 consulting services pursuant to section 2(b) of this Act.



1 The sum appropriated shall be expended by the office of
2 planning and sustainable development for the purposes of this
3 Act.

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

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

13 SECTION 5. This Act shall take effect on July 1, 3000.



Report Title:

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

Description:

Requires the Office of Planning and Sustainable Development, in collaboration with other state and county agencies, to study options for and coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments. Includes the development of a model that assesses the fiscal impacts of development and regional infrastructure investments. Appropriates funds. Effective 7/1/3000. (HD1)

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