

Honolulu, Hawaii

, 2026
FEB 09RE: H.B. No. 1739
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 1739 entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

begs leave to report as follows:

The purpose of this measure is to prohibit the counties from enacting an ordinance, rule, regulation, development standard, zoning provision, or other land use control that restricts the development of transit-supportive densities in county-designated transit-oriented development zones and transit-oriented development infrastructure improvement program areas.

Your Committee received testimony in support of this measure from Hawai'i YIMBY; Housing Hawai'i's Future; Grassroot Institute of Hawaii; Hawai'i Appleseed Center for Law & Economic Justice; and five individuals. Your Committee received comments on this measure from the Office of Planning and Sustainable Development; Department of Planning and Permitting of the City and County of Honolulu; and CARES.

Your Committee finds that allowing appropriate housing density near transit supports ridership, makes public investments more efficient, and gives residents more choices in how they live and move, while also reducing transportation costs. Your Committee further finds that low land-use density around transit-



oriented development makes housing more expensive. Restrictive county-level land-use controls have also reduced feasible density, which results in delayed approvals and led to fewer homes. This measure helps unlock much-needed housing opportunities and advances walkable, transit-connected neighborhoods across the State.

Your Committee has amended this measure by:

- (1) Changing references to "county-designated transit-oriented development zone" to "county-designated transit-oriented development area" and defining that term and "transit-supportive density";
- (2) Clarifying that the county preemption standards apply based on inconsistency with this measure, rather than transit-oriented development infrastructure improvement program rules;
- (3) Deleting language that would have required the development of transit-supportive densities to be allowed in any transit-oriented development infrastructure improvement area under the Hawaii Community Development Authority;
- (4) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1739, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1739, H.D. 1, and be referred to your Committee on Water & Land.



Respectfully submitted on
behalf of the members of the
Committee on Housing,

ZNC

LUKE A. EVSLIN, Chair



State of Hawaii
 House of Representatives
 The Thirty-third Legislature

Jsce 111-26

Record of Votes of the Committee on Housing

Bill/Resolution No.:	Committee Referral:	Date:		
HB1739	HSL, WAL, JHA	2/4/24		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)	✓			
2. MIYAKE, Tyson K. (VC)	✓			
3. COCHRAN, Elle	✓			
4. GRANDINETTI, Tina Nakada	✓			
5. KILA, Darius K.	✓			
6. KITAGAWA, Lisa				✓
7. LA CHICA, Trish	✓			
8. MURAOKA, Christopher L.	✓			
9. PIERICK, Elijah	✓			
TOTAL (9)	8	0	0	1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s)				
Vice Chair's or designee's signature: <u>Tyson Miyake</u>				
Distribution: Original (White) – Committee		Duplicate (Yellow) – Chief Clerk's Office	Duplicate (Pink) – HMSO	