

JAN 21 2026

A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. (a) There is established the affordable
2 housing land inventory task force to be placed in the office of
3 planning and sustainable development for administrative
4 purposes.

5 (b) The task force shall consist of the following members
6 or their designees:

7 (1) The director of the office of planning and sustainable
8 development, who shall serve as the chairperson;

9 (2) The executive director of the Hawaii housing finance
10 and development corporation;

11 (3) The executive director of the Hawaii public housing
12 authority;

13 (4) The executive director of the Hawaii community
14 development authority;

15 (5) The chairperson of the board of land and natural
16 resources; and

17 (6) The mayor of each county.



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1 Task force members may recommend to the task force additional
2 members having appropriate special expertise, including
3 representatives from organizations with experience in real
4 estate development or redevelopment, for approval by the
5 chairperson.

6 (c) The task force shall:

7 (1) Subject to legislative appropriation, conduct a study
8 in collaboration with public landowners and the
9 counties on how to maximize housing development in
10 transit-oriented development zones, near transit hubs,
11 bus stations, or urban growth areas on state or county
12 lands. In conducting the study, the task force may
13 consider the following:

14 (A) Agencies' planned or intended use of the
15 properties;

16 (B) Existing uses, facilities, and conditions;

17 (C) Site constraints, environmental conditions, and
18 entitlements required;

19 (D) Constraints to development readiness, such as
20 tenancy agreements and funding; and



1 (E) Estimates of potential housing units and housing
2 types that could be accommodated on the sites;
3 and

4 (2) Submit a report of its findings and recommendations,
5 including any proposed legislation, to the legislature
6 no later than twenty days prior to the convening of
7 the regular session of 2028.

8 (d) The members of the task force shall serve without
9 compensation but shall be reimbursed for expenses, including
10 travel expenses, necessary for the performance of their duties.

11 (e) The office of planning and sustainable development
12 shall provide administrative and clerical support required by
13 the task force.

14 (f) The task force shall be dissolved on January 1, 2028.

15 SECTION 2. There is appropriated out of the general
16 revenues of the State of Hawaii the sum of \$ or so much
17 thereof as may be necessary for fiscal year 2026-2027 to fund a
18 staff position and for contractual services incurred by the task
19 force established pursuant to section 1 of this Act.



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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 3. This Act shall take effect on July 1, 2050.

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INTRODUCED BY: _____

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Report Title:

OPSD; Affordable Housing; Land Inventory Task Force; Study;
State Lands; County Lands; Transit-Oriented Development;
Appropriation

Description:

Establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development to conduct a study, subject to legislative appropriation, on how to maximize housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds. Effective 7/1/2050.

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