

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Testimony of
RYAN K.P. KANAKA'OLE
Acting Chairperson

Before the House Committee on
HOUSING

Wednesday, February 11, 2026
9:00 AM
State Capitol Conference Room 430

In consideration of
HOUSE BILL 1710, HOUSE DRAFT 1
RELATING TO HISTORIC PRESERVATION

House Bill 1710, House Draft 1 would amend Hawaii Revised Statutes (HRS) §6E-10 and 42, to allow the Department of Land and Natural Resources (Department), Historic Preservation Division (SHPD) to conduct phased reviews for projects on private property, under certain circumstances, provided a programmatic agreement has been executed. It also amends the process and clarifies deadlines by which SHPD may provide its concurrence or non-concurrence for proposed projects on private property subject to historic preservation review, pursuant to HRS §6E-10 and 42. The purpose of these amendments is to clarify timelines and establish more predictable expectations for navigating the historic preservation review process. **The Department supports this measure and submits the follow comments for consideration.**

HRS Chapter 6E provides the framework for a comprehensive statewide historic preservation program in Hawai'i. A key part of that program is the historic preservation review of projects, as required by HRS §6E-10 and 42. This statutory provision reflects the Legislature's intent to require project proponents to consider the impact of their projects on historic properties listed in or eligible for listing in the National and Hawai'i Registers of Historic Places and iwi kupuna.

The Department recognizes the need to clarify and streamline the historic preservation review process due to the ambiguities and inconsistencies identified in the process by the SPEED Taskforce. This bill would establish a process for executing agreements between SHPD and property owners that allows for a phased review of certain projects on private property, provided that a programmatic agreement has been executed that takes into account the entirety of the project scope of work to be executed in phases. This bill also amends and clarifies existing

2026 Leg. Session

language within HRS §6E-10 and 42 related to the historic preservation review process and deadlines for projects on private property. These amendments reflect existing timelines within the Hawaii Administrative Rules for HRS §6E-10 and 42 historic preservation reviews but provide better clarity regarding what happens if the prescribed timelines are not met. The amendments and additions to HRS §6E-10 and 42 that include alternative programmatic approaches to the historic preservation review process established within this bill are both reasonable and feasible.

The Department recommends the following edits and additions for consideration.

Global Comment:

Throughout the bill, the following language has been used to reflect what would happen if a project was not reviewed by the Department within the allotted amount of time:

“if DLNR fails to provide written concurrence or non-concurrence within ninety calendar days, or within thirty calendar days if no historic properties are adversely affected by the proposed project, after receiving and certifying a true and complete submittal from the property owner, the property owner may assume DLNR’s concurrence for the proposed project.”

The Department is comfortable with this language, as it reflects similar language within the Code of Federal Regulations for the National Historic Preservation Act, Section 106 historic preservation review process. However, the Department is open to altering the language to state something to the effect of:

“if DLNR fails to provide written concurrence or non-concurrence within ninety calendar days, or within thirty calendar days if no historic properties are adversely affected by the proposed project, after receiving and certifying a true and complete submittal from the property owner, the property owner may ~~[assume DLNR’s concurrence for]~~ move forward with the proposed project without DLNR’s concurrence or determination of effect.

Mahalo for the opportunity to comment on this measure.

Committee on Housing

HB 1710, HD 1, Relating to Historic Preservation

Wednesday, February 11, 2026

9:00 a.m.

State Capitol, Conference Room 430 and Videoconference

With Support

Chair Evslin, Vice Chair Miyake, and members of the Committee on Housing:

The Office of the Governor Recovery and Resiliency (HI-ORR) supports the intent of the HB1710, relating to historic preservation.

The difficulty of rebuilding projects is exacerbated during emergency conditions often involving multiple agencies, funding timelines, and coordinated sequencing of logistics. By having clear and predictable review timelines, this provides effective planning and implementation across these efforts, particularly in expediting the recovery of the community following an emergency.

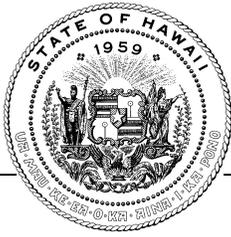
HB 1710, HD1 helps address this need by clarifying SHPD review timelines and the complete submittal process and establishing clear expectations for when concurrence may be issued or assumed. These changes improve transparency and consistency while preserving existing protections for historic and cultural resources.

By clarifying procedural uncertainties, this measure intends to provide greater predictability that helps recovery efforts proceed more efficiently.

Thank you for the opportunity to provide testimony.

Respectfully,

David Lopez
State Disaster Relief Coordinator
HI-ORR
Office of the Governor



**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 HOUSING
Wednesday, February 11, 2026, 9:00 AM
State Capitol, Conference Room 430

in consideration of
HB 1710, HD 1
RELATING TO HISTORIC PRESERVATION.

Chair Evslin, Vice Chair Miyake, and Members of the House Committee on Housing.

The Office of Planning and Sustainable Development (OPSD) **supports HB 1710, HD 1**, which authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances, and amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may proceed.

HB 1710, HD 1 is a direct outgrowth of the concerted efforts of the Simplifying Permitting for Enhanced Economic Development (SPEED) Taskforce. Specifically, this measure represents key recommendations developed by the Chapter 6E Historic Preservation Permitted Interaction Group (PIG), which was tasked with identifying administrative and statutory bottlenecks within the Hawai'i Revised Statutes Chapter 6E historic preservation review process. By formalizing these recommendations, HB 1710, HD 1 provides a pragmatic, balanced approach to modernizing our preservation laws while addressing the State's shortage of affordable housing.

OPSD **supports** this measure because of the urgent need to streamline the permitting process to facilitate the acceleration in housing production outlined in Governor Green's "Ke Ala Hou" housing strategy. Currently, the State Historic Preservation Division (SHPD) review process can significantly delay project timelines, often adding months or even years to the pre-construction phase. The implementation of phased reviews will significantly speed up the delivery of housing by allowing projects to move forward with site preparation and initial construction phases while detailed reviews for subsequent stages continue. This prevents a "stop-and-wait" cycle that inflates carrying costs and renders many affordable housing projects financially unviable. Furthermore, the establishment of clear, mandatory timelines for written

concurrence or non-concurrence provides the private sector with the predictability needed to manage large-scale developments.

OPSD **supports** the amendments adopted by the Committee on Water & Land from the testimony of Department of Land and Natural Resources (DLNR). Specifically, we support the refinement of statutory language to utilize the term “adversely affected” rather than “impacted” to ensure consistency with existing historic preservation statutes. We also concur with the amendment to specify “calendar days” rather than “days” regarding the deadlines for written concurrence or non-concurrence, as this provides necessary administrative clarity for all parties involved.

Furthermore, OPSD **supports** the extension of the deadline to January 1, 2028, to provide the counties and the Hawaiian Community Development Authority (HCDA) sufficient time to complete and submit Transit-Oriented Development (TOD) plans to DLNR. We also recognize that programmatic agreements are a vital tool in this process; supporting these agreements as a central facet of phased review will allow for better management of cultural resources while maintaining development momentum. For these reasons, OPSD respectfully asks the committee to pass HB 1710, HD 1.

Thank you for the opportunity to testify in support of this measure.

COUNTY COUNCIL

Mel Rapozo, Chair
KipuKai Kualii, Vice Chair
Addison Bulosan
Bernard P. Carvalho, Jr.
Felicia Cowden
Fern Holland
Arryl Kaneshiro



OFFICE OF THE COUNTY CLERK

Jade K. Fountain-Tanigawa, County Clerk
Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188
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Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kauai, Hawaii 96766

February 9, 2026

**TESTIMONY OF ADDISON BULOSAN
COUNCILMEMBER, KAUAI COUNTY COUNCIL**

ON

HB 1710, HD 1, RELATING TO HISTORIC PRESERVATION

House Committee on Housing

Wednesday, February 11, 2026

9:00 a.m.

Conference Room 430

Via Videoconference

Dear Chair Evslin and Members of the Committee:

Thank you for this opportunity to provide testimony in SUPPORT of HB 1710, HD 1, Relating to Historic Preservation. My testimony is submitted in my individual capacity as a member of the Kauai County Council.

I enthusiastically support HB 1710, HD 1, which clarifies State Historic Preservation Division (SHPD) timelines while giving agencies and applicants more predictable expectations.

Thank you again for this opportunity to provide testimony in support of HB 1710, HD 1. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to cokcouncil@kauai.gov.

Sincerely,

ADDISON BULOSAN
Councilmember, Kauai County Council

RM:mn

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
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DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

TESTIMONY OF THE DEPARTMENT OF PLANNING AND PERMITTING

BEFORE THE HOUSE COMMITTEE ON HOUSING

February 11, 2026
Conference Room 430

TO: The Honorable Luke A. Evslin, Chair, The Honorable Tyson K. Miyake, Vice Chair, and Members of the House Committee on Housing

RE: SUPPORT OF HOUSE BILL NO. 1710, HD 1, RELATING TO HISTORIC PRESERVATION

The Department of Planning and Permitting (DPP) **supports** House Bill No. 1710, HD 1, which authorizes the State Historic Preservation Division (SHPD) to conduct a phased review of a proposed project on private property under certain circumstances. The Bill also amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for a proposed project on private property or other project that requires entitlement for use, after which concurrence may be assumed and the project may proceed.

This measure reflects the SPEED Task Force recommendation by establishing a clear and consistent standard for what constitutes a complete submittal to SHPD, which will materially improve predictability and workflow for the counties. By defining completeness up front, DPP and other county agencies will know what must be included before SHPD's review period begins, avoiding preventable processing delays.

The Bill also creates defined review timeframes for SHPD after receipt of a complete submittal, including a 30-day period for certain reviews and a 90-day period for others, which will support more reliable permitting schedules and improve coordination across agencies.

This measure builds on Senate Bill No. 1263 (Act 160, 2025), which amended HRS §6E 8, by extending completeness and timing provisions to additional sections,

The Honorable Luke A. Evslin, Chair
The Honorable Tyson K. Miyake, Vice Chair
and Members of the House Committee on Housing
Hawai'i House of Representatives
House Bill No. 1710, HD 1
February 11, 2026
Page 2

including HRS §6E 10 and HRS §6E 42.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Dawn', with a stylized flourish extending to the right.

Dawn Takeuchi Apuna
Director



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 808-737-4977

 1259 A'ala Street, Suite 300
Honolulu, HI 96817

February 11, 2026

The Honorable Luke A. Evslin, Chair

House Committee on Housing

State Capitol, Conference Room 430 & Videoconference

RE: House Bill 1710, HD1, Relating to Historic Preservation

HEARING: Wednesday, February 11, 2026, at 9:00 a.m.

Aloha Chair Hashem, Vice Chair Morikawa, 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 1710, HD1, which authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may proceed. Effective 7/1/3000.

Allowing historic property reviews to be completed in phases helps projects move forward without unnecessary delays. Clear and predictable review timelines also help property owners and project teams plan responsibly. At the same time, this measure maintains important protection for historic properties while reducing delays that can slow projects, such as for much needed housing production.

Mahalo for the opportunity to provide testimony on this measure.





February 11, 2026

Representative Luke Evslin, Chair
Representative Tyson Miyake, Vice Chair
Committee on Housing

RE: **HB 1710, HD1 - Relating to Historic Preservation**
Hearing date: February 11, 2026 at 9:00 AM

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

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii with **STRONG SUPPORT** on **HB 1710, HD1 - Relating to Historic Preservation**. NAIOP Hawaii is the local chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB1710, HD1 improves the historic preservation review process by establishing clearer timelines, reducing duplicative reviews, and creating a more predictable pathway for projects that are unlikely to impact historic resources. Importantly, the bill maintains essential protections for historic properties, burial sites, and cultural resources while addressing longstanding procedural delays that hinder housing and infrastructure development.

Hawai'i is facing an urgent housing shortage, and regulatory uncertainty and prolonged review timelines substantially increase project costs and risks. HB 1710, HD1, helps address these challenges by:

- Establishing firm deadlines for concurrence or non-concurrence determinations, ensuring projects are not stalled indefinitely.
- Allowing phased and programmatic reviews for large or complex projects, which improves efficiency without sacrificing oversight.
- Preventing repetitive reviews once concurrence has been issued, unless new information or discoveries warrant further evaluation.
- Preserving safeguards for inadvertent discoveries of burial sites and historical resources.

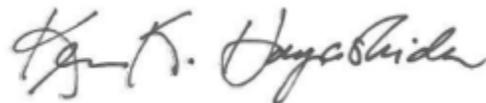
Representative Luke Evslin, Chair
Representative Tyson Miyake, Vice Chair
Committee on Housing
February 11, 2026
Page 2

By modernizing the review process, HB 1710, HD1 supports the timely development of residential and mixed-use projects particularly transit-oriented development while continuing to uphold Hawai'i's commitment to protecting its cultural and historic heritage.

This balanced approach is critical to addressing the housing crisis, supporting smart growth near transit corridors, and ensuring that historic preservation efforts remain focused where they are truly needed.

We respectfully urge the committee to pass HB 1710, HD1. This measure will help alleviate the backlog of projects awaiting SHPD review and facilitate the development of much-needed housing units and other projects across Hawaii. NAIOP appreciates the Legislature's commitment to collaborating on this issue and look forward to working together.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read "Ken K. Hayashida". The signature is fluid and cursive, written in a professional style.

Ken Hayashida, President
NAIOP Hawaii



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February 9, 2026

The Honorable Luke A. Evslin, Chair
The Honorable Tyson K. Miyake, Vice Chair
House Committee on Housing
State Capitol
Honolulu, Hawai'i

Re: Letter of Support for HB1710 HD1 – Relating to Historic Preservation

Aloha Chair Evslin, Vice Chair Miyake, and Members of the Committee:

My name is Paul Kosasa, President and CEO of ABC Stores and a member of the Front Street Recovery. We respectfully support **HB1710 HD1** because it strikes an important balance between **protecting Hawai'i's historic resources** and providing **clarity and predictability** for local businesses and property owners.

HB1710 HD1 improves the historic preservation review process by clarifying timelines and allowing phased reviews for complex projects, while fully preserving the role of the State Historic Preservation Division. For long-standing local employers like ABC Stores, this predictability is critical to responsibly maintaining and reinvesting in our properties—many of which are located in historic and culturally significant areas.

This measure helps ensure that preservation reviews remain meaningful without creating unnecessary delays that can hinder economic activity, job stability, and community-serving businesses. HB1710 HD1 supports thoughtful preservation, responsible stewardship, and a stronger local economy.

For these reasons, ABC Stores urges your support of **HB1710 HD1**.

Mahalo,

Paul Kosasa
President & Chief Executive Officer
ABC Stores

HB-1710-HD-1

Submitted on: 2/9/2026 10:52:45 AM

Testimony for HSG on 2/11/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Hawaii LECET	Laborers & Employers Cooperation and Education Trust	Support	Written Testimony Only

Comments:

Hawaii LECE is in SUPPORT of HB1710 HD1.

This bill will help provide housing to local families that face unnecessary delays, while preserving safeguards for historic preservation.



February 11, 2026

TO: HONORABLE LUKE EVSLIN, CHAIR, HONORABLE TYSON MIYAKE, VICE CHAIR, COMMITTEE ON HOUSING.

SUBJECT: **SUPPORT OF H.B. 1710 HD1, RELATING TO HISTORIC PRESERVATION.** Authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may proceed.

HEARING

DATE: Wednesday, February 11, 2026
TIME: 9:00 a.m.
PLACE: Capitol Room 430

Dear Chair Evslin, Vice Chair Miyake and Members of the Committees,

The General Contractors Association of Hawaii (GCA) is an organization comprised of approximately five hundred (500) general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. Our mission is to elevate Hawaii's construction industry and strengthen the foundation of our community.

GCA **Supports** on H.B. 1710 HD1, which authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may proceed.

By modernizing the review process, this measure supports timely development of residential and mixed-use projects particularly transit-oriented development while continuing to uphold Hawaii's commitment to protecting its cultural and historic heritage.

Thank you for the opportunity to provide testimony in support of this measure.

TESTIMONY IN STRONG SUPPORT OF **HB1710**

Aloha Chair Hashem, Vice Chair Morikawa, and Members of the Committee:

My name is Allison Herzog, and I submit this testimony **in support of HB 1710**, which improves Hawai'i's historic preservation review process by providing clearer timelines, increased efficiency, and greater predictability.

HB 1710 addresses long-standing challenges with project review delays and uncertainty by establishing defined deadlines for agency action and allowing for phased and programmatic reviews where appropriate.

My family lost our property at 714 Front Street in the 2023 Lahaina wildfires. 714 Front Street, also known as The Gallery Ltd building, has been in our family for over 65 years and through four generations. From the beginning, it was our intention to rebuild 714 Front Street as it was before, in massing and mirroring its historical architecture. Our hope is that the surrounding buildings will do the same—only then can we preserve the historic character of Front Street.

It has been a slow process trying to rebuild the Front Street commercial district. We submitted our building permit in May 2025 and our HDX application in June of 2025 and it is still uncertain where they are in the review process. We are also waiting on having electrical service restored to our half of the block. Other surrounding business owners are likewise stuck at different points in the permitting process. We need to have clear guidance to speed up permitting and bring back Front Street. HB 1710 helps provide this guidance for the SHPD process.

Importantly, this measure **does not weaken historic preservation protections**. The bill maintains requirements for notification, consultation, and mitigation when historic properties, burial sites, or aviation artifacts are identified. It also ensures that any newly discovered resources are addressed promptly and appropriately.

By balancing preservation responsibilities with the need for timely decision-making, HB 1710 helps reduce unnecessary project delays, improve coordination between agencies and applicants, support rebuilding, and provide clarity and accountability for all parties involved.

For these reasons, I respectfully urge the Committee to **pass HB 1710**.

Mahalo for the opportunity to provide testimony and for your consideration.

Respectfully submitted,
Allison Herzog

The Gallery Ltd / 714 Front Street

February 10, 2026

TO: Chair Evslin and Members of the House Committee on Housing
RE: HB1710 HD1, Relating to Historic Preservation

Dear Chair Evslin 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 HB 1710 HD1.

The historic preservation review process can be a key determinant in the timeline and feasibility of much-needed housing projects, particularly on private property. The State of Hawai'i is presently working to address the root causes of our high regulatory barriers, as most notably demonstrated by the Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force.¹

The bill's provisions to authorize phased reviews and to set clearer deadlines for the State Historic Preservation Division (SHPD) to respond to project proposals represent a balanced approach. By allowing phased reviews, the bill recognizes the complexity of historic preservation while also providing a pathway for responsible development to proceed without unnecessary delay. The establishment of defined timelines for SHPD's written concurrence or non-concurrence, and the provision for assumed concurrence after deadlines, helps address a common source of uncertainty and delay for housing projects. **Please advance HB 1710 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

¹ The SPEED Task Force is authorized by Act 133, SLH 2025.



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**The Thirty-Third Legislature
House Committee on Housing
Wednesday, February 11, 2026
Conference Room 430
9:00 a.m.**

TO: The Honorable Luke A. Evslin, Chair
FROM: Keali'i S. López, State Director
RE: Support for H.B. 1710 HD1 Relating to Historic Preservation

Aloha Chair Evslin and Members of the Committee:

I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people 50 and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families. On behalf of our nearly 135,000 members statewide, thank you for the opportunity to testify on H.B.1710 HD1.

AARP supports H.B. 1710 HD1 which authorizes SHPD to **conduct a phased review** of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which **concurrence may be assumed and the project may proceed**.

H.B. 1710 HD1 **establishes clearer, enforceable timelines** for State Historic Preservation Division (SHPD) review, which must issue written concurrence or non-concurrence within 90 days, or 30 days when no adverse effect is found, after receiving a complete submittal. If SHPD fails to meet these deadlines, the applicant may assume concurrence and proceed. SHPD must certify completeness within 5 business days.

If more information is needed, SHPD must notify the applicant, pause the timeline, and restart it upon resubmission. This phased or programmatic review in certain situations, including projects spanning large corridors or land areas and restricted-access properties, expands and formalizes programmatic reviews for transit-oriented development (TOD) areas.



Stable and affordable housing is foundational to strong, resilient communities. By supporting this measure, the state will **establish firm, reasonable timelines for SHPD review.** Predictable processes help landowners, counties, and developers **plan responsibly while ensuring historic resources remain protected.** For large or complex projects, phased and programmatic review allows work to move forward responsibly and efficiently, with SHPD oversight at each stage.

H.B. 1710 HD1 supports state priorities for housing and transit by allowing counties and HCDA to pre-identify and classify parcels, reducing unnecessary review but maintaining best-practice safeguards. AARP believes this **bill strikes the right balance:** it modernizes the process, reduces uncertainty, and supports housing and infrastructure delivery—**without compromising historic preservation.**

Provisions in H.B. 1710 HD1 are essential to **overcoming the chronic timing and cost delays** that slow housing development across Hawai‘i. By ensuring a timely and predictable review process, this bill helps accelerate the creation of **homes our communities urgently need.** Faster approvals will make it easier to attract and retain a diverse local workforce, sustain small businesses, and strengthen Hawai‘i’s overall economy.

This measure is also critical for **keeping young working families in Hawai‘i.** Too many are forced to leave because stable, attainable housing remains out of reach. At the same time, reliable timelines **help ensure our kūpuna can remain in their communities and age in place**—close to the family, friends, and support networks that allow them to thrive. H.B. 1710 HD1 directly supports these goals by **creating a more efficient, more responsive process** that benefits residents of all ages.

AARP requests that the House Committee on Housing pass H.B. 1710 HD1.

Thank you for the opportunity to testify in support of this important measure.



Queen's Court
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Honolulu HI 96813

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www.avalonhi.com

Testimony in Strong Support of HB1710 HD1 Submitted by The Avalon Group

Chair and Members of the Committee,

Thank you for the opportunity to submit written testimony in strong support of HB1710 HD1. This testimony is submitted on behalf of The Avalon Group, a longstanding participant in Hawai'i's development community with active residential, commercial, and mixed-use projects statewide, including work related to the recovery and rebuilding of Lahaina following the 2023 wildfire.

For many years, projects across all counties have experienced significant uncertainty due to inconsistent and extended State Historic Preservation Division (SHPD) review timelines. While the protection of Hawai'i's cultural and historic resources is essential, the lack of predictable procedures has resulted in prolonged delays, unclear determinations regarding application completeness, duplicative review requests, stalled financing, and difficulty coordinating among state agencies, counties, lenders, and property owners.

These challenges affect all project types, including housing, infrastructure, commercial redevelopment, and public improvements. In the current construction environment, where financing costs, material prices, and labor constraints already threaten project feasibility, delays within the SHPD review process frequently result in cost escalation or project cancellation.

HB1710 HD1 establishes clear procedural standards that improve predictability and accountability within the SHPD review process while preserving SHPD's authority and responsibility to protect cultural and historic resources. Defined timelines, completeness determinations, tolling provisions, phased review allowances, and finality once concurrence is issued are critical to effective administration. These measures reduce unnecessary delay, eliminate repetitive review, and allow projects to proceed responsibly once statutory review requirements have been met.



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The need for these reforms is especially urgent in Lahaina. The wildfire caused extensive damage across historically and culturally sensitive areas, requiring careful, phased reconstruction over a broad geographic area. Rebuilding efforts involve sequential infrastructure work, multiple construction stages, and coordination among numerous public and private stakeholders.

Uncertainty in SHPD review timelines remains one of the most significant obstacles to advancing Lahaina's recovery. Delays in clearance slow capital investment, prolong business closures, extend displacement for residents and workers, and delay the restoration of essential services and community spaces. For Lahaina, predictable review timelines are necessary to responsibly move projects forward while respecting cultural resources.

HB1710 HD1 removes a major procedural barrier to recovery by providing a clear and reliable framework for SHPD review. The bill supports timely, coordinated rebuilding efforts without compromising cultural protection.

On behalf of The Avalon Group, we respectfully urge the Committee to pass HB1710 HD1.

Respectfully submitted,

McKinley Eads
The Avalon Group

Feb. 11, 2026, 9 a.m.
Hawaii State Capitol
Conference Room 430 and Videoconference

To: House Committee on Housing
Rep. Luke Evslin, Chair
Rep. Tyson Miyake, Vice Chair

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

RE: TESTIMONY IN SUPPORT OF HB1710 — RELATING TO HISTORIC PRESERVATION

Aloha chair, vice chair and other committee members,

The Grassroot Institute of Hawaii **supports** [HB1710 HD1](#), which would require the State Historic Preservation Division to give its written concurrence or non-concurrence within 30 days for certain projects if it determines that no historical properties will be impacted, or within 90 days if it determines that historical properties could be affected and that taking mitigation steps would be necessary to protect them.

The bill would define the term “complete submittal” and further stipulate that if SHPD fails to make a determination within those timeframes, the project applicant “may assume the department's concurrence for the proposed project.”

Requiring SHPD to review certain projects within a defined time period would add certainty to the construction process for state infrastructure and much-needed housing projects.

This legislation is based on recommendations from the Simplifying Permitting for Enhanced Economic Development task force’s historic preservation permitted interaction group.

The group pointed out that [Act 160 \(2025\)](#) set up a framework with specific timelines and definitions that applied to the review of projects within county-designated transit-oriented development zones, and that this framework could be applied to all SHPD reviews.

The group also highlighted the confusion that exists in current SHPD processes:

“The same project may be re-introduced to SHPD multiple times as a series of ‘new’ cases, rather than being managed as a single, coherent undertaking... Subsequent changes to previously approved permits can trigger re-review even if the risk to historic properties or appropriate mitigation measures remain the same.”¹

According to The Economic Research Organization at the University of Hawai‘i, Hawaii’s housing regulations are the strictest in the country, and “approval delays” for housing developments are more than three times longer than the national average among communities surveyed.² Likewise, UHERO researchers estimated that regulations comprise 58% of the cost of new condominium construction.³

Historic preservation reviews certainly play a role in these delays and their associated costs. For example, SHPD noted in its report to the 2023 Legislature that its archaeology reviews were taking between six months and one year, on average.⁴

Additionally, the 2025 Grassroot white paper “[Preserving the past or preventing progress?](#)” reported that more than 90% of the projects SHPD reviewed from 2021 to 2024 were determined to have no impact on historic properties.

The average review time for projects issued determinations was 94 days during that time period. However, the division reviewed less than half of the applications it had received during that period.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ “[6E Historic Preservation Interaction Group Report](#),” Simplifying Permitting for Enhanced Economic Development (Speed) Task Force, December 2025, p. 15.

² Rachel Inafuku, Justin Tyndall and Carl Bonham, “[Measuring the Burden of Housing Regulation in Hawaii](#),” The Economic Research Organization at the University of Hawai‘i, April 14, 2022, p. 6.

³ Justin Tyndall and Emi Kim, “[Why are Condominiums so Expensive in Hawai‘i?](#)” The Economic Research Organization at the University of Hawai‘i, May 2024, p. 11.

⁴ “[Report to the Thirty-Second Legislature 2023 Regular Session on the State Historic Preservation Program For Fiscal Year 2021-2022](#),” Hawaii Department of Land and Natural Resources, October 2022, p. 1.



TESTIMONY WITH COMMENTS ON HOUSE BILL 1710 HD1
RELATING TO HISTORIC PRESERVATION

House Committee on Housing
Hawai'i State Capitol

February 11, 2026

9:00AM

Room 430

Aloha e Chair Evslin, Vice Chair Miyake, and Members of the Committee on Housing:

The Office of Hawaiian Affairs (OHA) provides **COMMENTS** on HB1710, which 1) authorizes the State Historic Preservation Division (SHPD) to conduct a phased review of proposed projects on private property, and 2) establishes a 90-day time limit (30 days if no historic properties are affected) for SHPD to respond to submissions from private project proponents, where a failure to respond is an automatic approval.

OHA is the constitutionally established body responsible for protecting and promoting the rights of Native Hawaiians.¹ As part of our constitutional and statutory mandate, OHA has been intimately involved with historic preservation related advocacy for decades and is granted specific kuleana under the Hawai'i Historic Preservation law, Hawai'i Revised Statutes (HRS) Chapter 6E, and implementing regulations.² Thus, we have direct first-hand experience concerning the strengths and weaknesses of the current legal framework, and provide our testimony based on this experience.

First, OHA recognizes that this measure is informed by recommendations from the Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force, where discussions revealed that incomplete and deficient submissions from project proponents to SHPD often cause long review times.³ OHA and SHPD have consistently identified incomplete submissions as a major contributor to delays. Accordingly, to the extent that this measure seeks to reinforce a complete submittal framework similar to that adopted in Act 160 (2025), we support this concept as a means of addressing delays without weakening substantive historic preservation protections.

¹ Haw. Const. Art. XII § 5.

² See HRS §§ 6E-3, 6E-43, 6E-43.5, 6E-43.6; HAR §§ 13-284-6(c), 13-275-6(c).

³ *Presentation by State Historic Preservation Division on Chapter 6E: Historic Preservation Compliance Overview*, SPEED Task Force Meeting, Sept. 11, 2025 [hereinafter *6E Presentation*].

Second, OHA questions the necessity and appropriateness of authorizing phased review for projects involving privately owned historic properties governed by HRS § 6E-10. Where the presence of a historic property has already been established, the review should be required at the outset. Additionally, from our understanding, the provisions of HRS § 6E-42 also apply to private projects covered in the scope of HRS § 6E-10. Therefore, the proposed amendments to HRS § 6E-10 are duplicative.

If the intent is, however, to allow for a means to establish maintenance intervals or repairs and restoration to preserve a historic building or cultural site, OHA recommends that a preservation plan be required instead of a phased reviewed approach. A preservation plan is an appropriate mechanism established under the administrative rules to codify maintenance intervals and any parameters for construction related repairs or restoration. Preservation plans are typically not required for projects unless in response to an adverse impact for a permitted action; thus, proactive preservation efforts can stall when individual actions need to be taken to SHPD each time for consideration. However, allowing for a preservation plan in statute for non-permitted actions would overcome this hurdle. This alternative promotes proactive preservation and would streamline projects by eliminating the time-consuming process of negotiating an agreement with SHPD. **OHA recommends deleting lines 3 to 9 on page 2 and replacing it with the following language:**

“the project proponent or landowner may complete a preservation plan to guide preservation-related maintenance intervals and set up a timeline for proposed preservation-related repair or restoration work, which may include construction activities. The department shall review and approve the plan before implementation.”

Third, OHA notes that this measure initially extended the automatic approval timelines of HRS § 6E-8 to both sections 6E-10 and 6E-42. We are grateful to the Committee on Water and Land for incorporating our suggested amendment to remove the 30-day expedited timeline from HRS § 6E-42, however, we note that the 30-day timeline still remains in the proposed changes to HRS § 6E-10. As expressed above, we believe that the amendments to HRS § 6E-10 are duplicative, but if the legislature wishes to retain the language, we advise removing the 30-day expedited approval language from section 6E-10 as well. We additionally emphasize that under HRS § 6E-10, which governs private projects affecting a registered historic property, there is an assumption that the action will affect the historic property.

We expressed concern that the timelines adopted in Act 160 (2025) were the result of extensive discussion and intended to be limited in scope, targeting state-sponsored affordable housing projects, and evaluated over time. Extending similar automatic approval provisions to private projects subject to SHPD review is a significant expansion that, without careful tailoring, risks allowing projects to proceed without adequate historic review.

In particular, we are concerned that the 30-day expedited timeline is triggered by an initial determination made by agencies that frequently lack historic preservation expertise and may depend solely on reports from private project proponents, who often do not hire professionals to make that determination. Data presented to the SPEED Task Force indicates that SHPD's average review time is approximately 56 days, with complex projects and incomplete submittals from project proponents skewing this timeline upwards.⁴ A 30-day automatic approval period—especially one premised on an unverified agency determination—creates a substantial risk that projects will bypass meaningful review altogether. **In effect, this provision may operate as a de facto exemption from Chapter 6E review, rather than a procedural improvement.** Moreover, a 30-day automatic approval period risks allowing exactly those projects with incomplete submittals to move forward due to difficulties verifying or tracking down excluded information.

Additionally, these automatic approval provisions run counter to SPEED Task Force findings that exemptions or narrow readings of statutory triggers do not reliably speed up development when they increase the likelihood of unplanned discoveries.⁵ **Therefore, OHA strongly encourages deletion of the language “, or within thirty calendar days if no historical properties are adversely affected by the proposed construction, alteration, disposition, or improvement,” at page 2, lines 11-14; and “, or within thirty calendar days if no historic properties are adversely affected by the proposed project,” at page 3 lines 14-16.**

Mahalo nui for the opportunity to testify on this critical issue. OHA respectfully urges the committee to carefully consider our **COMMENTS** on HB1710 HD1.

⁴ *6E Presentation*, SPEED Task Force, *supra* note 3.

⁵ See *Final Report of the Permitted Interaction Groups for Chapter 6E/Historic Preservation, Individual Wastewater Systems, and Building Permits*, SPEED Task Force, p. 13 (Dec. 2025).



HAWAII GOVERNMENT EMPLOYEES ASSOCIATION

AFSCME Local 152, AFL-CIO

RANDY PERREIRA, Executive Director • Tel: 808.543.0011 • Fax: 808.528.0922

The Thirty-Third Legislature, State of Hawaii
The House of Representatives
Committee on Housing

Testimony by
Hawaii Government Employees Association

February 11, 2026

H.B. 1710, H.D. 1 — RELATING TO HISTORIC PRESERVATION

The Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO supports H.B. 1710, H.D. 1, which authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances, and amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may proceed.

We appreciate the intent of this measure which would create a more streamlined historic preservation review process, while still maintaining the necessary protections. We trust that this would help projects move forward, especially during a time when our state is in dire need to build more housing so public servants, and working families in general, can remain in Hawaii.

Thank you for the opportunity to provide testimony in support of H.B. 1710, H.D. 1.

Respectfully submitted,

Randy Perreira
Executive Director

February 11, 2026

The Honorable Luke A. Evslin, Chair
The Honorable Tyson K. Miyake, Vice Chair
and Members of the Committee on Housing

Subject: Testimony: HB 1710, HD1, Relating to Historic Preservation
Hearing: February 11, 2026, at 9:00 AM, Conference Room 430

Dear Chair Evslin, Vice Chair Miyake, and Members of the Committee:

Stanford Carr Development supports HB 1710, HD1, which proposes to authorize the State Historic Preservation Division (SHPD) to phase reviews on certain private properties, amend the process and deadlines for concurrence or non-concurrence, and establish timelines after which concurrence may be assumed, allowing a project to proceed.

This proposal was recommended by the Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force, where discussions identified that incomplete or deficient submissions to SHPD frequently contribute to extended review times. The measure establishes clear standards for defining a complete submittal, helping to address delays while maintaining the integrity of historic preservation objectives.

As a development firm, improved predictability in the review process is essential to making reliable commitments to partners, lenders, and consumers.

For these reasons, Stanford Carr Development respectfully requests your approval of HB 1710, HD1, and thanks you for the opportunity to provide testimony.

Sincerely,



Stanford S. Carr

Aloha Chair Evslin, Vice Chair Miyake, and Members of the Committee,

My name is Davin Aoyagi, and I am submitting this testimony in my individual and personal capacity to express my strong support for HB1710 HD1, which streamlines the State Historic Preservation Division (SHPD) review process.

In my previous role as Chief of Staff for the Honolulu City Council, my experience in local government has given me a firsthand perspective on how regulatory bottlenecks can stall critical infrastructure and housing projects.

HB1710 HD1 addresses a longstanding systemic issue by addressing the unpredictability and delays inherent in the current historic preservation review process. By authorizing SHPD to conduct phased reviews for large-scale projects and establishing firm deadlines for concurrence, this measure injects much needed certainty into the development timeline.

Specifically, I support this measure for the following reasons:

1. Limiting reviews to an "all-or-nothing" approach is impractical for major developments, such as transit oriented development (TOD) or large master planned communities. Allowing a phased review, where specific stages can proceed once cleared, is a common sense modernization that aligns with construction realities.
2. The provision establishing automatic concurrence if SHPD fails to respond within the statutory timeframe is a powerful tool to ensure the agency prioritizes efficiency.
3. Every month of delay due to a stalled review adds to the final cost of housing and infrastructure, and that cost is passed onto hardworking families. Streamlining this process is a direct way to help lower development costs in Hawaii.

We can, and must, protect our historic and cultural resources without allowing the review process to become a de facto moratorium on progress. HB1710 HD1 strikes the right balance by maintaining oversight while removing procedural paralysis.

For these reasons, I respectfully urge the Committee to pass this measure.

Mahalo for the opportunity to testify,

Davin Aoyagi

HB-1710-HD-1

Submitted on: 2/8/2026 10:07:13 AM

Testimony for HSG on 2/11/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Dr. Jennifer Salisbury	Individual	Support	Written Testimony Only

Comments:

Aloha legislators,

I am a long-time Maui-resident, a housing provider, a member of the Small Business Regulatory Review Board and a member of the SPEED Task Force.

I am testifying in favor of this bill. As a Maui contractor, I know first-hand that all a developer needs to build is a permit. The faster we get that permit into the hands of licensed contractors, financiers, insurers and inspectors the sooner we can get housing for our local families. This bill is yet another critical aspect to allow developers, contractors, owners, future tenants and workers the ability to predict building permit timelines regarding 6E compliance. As an active and contributing member in the Permitting Interaction Group with SHPD where this legislation originated, I wholeheartedly support this bill and its positive action towards streamlining permitting.

Aloha, Dr. Jennifer Salisbury

General Contractor, Logistics Coordinator and Permit Whisperer

HB-1710-HD-1

Submitted on: 2/9/2026 4:37:26 PM

Testimony for HSG on 2/11/2026 9:00:00 AM

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

Comments:

Aloha Chair Erslin, Vice Chair Miyake and members of the House Housing Committee.

HB 1710 is an important measure that will expedite the review process with the SHPD. Currently commercial owners in Lahaina have a difficult time with the multiple compliance and entitlement steps being required on such a mass scale. This Bill, while not ignoring the importance of what the SHPD does, will take into account the unique situation of Lahaina and make this step less onerous.

As a member of a family that has owned a commercial property on Front Street for many generations, I ask for your support in passing HB 1710 HD1.

Mahalo.

HB-1710-HD-1

Submitted on: 2/10/2026 12:50:51 AM

Testimony for HSG on 2/11/2026 9:00:00 AM

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

Comments:

I, Johnnie-Mae L. Perry Support

1710 HB RELATING TO HISTORIC PRESERVATION



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Tuesday, February 10, 2026

Rep. Luke A. Evslin, Chair
Committee on Housing
House of Representatives
State of Hawai'i

RE: HB 1710, HD1 – **IN SUPPORT**
Hearing Date: Wednesday, February 11, 2026
9:00am VIA VIDEOCONFERENCE
Conference Room 430
State Capitol
415 South Beretania Street, Honolulu, HI

Dear Representative Evslin and Committee Members:

I am a licensed architect with my own firm located in Volcano, Hawai'i Island and I am writing IN SUPPORT of the proposed HB 1710 that amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for projects, after which concurrence may be assumed that the project may proceed. This bill is essential to give applicants seeking building permits, grading permits or related development approvals a reasonable time frame to allow for construction of new housing. I served on the SPEED Task Force and we thoroughly vetted this recommendation as an important step in improving permit timelines.

In the current process, the SHPD project review can run for multiple years leaving the applicant in limbo without any recourse to move their construction forward. Personally, I have a client that has been working with SHPD staff on an archeology review for their grading permit approval since early 2023. When the Archeological Inventory Survey (AIS) was submitted in 2024, it took over a year to get a response letter from the SHPD reviewer. Over the past six months, our archeologist has submitted multiple revisions to the AIS but it has not yet been accepted.

I would also recommend that the bill include a provision that a "complete submittal" includes a single round of review comments and revisions to the application, it is not fair to the applicant to continue to make additional revisions without acceptance. In my experience, the SHPD review is going too far into wordsmithing and subjective considerations of the documents, without focusing on the agreement / disagreement

for Evaluation of Significance and Effects to Significant Historic Properties which is the main purpose of the process.

In closing, I ask that the committee move forward with this bill to contain the important work at SHPD into a defined timeline to allow for the development of much needed housing throughout the State.

Sincerely,

J Morgan Gerdel AIA
Principal
gerdel.studio LLC

HB-1710-HD-1

Submitted on: 2/10/2026 9:09:31 AM

Testimony for HSG on 2/11/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Brian Kung	Individual	Support	Written Testimony Only

Comments:

i support the passage of HB1710 to help SHPD be more efficient and hopefully streamline the historic preservation review process.

HB-1710-HD-1

Submitted on: 2/10/2026 5:55:10 PM

Testimony for HSG on 2/11/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
G. Warren Freeland	Individual	Support	Written Testimony Only

Comments:

TESTIMONY IN STRONG SUPPORT OF HB1710

Aloha Chair Hashem, Vice Chair Morikawa, and Members of the Committee:

We lost our historic property, the Pioneer Inn, in the 2023 wildfire. Our great-grandfather opened the Pioneer Inn in 1901. The property has been in our family ever since. We intend to rebuild and honor our kupuna, and the history of Lahaina for generations to come.

The entitlement and construction process is daunting for anyone. Uncertainties in the process are more like roadblocks than hurdles that can negatively impact the feasibility of a project.

HB 1710 addresses long-standing challenges with project review delays and uncertainty by establishing defined deadlines for agency action and allowing for phased and programmatic reviews where appropriate. This measure does not weaken historic preservation protections.

I urge the Committee to pass HB1710.

Mahalo for your consideration.

G. Warren Freeland