

**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON WATER & LAND

Tuesday, February 17, 2026

9:00 AM

State Capitol, Conference Room 411

in consideration of
HB 1718, HD 1
RELATING TO HOUSING.

Chair Hashem, Vice Chair Morikawa, and Members of the House Committee on Water & Land:

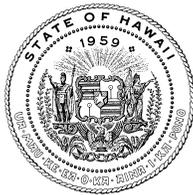
The Office of Planning and Sustainable Development (OPSD) **supports** HB 1718, HD 1, which repeals the sunset provision in Act 45, SLH 2024, related to the counties' authorization to develop, construct, finance, refinance, or otherwise provide mixed-use developments. This will help with achieving the Governor's housing strategy and production goals.

OPSD supports HB 1718 HD 1, because it allows the counties to support housing projects, especially in transit-oriented development areas where housing is needed most. As the State is in a housing crisis these financing options are crucial for housing development throughout the islands. Act 45 allows the counties to provide another source of financing for developers to tap into to increase our housing stock.

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

HOUSE COMMITTEE ON WATER AND LAND

February 17, 2026 at 9:00 a.m.

State Capitol, Room 411

In consideration of

HOUSE BILL 1718 HOUSE DRAFT 1 RELATING TO HOUSING.

Chair Hashem, Vice Chair Morikawa, and members of the Committee.

HHFDC **supports** House Bill 1718 House Draft 1, which repeals the sunset provision in Act 45, Session Laws of Hawaii 2024.

This measure makes permanent the authority of the counties to develop, construct, finance, refinance, or otherwise provide mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for these purposes.

This bill ensures that counties retain critical tools to address Hawaii's housing crisis. By removing the sunset date, counties can continue to facilitate housing development and provide financing options that complement state efforts and private sector initiatives. This authority is particularly important for advancing housing in transit-oriented development areas, where demand is high, and land use efficiency is essential.

This bill is a practical and necessary step to maintain momentum in addressing Hawaii's housing needs. By making Act 45 permanent, we empower counties to continue supporting housing development and financing solutions that benefit our communities.

Thank you for the opportunity to testify.

**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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RICK BLANGIARDI
MAYOR
MEIA



KEVIN D. AUGER
DIRECTOR
PO'O

CATHERINE A. TASCHNER
DEPUTY DIRECTOR
HOPE PO'O

February 12, 2026

The Honorable Mark J. Hashem, Chair
and Members of the Housing Committee on Water & Land
Hawaii'i House of Representatives
Hawaii'i State Capitol
415 South Beretania Street
Honolulu, Hawaii'i 96813

**SUBJECT: Support for House Bill 1718, HD1
Relating to Housing**

Dear Chair Hashem and Committee Members:

The Department of Housing and Land Management (DHLM) **strongly supports** removing the June 30, 2028, sunset date in Act 45 (2024).

Act 45 was an important step toward addressing Hawaii's housing challenges. The Act empowered counties to issue bonds for mixed-use developments, allowing the City and County of Honolulu ("City") to combine housing with other essential community uses such as education, retail, and government services. However, the inclusion of a four-year sunset effectively prevents the City from using this tool for any real-world projects.

Large-scale mixed-use developments cannot be planned, financed, and completed within such a narrow window. These projects require extensive time for site acquisition, due diligence, community engagement, solicitation and selection of qualified development partners, negotiation of lease and regulatory agreements, securing financing, and ultimately issuing and expending bond proceeds. A financing authority that expires midstream is, for all practical purposes, unusable.

Without repeal of the sunset, the City will be unable to complete the planned redevelopment of Iwilei Center, a 3.95-acre parcel adjacent to the future Kūwili Skyline Station, acquired to advance transit-oriented development (TOD) along the rail corridor. In July 2025, the City selected a development partner to lead a master planning effort for the broader Kūwili Station area—an effort that includes robust community engagement, improving multi-modal access to transit, and aligning infrastructure investments to support future housing, flood mitigation, and broader development in the area. The City has since selected a preferred negotiating partner for Iwilei Center,

The Honorable Mark J. Hashem, Chair
and Members of the Housing Committee on Water & Land
February 12, 2026
Page 2

expected to deliver hundreds of housing units integrated with commercial, educational, and civic spaces. The project will serve as the anchor for the greater Kūwili Station TOD Area, envisioned in the City's adopted Downtown Neighborhood TOD Plan.

The authority granted under Act 45 is vital to advancing this and other TOD projects. Yet a sunset provision injects unnecessary uncertainty into the development process, deterring private partners, complicating financing, and jeopardizing the timely delivery of affordable housing along the rail line. The sunset serves no practical purpose—the Legislature retains the power to revisit or refine this authority in the future if experience with early projects suggests it is warranted.

We respectfully urge the Legislature to remove the sunset provision in Act 45 (2024) and provide the stability needed for the City and County of Honolulu to swiftly move forward in creating vibrant, transit-oriented, mixed-use communities that deliver the affordable housing our residents need.

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 extending to the right.

Kevin D. Auger
Director

February 13, 2026

House Committee on Water and Land
Chair Mark J. Hashem
Vice Chair Dee Morikawa
Members of the Committee

Re: HB 1718 HD1 – Relating to Housing – SUPPORT

Aloha kākou!

LeadingAge Pacific West is pleased to support HB 1718 HD1, which repeals the sunset date of Act 45, Session Laws of Hawai‘i 2024, and makes permanent the authority of counties to facilitate the development, construction, financing, refinancing, and other provision of mixed-use developments, including low- and moderate-income housing projects, and to issue county bonds for this purpose.

LeadingAge Pacific West is a leading advocate for quality, mission-driven housing, care, and services for older adults across the Pacific West region, including Hawai‘i. Our nonprofit members include providers of affordable senior housing, residential care facilities for the elderly (assisted living), life plan communities, skilled nursing care, and home and community-based services.

Hawai‘i continues to face a significant shortage of affordable housing, including homes affordable to kūpuna living on fixed incomes. Development costs remain high, financing gaps persist, and affordable housing projects often require multiple public and private funding sources to move forward. The authority granted under Act 45 has provided counties with an important tool to participate directly in housing development and financing partnerships.

Making this authority permanent will provide stability and predictability for counties, nonprofit developers, and financing partners. Housing development timelines often span several years, and long-term certainty is essential to secure investment, structure bond financing, and assemble layered capital stacks. Removing the sunset strengthens Hawai‘i’s ability to produce affordable housing at scale, including those serving low-income older adults.

For these reasons, LeadingAge Pacific West is pleased to support HB 1718 HD1 and thanks the Committee for its leadership on this important measure. We welcome the opportunity to serve as a resource as this bill moves forward. Mahalo for the opportunity to provide testimony.

Sincerely,

Harrison Linder
Assistant Director of Housing Policy
LeadingAge Pacific West



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**The Thirty-Third Legislature
House Committee on Water & Land
Tuesday, February 17, 2026
Conference Room 411
9:00 a.m.**

TO: The Honorable Mark J. Hashem, Chair
FROM: Keali'i S. López, State Director
RE: Strong Support for H.B. 1718 HD1 Relating Housing

Aloha Chair Hashem and Members of the Committee:

My name is Keali'i López, and I serve as the State Director of AARP Hawai'i. On behalf of our 135,000 members statewide, thank you for the opportunity to testify in **strong support of H.B. 1718 HD1**. AARP is a nonprofit, nonpartisan, social impact organization dedicated to **empowering people fifty and older to choose how they live as they age**. Access to stable, affordable housing is fundamental to that mission, and it is essential to ensuring that Hawai'i residents can **age with dignity and remain in their communities**.

H.B. 1718 HD1 takes a **practical and necessary step** by repealing the sunset date of Act 45, Session Laws of Hawai'i 2024, thereby **making permanent the authority of counties to participate in mixed-use housing development** and to issue bonds in support of those projects, including housing for low- and moderate-income residents.

This measure **does not create a new program**. Instead, it preserves and stabilizes an existing tool that counties are already authorized to use. Permanency is critical. **Housing development requires long-term planning, financing, and coordination**, and sunset provisions inject uncertainty that can delay or discourage investment. By removing the sunset, H.B. 1718 HD1 provides counties with the **predictability and continuity** needed to responsibly plan for housing aligned with land use priorities.

The need for this authority is urgent. Hawai'i continues to face a severe housing shortage that has priced out local families, even those with steady employment and deep community ties. This bill helps ensure counties retain the ability to **facilitate mixed-use developments that include attainable housing**, strengthening communities across the state.



For kūpuna, housing stability is more than an economic issue, it is the foundation of **aging with dignity**. Stable housing allows older adults to **remain in their homes and communities**, close to family, caregivers, and essential support systems. Many AARP members are part of **multigenerational households**, caring for children, grandchildren, or aging parents. When housing is accessible for younger generations, it directly supports the social and economic stability of entire families.

For these reasons, **AARP Hawai'i respectfully urges the House Committee on Water & Land to pass H.B. 1718 HD1**. Mahalo for your leadership and continued commitment to addressing Hawai'i's housing crisis.

February 17, 2026

TO: Chair Hashem and Members of the House Committee on Water and Land
RE: HB 1718 HD1, Relating to Housing

Dear Chair Hashem 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 urge the House Committee on Housing to advance House Bill 1718 HD1.

By repealing Act 45, SLH 2024, the State of Hawai'i will empower counties with the power to facilitate, finance, and issue bonds for affordable and mixed-use developments. As evidenced by the emergence of entities like the City and County of Honolulu's Department of Housing and Land Management (DHLM), this measure aligns with county-based housing efforts across Hawai'i, where local governments are well-positioned to respond to community-specific housing needs.

This approach can accelerate the production of both rental and owner-occupied housing options for residents by leveraging county resources and partnerships, reducing bureaucratic delays, and tailoring solutions to local conditions.

Developers, financiers, and local agencies are more likely to commit resources to complex projects when there is clarity and stability in the regulatory framework. The ability to issue bonds gives counties a valuable tool for assembling the financing needed for projects that might otherwise stall due to funding gaps.

Let's advance House Bill 1718 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



February 17, 2026

Representative Mark J. Hashem, Chair
Representative Dee Morikawa, Vice Chair
House Committee on Water and Land

Strong Support of HB 1718, HD1, RELATING TO HOUSING

**Tuesday, February 17, 2026, at 9:00 a.m.
State Capitol, Conference Room 411 and Via Videoconference.**

The Land Use Research Foundation of Hawai'i (LURF) is a private, non-profit research and trade association founded in 1979, whose members include major Hawai'i landowners, developers, utility companies, and land use professionals. LURF's mission is to research, educate, and advocate for reasonable, rational, and equitable land use planning, laws, and regulations that encourage well-planned economic growth, agriculture, housing, renewable energy, commercial and industrial uses, and tourism, while safeguarding Hawai'i's significant natural, historic, and cultural resources, public health, and safety.

Collectively and over the past 46 years, LURF members have included homebuilders, developers, planners, architects, engineers, and legal professionals that have helped to build the most affordable housing units in the State of Hawai'i by working collaboratively with all state and county administrations and housing agencies to build more homes for Hawai'i.

LURF is in **strong support of HB 1718, HD1**, which repeals the sunset date of Act 45, SLH 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for this purpose.

LURF understands that the current sunset date for Act 45 severely restricts the counties' initiation and implementation of multi-year housing initiatives and financing. This bill will allow the counties, state, and housing developers to utilize county bonding powers over the long term to increase the housing stock in Hawai'i.

Based on the reasons stated above, LURF is in **strong support of HB 1718, HD1**, and respectfully requests your favorable consideration of this bill. Thank you for the opportunity to provide comments in **support** of this proposed measure.

HB-1718-HD-1

Submitted on: 2/13/2026 5:06:43 PM

Testimony for WAL on 2/17/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

I am glad to see HB1718 continue through our legislative process. We need ***EVERY*** tool in our toolkit to address and reduce our affordable housing crisis. This proposal allows us use of valuable tools. Let's keep the momentum going! I **STRONGLY** urge the committee to **SUPPORT** this proposal!