

**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 COMMITTEES ON HOUSING
AND
WATER & LAND**

Friday, February 6, 2026
8:45 AM
State Capitol, Conference Room 430

in consideration of
HB 1726,
RELATING TO HOUSING.

Chair Evslin, Chair Hashem, Vice Chair Miyake, Vice Chair Morikawa, and Members of the Committees.

The Office of Planning and Sustainable Development (OPSD) **supports the intent** of HB 1726 and offers comments.

This measure directs OPSD, in coordination with other state agencies, to study and coordinate development of a shared statewide housing and infrastructure data platform, including a model to assess the fiscal impacts of development and regional infrastructure investments. This measure would help establish a foundation for improving visibility into the housing production pipeline and more informed planning and prioritization of regional infrastructure investments in planned growth areas.

HB 1726 is timely given several existing efforts already underway:

- The Governor's Housing Team maintains a publicly accessible, geospatially enabled affordable housing production pipeline database at hale.hawaii.gov/pipeline.
- Building on the Governor's Housing Team's work, OPSD facilitates a cross-departmental Housing Hui with DBEDT agencies, including HHFDC and HCDA, which, together with the Governor's Office, has begun examining options to institutionalize housing and infrastructure data systems.

- The Transit-Oriented Development (TOD) Council maintains the TOD Strategic Plan, which identifies targeted growth areas and associated infrastructure needs in coordination with state and county agencies. For priority areas such as Iwilei and East Kapolei, infrastructure planning studies have been completed or are underway, providing useful inputs for a coordinated data platform.

While additional work is needed, OPSD views the above as a great starting point and remains committed to continuing collaboration with partner agencies to advance efforts already in motion. Additional resources could help accelerate development of lasting data infrastructure, provided that sufficient funds are appropriated and that any such appropriation does not negatively impact administration priorities.

Importantly, OPSD notes that the long-term value of any shared data platform will depend on sustained interagency collaboration—especially with the counties for infrastructure planning and coordination—and clearly defined roles for sharing information, maintaining data, and coordinating actions based on the insights generated. Future discussions may be needed regarding programmatic leadership to carry these functions forward and to assess the need for any statutory language to this end.

Should this measure advance, OPSD respectfully requests flexibility to develop a scope of work aligned with available funding and evolving programmatic needs, in place of the detailed scope as currently outlined in Section 2(c).

In sum, a shared data system should be understood as one component of a broader, coordinated approach to addressing Hawai‘i’s housing needs. This approach requires sustained collaboration, thoughtful governance, and clear authority to convene and act. Many foundational elements are already in place through ongoing coordination with the Governor’s Office and DBEDT agencies, and this measure should be considered as part of a concerted effort to build on that work.

OPSD stands ready to work with the Legislature in determining how best to advance this important work. 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 HOUSING

AND

HOUSE COMMITTEE ON WATER AND LAND

February 06, 2026 at 8:45 a.m.

State Capitol, Room 430

In consideration of

HOUSE BILL 1726

RELATING TO HOUSING.

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

HHFDC **supports** House Bill 1726, which proposes the development of a statewide housing and infrastructure data platform under the Office of Planning and Sustainable Development (OPSD).

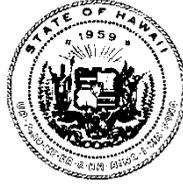
The 2024 Hawaii Housing Planning Study projects a need for 64,490 units by the end of 2027, highlighting the need for a coordinated, data-driven approach. Currently, no single agency can track all housing projects statewide, leading to fragmented data, delayed project completion, and a mismatch between housing supply and community needs. This bill aims to do more than just provide a technology update; it will strategically unify efforts across different jurisdictions, optimize resource allocation, and ensure Hawaii's housing strategy is executed effectively and efficiently. This initiative will revolutionize how we plan, coordinate, and deliver housing solutions in several ways:

1. **Speed.** Real-time data will allow state and county agencies to identify bottlenecks and deploy resources quickly, accelerating project timelines.
2. **Scale.** A unified platform ensures statewide visibility, enabling strategic planning to meet ambitious housing production goals.
3. **Smart Growth and Sustainability.** Geospatial integration supports land-use planning, infrastructure investment, and climate resilience.

HHFDC stands ready to collaborate with OPSD and other partners to advance this critical initiative.

Thank you for the opportunity to testify.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
KA MOKU'ĀINA O HAWAI'I
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY PLEASE REFER TO:

26:OED

Statement of the
Hawaii Public Housing Authority

Before the
**HOUSE COMMITTEE ON HOUSING
AND
HOUSE COMMITTEE ON WATER & LAND**

Friday, February 6, 2026
8:45 AM – Room 430, Hawaii State Capitol

In consideration of
**HB 1726
RELATING TO HOUSING**

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

The Hawaii Public Housing Authority (HPHA) supports this measure which requires the Office of Planning and Sustainable Development (OPSD), in collaboration with state and county agencies, to study, develop and coordinate a shared statewide housing and infrastructure data platform to inform housing production, infrastructure planning and investment decisions.

As the State's only public housing authority that owns and operates public housing statewide, HPHA is directly responsible for planning, developing, redeveloping, and operating public housing across multiple islands, while also administering federally funded public housing and housing choice voucher programs.

HPHA's work frequently intersects with county infrastructure planning, state land use decisions, financing timelines, and federal compliance requirements. A coordinated, statewide data platform would support more effective alignment among agencies and improve visibility into project status, infrastructure readiness, and implementation timelines.

HPHA stands ready to participate constructively in this effort and looks at this measure as an opportunity to be part of the overall solution needed to address all housing related issues in Hawaii.

Thank you for the opportunity to provide this testimony and for your continued commitment to improving coordination, transparency, and effectiveness in housing and infrastructure planning across Hawaii..



JOSH GREEN, M.D.
GOVERNOR



RIKI FUJITANI
EXECUTIVE DIRECTOR



**Hawai'i School
Facilities Authority**

2759 S. KING STREET, ROOM H201
HONOLULU, HAWAII 96826

**House Committee on Housing
House Committee on Water and Land**

Thursday, February 6, 2026
8:45AM
Hawai'i State Capitol, Room 430

House Bill 1726, Relating to Housing

Dear Chairs Evslin and Hashem, Vice Chairs Miyake and Morikawa, and Members of the Committees,

The School Facilities Authority (SFA) supports House Bill 1726, which would require the Office of Planning and Sustainable Development, in collaboration with other 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.

SFA is named in this measure as one of the agencies to be consulted in the design and implementation of the platform, and we strongly support this collaborative approach.

SFA is responsible for developing workforce housing on school sites, particularly teacher workforce housing projects that contribute to housing supply, the data for which can be integrated into the proposed platform. These projects are often situated within broader housing and infrastructure systems and benefit from coordinated, cross-agency planning and shared data.

Additionally, SFA is responsible for the school impact fee program, which collects fees from certain new housing developments in designated districts to help offset costs for

creating new school capacity required by the housing developments. We note that the Iwilei area referenced in the bill currently falls within the Kalihi to Ala Moana School Impact District. School capacity should be considered as part of the infrastructure needed for new housing development, and SFA is ready to assist in this regard.

SFA would welcome the opportunity to participate in the advisory and consultation process described in the measure and to contribute our perspective on workforce housing developed on public school land and school capacity needs.

Thank you for the opportunity to provide testimony.

Sincerely,

Riki Fujitani
Executive Director



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

February 6, 2026

House Committee on Housing
House Committee on Water & Land
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for HB 1726 - RELATING TO HOUSING

Aloha Chairs Evslin & Hashem, Vice Chairs Miyake & Morikawa, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1726**.

We support HB 1726 because addressing Hawai'i's housing crisis requires a holistic, statewide approach to how homes are planned, approved, and delivered. This bill recognizes that housing production is not just about permits or construction alone, but about how land use, infrastructure capacity, financing, and public services all work together. By creating a shared housing and infrastructure data platform, the State can gain an overhead view of where projects are in the pipeline, what barriers are slowing them down, and where targeted coordination can make the biggest difference. This kind of comprehensive visibility allows agencies to move from reacting to delays toward proactively solving problems, reducing inefficiencies, and accelerating housing delivery in a fiscally responsible way. HB 1726 is an important step toward smarter planning, better coordination, and faster delivery of the homes Hawai'i urgently needs.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,

Damien Waikoloa
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega
Chapter Lead, Hawai'i YIMBY

Huey Kwik
Chapter Lead, Hawai'i YIMBY





February 5th, 2026

House Committee on Housing and House Committee on Water and Land

Hearing Time: February 6th at 8:45 AM
Location: State Capitol Room 430
Re: HB1726 Relating to Housing

Aloha e Chair Evslin, Vice Chair Miyake, Chair Hashem, Vice Chair Morikawa, and members of the Committees:

We are writing **in strong support on** HB1726 Relating to Housing.

This bill will require the Office of Planning and Sustainable Development, in collaboration with other 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.

The State of Hawai'i is confronting a structural housing crisis that cannot be solved by production alone, but by smarter coordination across the systems that support housing delivery. As this bill correctly identifies, tens of thousands of housing units already exist in the planning or entitlement pipeline, yet no single entity has a comprehensive, real-time view of where those projects stand, what barriers they face, or how infrastructure readiness affects their delivery. Fragmented data across state and county agencies makes it difficult to identify delays early, align public investments, and ensure that the housing being produced matches community needs. Establishing a shared statewide housing and infrastructure data platform will allow decision-makers to move from reactive problem-solving to proactive stewardship of housing projects already underway to improve outcomes.

Equally important, this bill recognizes that accelerating housing development must be fiscally responsible and transparent to the public. By pairing housing and infrastructure data with fiscal impact modeling, the State can better understand the long-term costs and revenues associated with development decisions, infrastructure investments, and growth patterns. This approach strengthens public trust, supports evidence-based policymaking, and helps ensure that housing solutions remain sustainable for future generations. In a state where land, infrastructure capacity, and public resources are all constrained, investing in shared data infrastructure is a practical step towards delivering housing more efficiently and equitably across Hawai'i.

Hawai'i Data Collaborative (HDC) firmly believes that data informs our understanding of what's happening, why it's happening, and what we can do about it. Data helps identify opportunities, guide



decisions, and create systems of accountability so we, as a community, can achieve better outcomes for all. Because HDC's focus is to improve the household need space, we partner with government, philanthropy, and community based organizations (CBO) to improve the data ecosystem in Hawai'i.

We support this measure.

Please support HB1726. Thank you for your time and consideration.

Thomas Lee, PhD, MPH
Director of Government Partnerships
Hawai'i Data Collaborative



Housing Hawai'i's Future
PO Box 3043
Honolulu, HI 96802-3043

February 6, 2026

TO: Chair Evslin and Members of the House Committee on Housing
Chair Hashem and Members of the House Committee on Water & Land
RE: HB 1726, Relating to Housing

Dear Chair Evslin, 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 strongly support House Bill 1726. This measure directs the Office of Planning and Sustainable Development (OPSD), along with other partners, to coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments.

Measuring infrastructure capacity at the statewide level is critical for planning future housing opportunities in a sustainable manner. Projecting infrastructure investments can be directly calculated through such metrics as the Value Per Acre (VPA) model.¹ Funding VPA models helps counties make economically wiser infrastructure investment decisions that directly correlate with infrastructure's long-term return-on-investment.

To that end, future housing opportunities need to align with existing (and projected) infrastructure capacity. Prioritizing opportunities in existing communities through tactics like urban infill and transit-oriented development must be subjected to models that examine the long-term fiscal cost of such decisions.

Please advance HB 1726.

Thank you,

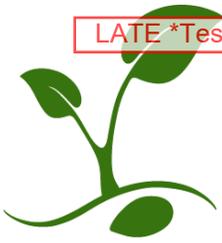
A stylized, circular signature in black ink, appearing to be the name "Lee Wang".

Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org

A handwritten signature in black ink, appearing to be the name "Perry Arrasmith".

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

¹ A quick primer on the VPA model can be found here: <https://www.youtube.com/watch?v=syP8g8HBcy4>



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for HB1726 – Relating to Housing
House Committee Housing & Water and Land
Friday, February 6, 2026 at 8:45AM Conf. Rm. 430 and via Videoconference

Aloha Chair Evslin, Chair Hashem, Vice Chair Miyake, Vice Chair Morikawa, and members of the committee;

Mahalo for the opportunity to testify in **strong support of HB1726**, which would require the Office of Planning and Sustainable Development (OPSD) to develop a fiscal impact model for assessing the long-term financial implications of land use development projects and regional infrastructure investments.

Fiscal impact modeling is a method used to analyze the long-term financial effects of land use decisions on government revenues and expenditures. It helps policymakers, advocates, departments, and the public in understanding how a development project, zoning change, or infrastructure investment will generate revenue in contrast to the public cost that it creates. This information can be used to inform if a project will pay for itself over time.

Land use decisions shape our communities, they also create long-term obligations for public services and infrastructure. Without a rigorous, data-driven framework to evaluate the lifecycle of infrastructure costs, long-term tax revenue projections by land use type, and maximum build-out potential, decision-makers on all levels of government and community members lack the necessary tools to ensure responsible growth.

Hawai‘i must take a fiscally responsible approach to land use decisions to avoid costly, unsustainable developments that burden taxpayers for generations. Currently, major public infrastructure investments are made without a rigorous, standardized assessment of their long-term financial viability. This bill would ensure that decision-makers have the necessary data to evaluate whether a development project will generate sufficient revenue to cover its costs—or if it will result in an unfunded liability that strains public resources.

A strong fiscal impact model is critical to preventing long-term public liabilities. For example, major infrastructure investments—such as highway expansion projects—do not pay for themselves and instead create ongoing financial burdens:

- \$2.4B allocated by DOT for new roadways from FY2019-FY2024
- \$1.14B for replacement of existing highway infrastructure for FY2019-FY2024¹

¹

https://static1.squarespace.com/static/601374ae84e51e430a1829d8/t/6750d500e0d1b478185cf1ae/1733350677880/Rethinking+Roads_FINAL.pdf



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for HB1726 – Relating to Housing
House Committee Housing & Water and Land
Friday, February 6, 2026 at 8:45AM Conf. Rm. 430 and via Videoconference

None of our investments in road widening have alleviated nor will alleviate our issues of traffic², yet we continue to significantly invest in infrastructure which does not pay for itself nor address a community problem. Federal Highway Administration data indicates that it costs \$24,000 per lane-mile per year to keep a road in “good” condition³ (the costs would likely be higher for Hawai'i). Yet these long-term costs to residents are not considered when the initial investment is made.

Highway expansions encourage sprawl, which reduces fiscal sustainability by spreading infrastructure and public service costs over large areas while generating relatively little tax revenue per acre. Analyses from communities across the United States demonstrate the dramatic difference in tax revenue generation between different development patterns. For example, traditional downtown-style development typically generates 10-40 times more tax revenue per acre than suburban-style development⁴. This massive difference in revenue generation becomes even more significant when considering Hawaii's limited land resources and high infrastructure costs.

By contrast, dense, mixed-use development in walkable, transit-oriented areas is far more fiscally efficient, generating higher revenues while requiring less costly infrastructure. This type of development not only maximizes tax revenue per acre but also reduces the per-capita cost of providing public services and maintaining infrastructure. When we consider that it costs \$24,000 per lane-mile per year just to maintain a road in "good" condition, the fiscal advantages of compact, walkable development become even more apparent⁵.

HB1726 would be a significant step toward responsible, data-driven land use planning that ensures development supports, rather than burdens, public finances. The inclusion of fiscal impact modeling will allow policymakers to identify wasteful infrastructure spending—such as costly highway expansions—and prioritize fiscally responsible, high-return investments in housing and transit-oriented development.

Mahalo for the opportunity to testify.

²

<https://www.civilbeat.org/2020/07/stop-falling-for-the-congestion-con/#:~:text=Kathleen%20Rooney%20is%20the%20transportation.And%20it's%20been%20incredibly%20expensive.>

³ <https://t4america.org/wp-content/uploads/2019/05/Repair-Priorities-2019.pdf>

⁴

<https://www.strongtowns.org/journal/2022/12/15/2022-the-year-in-maps-and-charts-from-urban3#:~:text=Lanier%20Hagerty%2C%20Analyst.on%20a%20per%2Dacre%20basis.>

⁵ <https://t4america.org/wp-content/uploads/2019/05/Repair-Priorities-2019.pdf>



‘Ōlelo Hō‘ike ‘Aha Kau Kānāwai

HOUSE BILL 1726

RELATING TO HOUSING

Ke Kōmike Hale o ke Kuleana Hale Noho & Ke Kōmike Hale o ka Wai a me ka ‘Āina
(House Committee on Housing) & (House Committee on Water & Land)

Hawai‘i State Capitol

Pepeluai 6, 2026

8:45 AM

Lumi 430

Aloha e Chair Evslin, Vice Chair Miyake, Chair Hashem, Vice Chair Morikawa,
and Members of the Committees on Housing and Water & Land:

The Office of Hawaiian Affairs (OHA) **SUPPORTS** HB1726 which directs the Office of Planning and Sustainable Development to design and implement a statewide housing and infrastructure data platform to improve coordination and delivery of housing projects across the State of Hawai‘i.

Hawai‘i’s housing shortage is driven not only by the need for additional entitlements, but by delays in delivering housing that has already been planned or approved. Fragmented and inconsistent data across state and county agencies limits the State’s ability to track housing production, identify bottlenecks, coordinate infrastructure investments, and intervene early when projects stall. This measure addresses those gaps by establishing a shared, standardized, and geospatial enabled data platform to support housing delivery and infrastructure planning.

This bill aligns with OHA’s mission to improve the conditions of Native Hawaiians and ensure their equitable access to opportunities that include quality housing. The bill focuses on execution and transparency. By integrating housing pipeline data with infrastructure readiness and fiscal review can improve coordination among agencies and service providers, align public investments with planned growth, and provide policymakers with clearer information on housing outcomes statewide. The public facing interface further promotes accountability and informed decision making.

OHA also supports the measure because data transparency and coordination are prerequisites for equitable outcomes. Without reliable, integrated data, it is difficult for policymakers and the public to assess whether housing production aligns with identified needs, including housing affordability levels, geographic distribution, and infrastructure readiness. A standardized platform can support more informed decisions about where public resources are invested and how housing production supports long term community stability.

For these reasons, the Office of Hawaiian Affairs respectfully urges this Committee to **PASS HB1726**.

Mahalo nui for the opportunity to provide testimony on this measure.



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON HOUSING AND
COMMITTEE ON WATER & LAND
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 430
FRIDAY, FEBRUARY 6, 2026 AT 8:45 A.M.**

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

To The Honorable Representative Mark J. Hashem, Chair
The Honorable Representative Dee Morikawa, Vice Chair
Members of the Committee on Water & Land

SUPPORT HB1726 RELATING TO HOUSING

The Maui Chamber of Commerce supports HB1726 as it helps to address long-standing barriers to housing development in Hawai'i. The establishment of a statewide housing and infrastructure data platform directly aligns with our priorities to ensure that housing delivery is efficient, informed, and responsive to community needs.

A centralized data platform, as proposed in this measure, would significantly enhance interagency coordination and transparency. Currently, fragmented data and inconsistent information-sharing among agencies contribute to delays in permitting, planning, and infrastructure investment decisions. By consolidating housing and infrastructure data, state and county agencies will be better equipped to identify gaps, prioritize projects, and allocate resources where they are most needed, resulting in a more streamlined and expedited system.

The bill's requirement to develop a fiscal impact model is also a positive step. Understanding the true costs and benefits of regional infrastructure investments will enable more strategic decision-making and help ensure that limited public funds are used effectively. For Hawai'i, where rising construction costs and housing shortages are acute, these tools are especially critical.



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

House Committee on Housing and House Committee on Water & Land
February 6, 2026
Page 2.

We respectfully recommend that, as the Office of Planning and Sustainable Development develops the platform, stakeholders from the housing sector, including developers, advocates, and residents, be included in the consultation process to ensure the platform's utility and accuracy. Additionally, we encourage consideration of how the platform might facilitate faster permitting and approvals, in line with the bill's intent to support efficient housing development and ask that it be available to the public upon completion so residents can better monitor upcoming projects.

We appreciate the Legislature's commitment to innovative solutions and urge timely implementation of this measure.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

HB-1726

Submitted on: 2/5/2026 11:41:00 AM

Testimony for HSG on 2/6/2026 8:45:00 AM

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

Comments:

Comment include DHHL Johnnie-Mae L. Perry

1726 HB RELATING TO HOUSING.