



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

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
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Statement of  
**MARY ALICE EVANS, Director**

before the  
**HOUSE COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS**

Thursday, February 26, 2026

2:00 PM

State Capitol, Conference Room 325

in consideration of  
**HB 1738, HD 1**  
**RELATING TO LAND USE DECISION-MAKING.**

Chair Tarnas, Vice Chair Poepoe, and Members of the House Committee on Judiciary and Hawaiian Affairs.

The Office of Planning and Sustainable Development (OPSD) **supports with concerns** HB 1738, HD 1, which amends HRS § 205-3.1 to allow the county land use decision-making authority to approve district boundary amendments, without consideration by the land use commission, for land areas greater than fifteen acres but no more than twenty-five acres solely for housing under certain conditions.

OPSD strongly supports the provision of additional housing and expanding the counties' ability to approve district boundary amendments to encourage housing development in areas already identified as residential in a county general plan or community development plan. However, OPSD suggests that this expanded authority be aimed at promoting affordable residential, agricultural workforce, long-term rental, or workforce fee simple ownership projects.

Thank you for the opportunity to testify on this measure.

**JOSH GREEN, M.D.**  
Governor

**SYLVIA LUKE**  
Lt. Governor



State of Hawai'i  
**DEPARTMENT OF AGRICULTURE & BIOSECURITY**  
KA 'OIHANA MAHI'AI A KIA'I MEAOLA  
1428 South King Street  
Honolulu, Hawai'i 96814-2512  
Phone: (808) 973-9560 FAX: (808) 973-9613

**SHARON HURD**  
Chairperson  
Board of Agriculture & Biosecurity

**DEAN M. MATSUKAWA**  
Deputy to the Chairperson

## **WRITTEN ONLY**

### **TESTIMONY OF SHARON HURD CHAIRPERSON, BOARD OF AGRICULTURE**

**BEFORE THE HOUSE COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS**

**THURSDAY, FEBRUARY 26, 2026  
2:00 PM  
CONFERENCE ROOM 325**

**HOUSE BILL NO.1738, HOUSE DRAFT 1  
RELATING TO LAND USE DECISION-MAKING**

Chair Tarnas, Vice Chair Poepoe and Members of the Committee:

Thank you for the opportunity to testify on House Bill No. 1738, House Draft 1 that provides the authority for the counties to amend district boundaries of greater than 15 but no more than 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership. The Department of Agriculture and Biosecurity (Department) offers a comment and an amendment.

The Department does not dispute the need for housing. We offer one proposed amendment to the list of agriculturally-related characteristics (page 3, lines 5-16).

Page 3, lines 9-12

“(3) On lands with soils classified by the land study bureau’s detailed land classification as overall (master) productivity rating class [C-] D, E, or U if within the agricultural district; and”

The reason for removing “C”-rated agricultural land from the effect of this measure is because these lands often are nearly as productive as “B”-rated agricultural land if irrigated. “C”-rated lands are often found in the vicinity of “A”- and “B”-rated lands and all three generally possess similar soil quality and topographical characteristics that can support intensive agricultural production that would help achieve Hawaii’s food self-sufficiency goals.

Thank you for the opportunity to provide testimony on this measure.



# LAND USE COMMISSION

*Komikina Ho'ohana 'Āina*

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
*Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i*

**JOSH GREEN, MD**  
GOVERNOR

**DANIEL E. ORODENKER**  
EXECUTIVE OFFICER

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Statement of  
**Daniel E. Orodenker**  
**Executive Officer**  
State Land Use Commission

Before the  
**House Committee on**

**Judiciary and Hawaiian Affairs**

Thursday February 26, 2026  
2:00 PM  
State Capitol, Room 325 and Video Conference

In consideration of  
**HB1738 HD1**

## **RELATING TO LAND USE DECISION-MAKING**

Chair Tarnas; Vice Chair Poepoe; and members of the House Committee on Judiciary and Hawaiian Affairs:

The proposed measure provides the authority for counties to amend State land use district boundaries up to 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

The Land Use Commission ("LUC") met on February 11, 2026, to discuss legislative proposals. At that time the LUC did not take a position on this measure. Commissioners expressed support for expanding housing options but noted the bill lacks any explicit affordability requirement. To support that concern, LUC staff recommends the inclusion of the word "affordable" before the term "residential housing" to the new section (d) contained in the measure.

In addition, the LUC discussed the need for safeguards and compliance measures, particularly regarding Important Agricultural Lands ("IAL") and constitutional considerations. LUC staff is here to answer any technical concerns or process issues.

Thank you for the opportunity to testify on this matter

February 26, 2026

**The Honorable David A. Tarnas, Chair**

House Committee on Judiciary & Hawaiian Affairs  
State Capitol, Conference Room 325 & Videoconference

**RE: House Bill 1738, HD1, Relating to Land-Use Decision Making**

**HEARING: Thursday, February 26, 2026, at 2:00 p.m.**

Aloha Chair Tarnas, Vice Chair Poepoe, 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 1738, HD1, which provides the authority for counties to amend district boundaries involving land areas of greater than fifteen but no more than twenty-five acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership. Effective 7/1/3000.

The Land Use Commission ("LUC") is responsible for classifying land into urban, rural, agricultural, and conservation districts. The LUC also reviews and decides on land use district boundary amendment petitions involving the reclassification of more than fifteen acres in the agricultural, rural, or urban districts, provided the land is not within the conservation district or designated as important agricultural lands. Parcels smaller than 15 acres may be reclassified by the counties.

At the county level, the process includes multiple opportunities for public input, including presentations to neighborhood boards and public testimony before the county Planning Commission and City Council. Hawaii continues to face a serious housing shortage, including a critical need for both residential and workforce housing. HAR believes that increasing the acreage threshold from 15 to 25 acres for county approval to amend district boundaries for residential and workforce housing projects will still allow for meaningful public participation and oversight while supporting the production of much needed housing in our state.

Mahalo for the opportunity to provide testimony on this measure.

**HB-1738-HD-1**

Submitted on: 2/24/2026 3:29:32 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Janice K T Shiira	Shimanchu Wai protectors	Oppose	Written Testimony Only

Comments:

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February 26, 2026

HEARING BEFORE THE  
HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

**TESTIMONY ON HB 1738, HD1**  
RELATING TO LAND USE DECISION MAKING

Conference Room 325 & Videoconference  
2:00 PM

Aloha Chair Tarnas, Vice-Chair Poepoe, and Members of the Committee:

I am Brian Miyamoto, Executive Director of the Hawai'i Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,800 farm family members statewide and serves as Hawai'i's voice of agriculture to protect, advocate, and advance the social, economic, and educational interests of our diverse agricultural community.

**The Hawai'i Farm Bureau offers comments with concerns on HB 1738, HD1**, which provides the authority for counties to amend district boundaries involving land areas of greater than fifteen but no more than twenty-five acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

HFB recognizes and shares the Legislature's concern regarding Hawai'i's housing challenges, including the need for affordable and workforce housing. We also strongly support agricultural workforce housing and farm dwellings that are directly tied to bona fide agricultural operations. However, housing solutions should not come at the expense of agriculture.

We recognize that the current version narrows applicability to projects between fifteen and twenty-five acres and excludes Important Agricultural Lands and Conservation District lands. While these refinements are noted, reclassification from Agricultural to Urban remains permanent.

HB 1738, HD1 authorizes the reclassification of Agricultural District lands to Urban District by county action without Land Use Commission review, under certain conditions. Once agricultural land is reclassified to Urban, it is lost to agriculture forever. Agricultural land, once lost, is rarely recovered.

By allowing certain district boundary amendments to proceed without Land Use Commission review, the bill removes an important layer of statewide oversight that has historically served as a safeguard to protect agricultural lands.

HFB is also concerned that the bill's reliance on soil productivity ratings to identify so-called "marginal" lands does not fully reflect modern agricultural realities. Soil rating alone is not determinative of agricultural viability in Hawai'i. Greenhouses, indoor and controlled-environment agriculture, coffee, orchards, nurseries, ranching, and other diversified operations can and do succeed on lands historically considered lower productivity. Permanently converting these lands based on soil classifications risks foreclosing future agricultural opportunities driven by innovation and changing market conditions.

In addition, reclassifying Agricultural land to Urban does not affect only the parcel being converted. It creates new urban-agricultural boundaries that often result in increased conflicts between residential uses and agricultural operations. Despite the protections provided under Hawai'i's Right to Farm law, agricultural producers frequently face complaints related to normal farming practices when urban development encroaches on agricultural areas. These conflicts place additional pressure on farmers and ranchers and can ultimately discourage continued agricultural use of adjacent lands.

HFB has consistently supported efforts to preserve agricultural lands for real and productive agriculture while encouraging housing solutions that prioritize urban infill, redevelopment, and lands already designated for urban use. Expanding county authority to reclassify Agricultural Lands to Urban, even under limited circumstances, sets a concerning precedent and contributes to the incremental erosion of the Agricultural District.

For these reasons, HFB respectfully urges the Committee to consider housing strategies that do not permanently reduce Hawai'i's agricultural land base.

Thank you for the opportunity to provide testimony.

**HB-1738-HD-1**

Submitted on: 2/24/2026 7:41:08 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nako'olani Warrington	Kupuna for the Moopuna	Oppose	Written Testimony Only

Comments:

**STRONG OPPOSITION to HB 1738 HD1**

We, Kūpuna for the Mo‘opuna, a hui of Hawaiian Homes Commission Act kūpuna beneficiary farmers from Pana‘ewa, Hawai‘i, **testify in STRONG OPPOSITION to HB 1738 HD1.**

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections of the LUC that put the PEOPLE FIRST, NOT DEVELOPERS.

The quasi-judicial nature of this LUC ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its land use decisions. This is what the people want and need!

Do not diminish the reasonable, responsible, and balanced authority of the Land Use Commission.

**IMMEDIATELY NO to HB 1738 HD1.**

**HB-1738-HD-1**

Submitted on: 2/24/2026 8:38:56 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
laurel brier	Kauai Climate Action Coalition	Oppose	Written Testimony Only

Comments:

HB1738 appears to be another attempt to circumvent due process to advantage developers, increase their profits, in the name of affordable housing with LUC as the scapegoat. It limits critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. STRONG OPPOSITION HB1738

Feb. 26, 2026, 2 p.m.  
Hawaii State Capitol  
Conference Room 325 and Videoconference

**To: House Committee on Judiciary & Hawaiian Affairs**  
**Rep. David A. Tarnas, Chair**  
**Rep. Mahina Poepoe, Vice Chair**

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

TESTIMONY IN SUPPORT OF HB1738 HD1 — RELATING TO LAND USE DECISION-MAKING

Aloha chair, vice chair and other committee members,

The Grassroot Institute **supports** [HB1738 HD1](#), which would give the counties authority to amend district boundaries involving land areas greater than 15 acres but no more than 25 acres for the purpose of residential housing, agricultural workforce housing, long-term rentals or workforce fee simple ownership.

This measure correctly identifies one of the causes of Hawaii's housing crisis: excessive red tape. As Grassroot explained in its 2020 report "[Reform the Hawaii LUC to encourage more housing](#)," the state Land Use Commission's authority over district boundary amendments greater than 15 acres often puts a roadblock in the way of new housing projects.<sup>1</sup>

The LUC review process for DBAs can be lengthy and complicated. Applicants must navigate multiple rounds of filings as well as possible appeals, which can significantly delay even modest housing developments. These delays and the uncertainty that accompanies the approval process add to the cost of construction, which ultimately drives up home prices.

Moreover, LUC review of DBAs often duplicates work done by county councils, zoning boards and planning departments. When a proposed project already complies with county plans and ordinances, redundant state-level review undermines local authority without significantly advancing the public interest.

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<sup>1</sup> Jackson Makanikeoe Grubbe, "[Reform the Hawaii LUC to encourage more housing](#)," Grassroot Institute of Hawaii, September 2020.

Expanding the counties' authority to approve DBAs for new housing would help streamline the approval process while reducing the burden on the LUC.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of strategic campaigns  
Grassroot Institute of Hawaii

February 26, 2026

TO: Chair Tarnas and Members of the Committee on Judiciary and Hawaiian Affairs  
RE: HB 1738 HD1, Relating to Transit-Oriented Development

Dear Chair Tarnas 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 House Bill 1738 HD1.** By ensuring that counties cannot impose regulations that undermine transit-supportive densities in designated transit-oriented development (TOD) zones, this bill promotes more efficient land use and supports the creation of vibrant, accessible communities.

The bill focuses on TOD zones and infrastructure improvement areas, ensuring that the prohibition applies only where transit-supportive densities are most appropriate and beneficial. Allowing higher densities in TOD areas aligns with best practices observed in other regions where housing supply has been expanded near public transit, resulting in greater affordability and reduced reliance on personal vehicles.

Removing local barriers to density in these zones can help unlock much-needed housing opportunities, particularly for working families and young residents who are increasingly priced out of Hawai'i's artificially restricted residential housing markets.

**We are grateful for your careful consideration of House Bill 1738 HD1.**

Thank you,



Lee Wang  
Executive Director  
Housing Hawai'i's Future  
[lee@hawaiisfuture.org](mailto:lee@hawaiisfuture.org)



Perry Arrasmith  
Director of Policy  
Housing Hawai'i's Future  
[perry@hawaiisfuture.org](mailto:perry@hawaiisfuture.org)



# MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS  
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 325  
THURSDAY, FEBRUARY 26, 2026 AT 2:00 P.M.**

To The Honorable Representative David A. Tarnas, Chair  
The Honorable Representative Mahina Poepoe, Vice Chair  
Members of the Committee on Judiciary & Hawaiian Affairs

**SUPPORT HB1738 HD1 RELATING TO LAND USE DECISION-MAKING**

The Maui Chamber of Commerce supports HB1738, which authorizes counties to amend district boundaries for parcels up to 25 acres to facilitate residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership. With housing being one of our top priorities, we recognize that efficient land use decision-making is essential to addressing Hawaii's ongoing housing crisis, especially for workforce and affordable housing needs.

Allowing counties greater authority to reclassify smaller parcels for housing purposes represents a meaningful step toward reducing regulatory barriers that often delay or discourage much-needed housing development. By empowering the counties to respond more nimbly to community needs, this measure aligns with best practices that recommend devolving certain land use decisions to the level of government closest to the impacted communities. This approach can expedite the delivery of housing, help stabilize rents, and support local economic resilience.

We also note that the bill's focus on residential, workforce, and agricultural workforce housing is well targeted, as these categories are among the most underserved in the current market. Streamlining the process for projects of limited acreage helps ensure that infill, modular, and innovative housing solutions are not unduly burdened by lengthy state-level reviews.

To maximize the bill's positive impact, we respectfully recommend that counties be provided with clear guidance and technical assistance to implement these new authorities effectively and equitably. Mahalo for the opportunity to share our support of HB1738.

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.



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Vincent Kimura  
Honolulu, O'ahu

Natalie Urminska  
Kaua'i

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

The Hawai'i Farmers Union is a 501(c)(5) agricultural advocacy nonprofit representing a network of over 2,500 family farmers and their supporters across the Hawaiian Islands. **HFU supports the intent of HB1738.**

HB1738 empowers counties to fast-track agricultural workforce housing but risks permanently losing productive acreage to development if based on the obsolete Land Study Bureau (LSB) classification system.

The LSB classification system used in this bill was developed in the 1960s and 1970s; it does not account for modern soil or market data, irrigation extents or production techniques that can make "marginal" lands highly productive.

By increasing the county boundary amendment threshold to 25 acres without updating soil productivity metrics, the State invites land speculation where developers use outdated "C" or "D" ratings to bypass the Land Use Commission and reclassify quality lands non-agricultural use.

While HFU supports the intent of creating agricultural workforce housing, such housing must be tethered to actual food production on land verified by modern realities rather than 50-year-old maps.

Updating our land-use decision-making to reflect 2026 agricultural realities is the only way to ensure economic viability for our producers and support a robust agricultural sector.

Mahalo for the opportunity to testify.

Hunter Heavilin  
Advocacy Director  
Hawai'i Farmers Union



## *Hawaii's Thousand Friends*

335 Hahani Street #342132 \* Kailua, HI 96734 \* Phone/Fax (808) 262-0682 E-Mail: [htf3000@gmail.com](mailto:htf3000@gmail.com)

February 26, 2026

### COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

Rep. David A. Tarnas, Chair

Rep. Mahina Poepoe, Vice Chair

Members of the Committee

HB 1738 HD1

RELATING TO LAND USE DECISION-MAKING

Hawaii's Thousand Friends, a statewide non-profit water and land use planning organization dedicated to protecting the environment, human health, and cultural and natural resources opposes HB 1738, HD1, which authorizes the counties to amend district boundaries greater than 15 acres but no more than 25 acres for housing,

HB 1738 HD1 not only sets up the potential to remove thousands of acres of land from the agricultural district across the state with unknown consequences but undermines the purpose of the Hawai'i Land Use Law.

The Land Use Law, overseen by the State Land Use Commission, is intended to protect agricultural land from urban encroachment, limit land speculation in urban areas, prevent scattered subdivisions and prevent the premature conversion of agricultural land to residential use.

The Land Use Commissions review of proposals to take land out of the agricultural district allows for the comprehensive review of natural and cultural resources, prevents scattered and premature development, protects important state interests and encourages those uses to which lands are best suited.

In the quest to make more land available for housing we must not forget that we live on islands with limited land. Where all proposals must be considered and deliberated in a comprehensive way to ensure that the State's obligation to ... *conserve and protect agricultural lands, promote diversified agricultural and increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands* is upheld. (Hawaii Constitution Article XI Section 2)

It is a misconception that more land designated urban will solve the housing problem. Reclassification of agricultural or preservation land to urban is not a roadblock to developing housing that is affordable.

Currently there are approximately 40,000 to 65,000 housing units on urban designated land promised to be built in various projects around the state are **unbuilt**.

In 1993 the LUC redistricted 500+ acres to the urban district for the Oahu Royal Kunia II project which includes 800 single-family units, 1,200 multi-family residences, an agricultural park, industrial area, public roads, and a public-school site. None of which have been built.

In 1993 the Land Use Commission approved urban development at Puukolii, mauka of the Kaanapali Resort, for construction of 1,300 housing units, with 60% of them being affordable. While roadway improvements have been constructed not one unit of housing has been built.

We urge you to hold HB 1736 HD1, which circumvents the States obligation to protect public trusts resources.



February 25, 2026

To: Chair David A. Tarnas, Vice Chair Mahina Poepoe and the House Committee on Judiciary and Hawaiian Affairs

Subject: **HB1738 HD1**, Relating to Land Use Decision-Making

Aloha,

We at Hawai'i Food+ Policy are testifying in **support** of HB1738 HD1, which would give authority to counties to amend district boundaries of up to twenty-five acres for the purpose of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

In Hawai'i, we face a continuous urgent housing crisis that impacts our workers, families, and local communities throughout the state. While housing serves as a major issue within Hawai'i, this bill will target solutions for addressing workforce and affordable housing issues while also ensuring that agricultural lands are prioritized and protected.

To ensure productive agricultural lands are not unintentionally opened to conversion, we share concerns raised by the Hawai'i Farmers Union that the soil productivity metrics referenced are outdated and may not reflect current agricultural productivity. Updating these metrics (or requiring a current productivity assessment) is necessary to ensure highly productive lands are not used for housing. Strengthening this safeguard will help align housing solutions with long-term food security and responsible land stewardship.

For these reasons, we support **HB1738 HD1** and appreciate your consideration of the comment above.

Mahalo,  
The Food+ Policy Team  
#fixourfoodsystem

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**The Food+ Policy internship** develops student advocates who learn work skills while increasing civic engagement to become emerging leaders. We focus on good food systems policy because we see the importance and potential of the food system in combating climate change and increasing the health, equity, and resiliency of Hawai'i communities.

In 2026, the cohort of interns are undergraduate and graduate students and young professionals working in the food system. They are a mix of traditional and nontraditional students, including parents and veterans, who have backgrounds in education, farming, public health, nutrition, and Hawaiian culture.



## HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

February 26, 2026

2:00 PM

Conference Room 325

### In **OPPOSITION** to **HB1738 HD1**: RELATING TO LAND-USE DECISIONMAKING

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Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the Committee,

On behalf of our over 20,000 members and supporters, the Sierra Club of Hawai'i **OPPOSES HB1738 HD1**, which would remove important protections for our natural and cultural resources, Native Hawaiian traditional and customary practices, food security, and other public interests in large-scale land use changes.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, present and potential future agricultural production, and other public interests that may be affected by the reclassification of conservation, rural, agricultural, and urban lands (otherwise known as "district boundary amendments"). These interests are not necessarily considered, much less accounted for in county land use planning and decisionmaking, nor do the counties examine these interests using the quasi-judicial nature of the LUC's unique district boundary amendment process. **The LUC's "contested case" process for district boundary amendments is especially vital: this "court-like" process ensures that data and other information from experts, cultural practitioners, and other stakeholders are formally accepted, cross examined, and explicitly incorporated via protective conditions in its district boundary amendment approvals.** Through its decades of work, the LUC has now garnered substantial institutional knowledge regarding how the public's interests in large-scale land use changes can be consistently protected via its contested case process in a reasonable and efficient manner.

**By preventing the LUC from participating in district boundary amendment changes involving up to 25 acres of land, this measure would turn a blind eye to a broad range of public interests potentially affected by large scale land use proposals, and that the LUC would otherwise be able to protect pursuant to its statutory mission.**

The Sierra Club appreciates the apparent intent of this measure to promote the production of housing of any type. **However, the Sierra Club notes that the LUC is not the apparent barrier to housing production it is often purported to be.** The LUC is already required to approve or deny completed district boundary amendment applications within a year of receipt; for Chapter 201H "affordable housing" project, this deadline is shortened to 45 days. **According to LUC staff, throughout the 2010s, all major 201H affordable housing projects were approved by the LUC within the 45 day timeline.**

Notably, by having county planning departments solely shoulder the responsibility of balancing the various cultural, environmental, food security, housing, job production, and other interests and rights of the public in large-scale and complex development proposals involving up to 25 acres of land, **this measure may only inhibit their capacity to process**



**other permits and applications (such as for accessory dwelling units, new or retrofitted infrastructure, increased density for existing housing structures, variances, smaller land use changes, etc.) that may be critical to addressing our multi-faceted housing crisis.**

If affordable housing development is a concern, Sierra Club encourages the Committee to explore the potential expansion of the LUC's enforcement authority. Since 1980, more than 25% of all the housing authorized by the LUC has not yet been built, much of which was proposed to be affordable and workforce housing. On O'ahu alone, over 23,000 units approved by the LUC have not been constructed; this includes Ho'opili (DR Horton), Koa Ridge (Castle & Cooke), Gentry Waiawa (now owned by Kamehameha Schools), and Royal Kunia Phase II. Providing the LUC with reasonably enhanced enforcement authority will help to encourage developer-follow-through on commitments made during the district boundary amendment process, including with regards to the production of affordable housing units. Possible statutory language to accomplish this could read as follows:

"§205- **Penalty.** (a) Any petitioner for an amendment to a district boundary that:

(1) Violates; or

(2) Neglects, fails to conform to, or comply with this chapter or any lawful order of the land use commission may be subject to a civil penalty not to exceed \$50,000 per day that the violation, neglect, or failure occurs, or reversion pursuant to section 205-4(g), but not both. The civil penalty shall be assessed by the land use commission after a hearing in accordance with chapter 91.

(b) Upon written application filed within fifteen days after service of an order imposing a civil penalty pursuant to this section, the land use commission may remit or mitigate the penalty upon terms that it deems proper.



# SIERRA CLUB OF HAWAII

(c) If any civil penalty imposed pursuant to this section is not paid within a time period as the land use commission may direct, the attorney general shall institute a civil action for recovery of the civil penalty in circuit court."

For the reasons described above, the Sierra Club respectfully urges the Committee to **HOLD** this measure. Mahalo nui for the opportunity to testify.



February 26, 2026

Representative David A. Tarnas, Chair  
Representative Mahina Poepoe, Vice Chair  
House Committee on Judiciary & Hawaiian Affairs

**Comments and Proposed Revisions in Support of  
HB 1738, HD1 RELATING TO LAND USE DECISION-MAKING  
Thursday, February 26, 2026, at 2:00 p.m.  
State Capitol, Conference Room 325, and VIA VIDEOCONFERENCE.**

The Land Use Research Foundation of Hawaii (LURF) is a private research and trade organization originally founded in 1979, whose members include major Hawaii 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, health care, and tourism, while safeguarding Hawaii's significant natural, historic, and cultural resources, public health, and safety. Collectively and over the past 47 years, LURF members have helped to build the most affordable housing units in the State of Hawaii by working collaboratively with and obtaining entitlements from applicable state and county departments and agencies, including the Land Use Commission (LUC).

LURF provides its **comments, concerns and proposed revisions in support of the general intent of HB 1738, HD1**, which provides the authority for counties to amend district boundaries involving land areas of greater than fifteen but no more than twenty-five acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

**LURF'S POSITION.** Hawai'i is suffering from a critical shortage of housing units, which is further exacerbated due to duplicative reviews and hearings during the LUC district boundary amendment process, which include issues that are usually **addressed before the LUC process** in "Sunshine Law" meetings, hearings and approvals at Neighborhood Board meetings (on Oahu), County Planning Commission and County Council hearings on the General Plan and Development or Sustainable Community Plans. **After the LUC process**, the review process is **further duplicated** during the "Sunshine" hearings for the county zoning entitlement processes, special districts, special management areas and special use permits. Further county administrative reviews may be applicable for special districts, county permitting, building plan approvals, and other approvals that substantially increase the time and cost required to build new housing.

**Multiple County Sunshine Law hearings and approvals:** In addition to the LUC process, each of the counties have multiple layers of land use entitlement processes for major housing projects. On Oahu, depending on the type of project, these include **Sunshine-law public meetings** which can include:

- **Neighborhood Board meeting presentations and updates** for the various State and county entitlements: City General Plan, Development/Sustainable Communities Plan, LUC District Boundary Amendment, Zoning, Special Management Area, etc. (1 – 5 Sunshine meetings);
- **City Planning Commission hearings** for General Plan and Development/Sustainable Communities Plan, LUC District Boundary Amendment, Zoning, Special Management Area, etc. (1-5 Sunshine hearings);
- **City Council hearings on County General Plan** (at least 4 City Council Sunshine hearings);
- **City Council hearings on County Development Plan/Sustainable Community plans** (at least 4 City Council Sunshine hearings);
- **City Council hearings on Zoning** (at least 4 City Council Sunshine hearings); and
- **City Council hearings on Special Management Area approval** (if applicable, possibly at least 4 City Council Sunshine hearings); and

**Multiple County administrative reviews and approvals:** Even further reviews and approvals are necessary at the county level, including review and approvals processes relating to **county subdivision, special use, variances, and building permits** which protect health and safety and the interests of the State, counties, and the public. These multiple, and often duplicative layers of state and county entitlement processes (sometimes with legal challenges) can result in **delays of up to 10 years or more** for homes to be built.

**The counties have the experience and expertise to do a robust review of land use issues relating to DBAs**, with scores of land use professionals, and experts in planning, permitting, architecture, engineering and attorneys that address issues relating to, among other things, land use, environment, sustainability, water, drainage, transportation, roadway design, wastewater, solid waste, recreation, energy, infrastructure, public safety, and building codes.

**CONCLUSION:** Based on the reasons stated above, LURF respectfully requests your favorable consideration of the attached **comments and proposed revisions** is in **strong support of HB 1738, HD1.**

Thank you for the opportunity to provide comments and proposed revisions in support of this proposed measure.

**PROPOSED AMENDMENTS BY LAND USE RESEARCH FOUNDATION TO  
HB 1738, HB1 RELATING TO LAND USE DECISION-MAKING (up to 25 acres)**

LURF understands that the proposed restrictions in this measure are well-meaning, however, the limited “use restrictions” could negatively affect the financial viability of housing projects; deprive residents of transit-oriented development benefits and other mixed use amenities and jobs in the proposed community; and the other restrictions could be inconsistent with existing county plans and severely limit the possible areas for building homes. Experience in Hawai‘i and across the United States have proven that overly restrictive government regulations and processes increase the costs of housing, making housing projects financially infeasible, delay the implementation of housing projects. Recent successful housing developments have proved that the costs of and delivery of affordable housing and successful communities are best served by affording developers and government with flexibility instead of overly restrictive requirements.

- 1. Please add transit-oriented development (TOD) and mixed uses to the list of approved land uses.** The housing developer and county land use decision-making authority and developer should have the flexibility to include uses that will be compatible and provide benefits to the community. TOD and mixed-use communities allow residents to live, work, and play in walkable and accessible neighborhoods. The State and counties are becoming experienced in developing successful TOD and mixed-use communities. The 25-acre DBA areas could provide compatible areas for housing, transit hubs, community businesses, parks, and other amenities for residents.

(d) District boundary amendments involving land areas of greater than fifteen but no more than twenty-five acres ~~exclusively~~ for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership ~~and compatible transit-oriented development and mixed uses~~ shall be determined by the appropriate county land use decision-making authority for the district and shall not require consideration by the land use commission pursuant to section 205-4; provided that the boundary amendments and approved uses are consistent with this chapter and the project area is:

2. Please **delete** the restriction that the district boundary amendment (DBA) area be “immediately adjacent” to an urban area. We are not sure about the purpose of this proposed restriction. This restriction could be inconsistent with many existing county plans which designate urban uses in areas that are not immediately adjacent to other urban areas. Also, this restriction could be inconsistent with the consolidation of the DBA proceedings with other county proceedings to amend the general plan, development plan, zoning, or other proceedings related to the affected land.

(1) ~~Immediately adjacent to the urban district and~~ not including the conservation district;

3. Please **delete** the restrictions related to soils classifications. Each county is different – each has different circumstances relating to available agricultural land that has access to irrigation and can be farmed. Through their county planning process and approved land use plans, the counties would know their agricultural lands best – where farming is viable and where housing should be located. Please consider allowing the counties to make the decision regarding the use of Agricultural lands, without this restriction. Second, this restriction could be inconsistent with the county general plan/development plan, which might designate some A or B lands as urban. Finally, this restriction may have unintended consequences of denying the opportunity for a project to go through the county DBA process, if only a small portion of the land is classified A or B.

~~(2) On lands with soils classified by the land study bureau's detailed land classification as overall (master) productivity rating class C, D, E, or U if within the agricultural district; and~~

4. Please **delete** the restriction that limits the DBA applications to projects with general plan approvals that are twenty-years old or older. We do not know about the purpose of this provision. However, it is inconsistent with the part of the bill that allows the appropriate county land use decision-making authority to consolidate the DBA proceedings with county proceedings to amend the general plan, development plan, zoning of the affected land, or other proceedings. Secondly, while a 20-year plan is probably still very relevant, however, some may argue that a more recent approval of a county plan, zoning or other approval could provide updated information to the decision-maker. Finally, the counties should be provided the authority to consider their land use plans and unique land uses and circumstances, rather than being restricted by an arbitrary shelf-life mandate for prior county plan approvals.

~~—(4) Identified on planning maps for only residential use in a county comprehensive general plan adopted no earlier than twenty years prior to application by the respective county council pursuant to section 46-4.~~

**HB-1738-HD-1**

Submitted on: 2/24/2026 1:33:18 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Derek Kamakanaaloha Soong	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Derek Kamakanaaloha Soong, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Derek Kamakanaaloha Soong

**HB-1738-HD-1**

Submitted on: 2/24/2026 1:36:57 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kealii Pang, Ph.D.	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Keali'i Pang, Ph.D. I am a resident of Kaimukī, a lifetime member of the Hawaiian Civic Club, and have served as an environmentalist in Hawai'i for the last 35 years. I am also a retired federal biologist and currently serve as a State Commissioner. I am writing in STRONG OPPOSITION to HB1738 HD1.

My opposition is rooted in decades of professional observation of Hawai'i's unique ecosystems and our state's complex regulatory landscape. This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, and climate resilience.

As a retired federal biologist, I have seen firsthand how local-level oversight can be overwhelmed by the technical complexities of large-scale land use changes. The LUC's quasi-judicial process is not a "bottleneck"; it is a necessary filter that ensures data from technical experts and cultural practitioners is formally vetted.

By limiting the LUC's jurisdiction to projects involving more than 25 acres (as proposed in Section 1, subsection (d)), we are effectively removing the most rigorous layer of protection for parcels that are still large enough to significantly impact our *wai* and our *'āina*. Throughout my 35 years of environmental work in the islands, I have seen that "streamlining" often becomes a euphemism for "bypassing" the very checks and balances that protect our Native Hawaiian traditional and customary rights.

The LUC has consistently met its deadlines, including the 45-day window for affordable housing projects. There is no data-driven reason to erode its oversight for 15- to 25-acre parcels. This bill appears to be a giveaway to developer profit margins at the expense of the public trust.

As a current State Commissioner and a devoted member of the Hawaiian Civic Club, I urge you to uphold the integrity of the Land Use Commission and HOLD HB1738 HD1.

Mahalo nui for the opportunity to testify.

Me ka 'oia'i'o,

Keali'i Pang, Ph.D. Kaimukī, O'ahu

**HB-1738-HD-1**

Submitted on: 2/24/2026 2:10:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
DIANE CHOY FUJIMURA	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Diane Choy Fujimura, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

Do not side with corporations who are seeking to side-step the Land Use Commission's ability to identify and protect our precious natural and cultural resources.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use

changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Diane Choy Fujimura

**HB-1738-HD-1**

Submitted on: 2/24/2026 2:14:29 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jonathan Likeke Scheuer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Members -

Respectfully, HB1738 HD1 should be deferred, as it will not meaningfully address our housing crisis and will likely subject important projects to litigation.

Do we have a shortage of housing affordable by local folks near to where they work? Of course. Is there any meaningful evidence that the requirement that the LUC oversees District Boundary Amendments on lands 15 acres or smaller is the cause of the shortage of that housing? I have never seen any such evidence meaningfully offered, including during my eight years of service on the LUC.

I have unfortunately, however, seen repeated instances where county planning bodies, well-intentioned but under supported, have made decisions in clear contradiction to the requirements of HRS 205. Why would we subject important projects to such an uncertain process?

The committee should hold this bill. If it does not it should amend and greatly tighten the meaningless phrases in this draft including "residential housing" and "workforce housing".

Mahalo for consideration of my testimony.

Jonathan Likeke Scheuer

**HB-1738-HD-1**

Submitted on: 2/24/2026 2:57:55 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
William Reese Liggett	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is William Reese Liggett, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

William Reese Liggett

**HB-1738-HD-1**

Submitted on: 2/24/2026 3:26:37 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Anne Lorenzo	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Anne M. Lorenzo, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

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Mahalo nui for the opportunity to testify.

Sincerely,  
Anne M. Lorenzo

**HB-1738-HD-1**

Submitted on: 2/24/2026 3:33:45 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Marshall Hung	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Marshall Hung, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

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Mahalo nui for the opportunity to testify.

Sincerely,

Marshall Hung

**HB-1738-HD-1**

Submitted on: 2/24/2026 3:34:12 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Bo Breda	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Bo Breda, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,  
Bo Breda

**HB-1738-HD-1**

Submitted on: 2/24/2026 3:35:28 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Peter Wilson	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Peter Wilson, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,  
Peter Wilson

**HB-1738-HD-1**

Submitted on: 2/24/2026 3:42:06 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
irene kloepfer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Irene, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Irene



**HB-1738-HD-1**

Submitted on: 2/24/2026 4:18:12 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patricia Blair	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose this bill.

**HB-1738-HD-1**

Submitted on: 2/24/2026 4:26:16 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
cheryl burghardt	Individual	Oppose	Written Testimony Only

Comments:

Chair and Committee Members, aloha

I OPPOSE HB 1738 HD1

Please also oppose this bill.

Cheryl Burghardt

Nuuanu Oahu

**HB-1738-HD-1**

Submitted on: 2/24/2026 4:42:32 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
William Caron	Individual	Oppose	Written Testimony Only

Comments:

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

I am writing in **strong opposition to HB1738**, which would significantly limit the Land Use Commission's oversight of large-scale urbanization proposals. While framed as a solution to housing delays, this bill scapegoats the Commission for problems it did not create—and in doing so, needlessly compromises our future food and water security, cultural integrity, climate resilience, and the very long-term interests this body is charged with protecting.

**The Land Use Commission exists for a reason.** It serves as a critical check on proposals to convert agricultural and rural lands to urban use. Its review process ensures that decisions with generational consequences—like rezoning 25 acres or more for development—are not made in a vacuum, but with public input, expert analysis, and a full accounting of long-term impacts. Weakening that oversight does not speed up housing production; it simply removes accountability.

**This bill threatens our food and water security.** When large tracts of agricultural land are converted to urban use without meaningful review, we lose the capacity to feed ourselves. We become more dependent on imported food, more vulnerable to global supply chain disruptions, and more removed from the legacy of local farming that once defined these islands. At the same time, urbanization places new demands on already strained water systems—demands that may outstrip supply, especially as climate change intensifies drought.

**It undermines cultural integrity and climate resilience.** Land use decisions are cultural decisions. They shape not only what our communities look like, but whose stories, practices, and connections to place endure. Bypassing the Commission's review process erodes the opportunity for cultural stewardship to inform development. It also sidelines critical conversations about climate adaptation—where to build, where not to build, and how to ensure that new development does not place families in harm's way.

**Finally, this bill does nothing to address the real barriers to affordable housing.** The shortage of affordable homes in Hawai'i is not caused by the Land Use Commission. It is caused by chronic underinvestment in public housing, restrictive financing, rising construction costs, and a lack of political will to prioritize working families over luxury development. HB1738 offers a false solution that distracts from the hard work of actually building homes people can afford—while making it easier to build projects they cannot.

Hawai'i's future depends on decisions made today about how we use our limited land. Those decisions deserve scrutiny, transparency, and a long view. HB1738 would strip away that scrutiny in the name of speed, leaving our communities to bear the consequences for generations.

I urge you to oppose this bill. Mahalo for the opportunity to testify.

**HB-1738-HD-1**

Submitted on: 2/24/2026 5:13:50 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Christy Shaver	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Christy Shaver, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,  
Christy

**HB-1738-HD-1**

Submitted on: 2/24/2026 6:06:40 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jamie Simic	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Jamie Simic, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

Jamie Simic

**HB-1738-HD-1**

Submitted on: 2/24/2026 6:12:01 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
pahnelopi mckenzie	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Pahnelopi McKenzie



**HB-1738-HD-1**

Submitted on: 2/24/2026 6:27:17 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Malia Marquez	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Malia Marquez and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Me ka ha'aha'a, .

Malia Marquez

**HB-1738-HD-1**

Submitted on: 2/24/2026 6:32:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Mavis Oliveira-Medeiros	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Mavis Oliveira-Medeiros and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,  
Mavis Oliveira-Medeiros

Resident

(808)866-7409

**HB-1738-HD-1**

Submitted on: 2/24/2026 6:37:00 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lisette Akamine	Individual	Oppose	Written Testimony Only

Comments:

Aloha nui e Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee:

I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development.

Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Lisette Puanani Akamine

Kahalu'u, O'ahu

**HB-1738-HD-1**

Submitted on: 2/24/2026 6:39:23 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Georgia L Hoopes	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Georgia Hoopes, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Georgia Hoopes, Kalaheo

**HB-1738-HD-1**

Submitted on: 2/24/2026 7:11:03 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Earl Kim	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Earl Kim, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

Earl Kim

**HB-1738-HD-1**

Submitted on: 2/24/2026 7:13:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Stacey Alapai	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,  
Stacey Alapai, Maui

**HB-1738-HD-1**

Submitted on: 2/24/2026 7:33:21 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Joshua Hernandez	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Joshua Hernandez, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,  
Joshua Hernandez

**HB-1738-HD-1**

Submitted on: 2/24/2026 9:18:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
ANDREW ISODA	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Andrew Isoda, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,  
Andrew Isoda  
Lahaina, Mau'i

**HB-1738-HD-1**

Submitted on: 2/24/2026 9:29:08 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sherry Pollack	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this measure that would limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not pass this shameful giveaway to developer profit margins at the expense of our local communities.

**HB-1738-HD-1**

Submitted on: 2/24/2026 10:09:09 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Johanna Stone	Individual	Oppose	Written Testimony Only

Comments:

Aloha mai kakou!

O vau no keia o Kapomaikai, he wahi ahe Malanai keia no Kailua, Koolaupoko. Eia no vau ke ku-e aku nei i keia hoohehema i hapai ia mai nei io kakou nei.

I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. **ABSOLUTELY DO NOT** support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

na‘u me ke aloha nui

na kapomaikai

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:33:20 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jodi Rodar	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Jodi Rodar, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Thank you.

Mahalo nui for the opportunity to testify.

Sincerely,

Jodi Rodar

**HB-1738-HD-1**

Submitted on: 2/25/2026 7:14:07 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Diane Ware	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Diane Ware and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely, Diane Ware Volcano HI Moku o Ka'u

**HB-1738-HD-1**

Submitted on: 2/25/2026 7:21:40 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Noelle Lindenmann	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am submitting testimony today in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to provide testimony.

Noelle Lindenmann, Kailua-Kona



**HB-1738-HD-1**

Submitted on: 2/25/2026 8:24:58 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Keri Zacher	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Keri Zacher, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,  
Keri Zacher

**HB-1738-HD-1**

Submitted on: 2/25/2026 9:00:26 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Maki Morinoue	Individual	Oppose	Remotely Via Zoom

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Maki Morinoue, and I am writing in **STRONG OPPOSITION to HB1738 HD1.**

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Maki Morinoue, Hawai'i Island

**HB-1738-HD-1**

Submitted on: 2/25/2026 9:35:09 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
C.Yamamoto	Individual	Oppose	Written Testimony Only

Comments:

I am writing in OPPOSITION to HB1738 HD1.

This measure scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this bill.

**HB-1738-HD-1**

Submitted on: 2/25/2026 10:20:16 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alex Gonzalez	Individual	Support	Written Testimony Only

Comments:

The Land Use Commission review often repeats work done by county agencies and elected councils. That redundancy discourages housing production at a time when Hawaii desperately needs more homes. This bill is a practical fix.

**HB-1738-HD-1**

Submitted on: 2/25/2026 10:32:11 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Matthew Murphy	Individual	Support	Written Testimony Only

Comments:

The current process discourages exactly the type of housing projects Hawaii needs more of. HB1738 provides a careful expansion of county authority without weakening land use protections. I support it.

**HB-1738-HD-1**

Submitted on: 2/25/2026 10:44:38 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alfred Hagen	Individual	Support	Written Testimony Only

Comments:

Please vote in support of HB1738. The state land use commission just adds time to the process and we don't have time to wait for more homes. Mahalo for your consideration.

**HB-1738-HD-1**

Submitted on: 2/25/2026 10:58:23 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Madison Owens	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Madison Owens, and I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Madison Owens

**HB-1738-HD-1**

Submitted on: 2/25/2026 10:58:36 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anthony Conner	Individual	Support	Written Testimony Only

Comments:

Aloha. HB1738 just makes sense. If a housing project is next to urban land and already planned for housing, it shouldn't take years to approve. Please support this measure and pass it through the committee.

**HB-1738-HD-1**

Submitted on: 2/25/2026 11:31:17 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Antoine Khalil	Individual	Support	Written Testimony Only

Comments:

I support HB1738 as someone who sees how long housing approvals take. These delays hurt families and workers. This reform helps projects move without cutting corners.

**HB-1738-HD-1**

Submitted on: 2/25/2026 11:50:27 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johnnie-Mae L. Perry	Individual	Oppose	Written Testimony Only

Comments:

I, Johnnie-Mae L. Perry, Oppose

1738 HB RELATING TO LAND USE DECISION-MAKING.

**HB-1738-HD-1**

Submitted on: 2/25/2026 12:57:48 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lance Nash	Individual	Support	Written Testimony Only

Comments:

This bill would reduce uncertainty for builders and communities alike. Predictable timelines are essential if we want more housing to actually get built.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:01:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Barbara Nosaka	Individual	Support	Written Testimony Only

Comments:

Counties have demonstrated their ability to manage growth responsibly. HB1738 / SB2007 builds on that track record. There would be strict criteria for projects to be eligible so it doesn't turn into the Wild West.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:12:58 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Melissa Rabideau	Individual	Support	Written Testimony Only

Comments:

Hawaii's counties already conduct extensive land use review, yet projects over 15 acres are forced to start over at the state level. This duplication adds years of delay and significant costs. HB1738 respects local planning while maintaining important safeguards.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:17:42 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
GREG BROSSIER	Individual	Support	Written Testimony Only

Comments:

I would like to express my support for HB1738. The 15-acre cutoff feels random and unfair. Updating it with clear rules is the right move. Please pass this bill.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:20:49 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Priscilla Andrade	Individual	Support	Written Testimony Only

Comments:

Aloha - HB1738 is a small but important fix. These bills don't open the door to sprawl, just smarter housing decisions. We need less red tape and more homes. Mahalo for considering my testimony.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:22:54 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Desiree Watson	Individual	Support	Written Testimony Only

Comments:

I support HB1738 as someone who sees how long housing approvals take. These delays hurt families and workers. This reform helps projects move without cutting corners.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:26:35 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Duane D Santiago	Individual	Support	Written Testimony Only

Comments:

House Bill 1738 reflects the reality that land use planning has evolved significantly since the 15-acre rule started. Counties are best positioned to evaluate projects that fit within their long-term plans and community visions.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:27:57 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Douglas Askman	Individual	Support	Written Testimony Only

Comments:

The current system discourages builders from proposing reasonable housing projects because they don't want to go through the LUC. This bill corrects that problem.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:31:01 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eric Stoddard	Individual	Support	Written Testimony Only

Comments:

Aloha. I support HB 1738 because it gives counties more common sense authority. If a project already fits county plans, it shouldn't get stuck at the state level. This helps housing without touching conservation or important ag lands. Please pass the bill.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:32:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Faith Burns	Individual	Support	Written Testimony Only

Comments:

Please vote in support of HB1738. Please, show you care for the people in Hawaii that need housing, we have lots of land that can be built upon for urban zoning and zoning for houses! Mahalo!!

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:34:44 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Abhishek Duggal	Individual	Support	Written Testimony Only

Comments:

Allowing counties to approve certain boundary amendments up to 25 acres will help address the housing shortage without opening the door to unchecked development. Please vote in favor of hb1738.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:36:14 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Harold Snyder	Individual	Support	Written Testimony Only

Comments:

The LUC should focus on truly statewide land use issues, not routine housing projects already vetted locally. I strongly support this bill as a practical step toward faster, more predictable housing approvals.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:37:42 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Hastings	Individual	Support	Written Testimony Only

Comments:

HB1738 is a modest but meaningful reform that will help unlock housing projects currently stuck in limbo. Allowing counties to act on these projects reduces delay without sacrificing environmental or agricultural protections.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:49:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Angela Chon	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Angela Chon, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Angela Chon

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:51:04 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eric Freeh	Individual	Support	Written Testimony Only

Comments:

Counties already have robust public input processes. The state-level review required today often delays projects without improving outcomes. HB1738 addresses that inefficiency directly.

**HB-1738-HD-1**

Submitted on: 2/25/2026 1:58:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johnny Miro	Individual	Support	Written Testimony Only

Comments:

I urge the Legislature to pass HB1738 to eliminate unnecessary delays caused by LUC review. Streamlining this process will lower costs and encourage responsible homebuilding.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:02:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jerry Lynch	Individual	Support	Written Testimony Only

Comments:

I support reforming the LUC because housing projects that fit within the community plans should not be stalled for years at the state level. Counties are better positioned to evaluate these projects efficiently.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:05:53 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John-Michael Kamakahi	Individual	Support	Written Testimony Only

Comments:

I am submitting my testimony in strong support of HB1738. The 15-acre rule is outdated and causes too many delays. Counties know their communities best. Let them do their job so housing can move forward. Mahalo.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:08:30 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joy Dillon	Individual	Support	Written Testimony Only

Comments:

Please vote in support of HB1738. For much too long the Land Use Commission has held regulatory power that is no longer applicable or useful for modern needs. Immediate action is needed to greatly change the commission and their bureaucracy or to abolish the Land Commission altogether. The state land use commission just adds time to the process and we don't have time to wait for more homes or deal with their regulatory power that is no longer beneficial. Mahalo for your consideration.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:10:29 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
James Reid	Individual	Support	Written Testimony Only

Comments:

The Land Use Commission review often repeats work done by county agencies and elected councils. That redundancy discourages housing production at a time when Hawaii desperately needs more homes. This bill is a practical fix.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:21:14 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kevin Kern	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1738 because it addresses a clear bottleneck in Hawaii's land use system. The 15-acre threshold is arbitrary and outdated, and it delays housing projects that already comply with county plans. Allowing counties to approve up to 25 acres under strict criteria is a reasonable and targeted reform.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:24:11 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ellen Desruisseaux	Individual	Support	Written Testimony Only

Comments:

I support reforming the LUC because housing projects that fit within the community plans should not be stalled for years at the state level. Counties are better positioned to evaluate these projects efficiently.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:36:33 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Wendt	Individual	Support	Written Testimony Only

Comments:

Aloha. We need to start cutting more red tape if we hope to be able to house local residents. That's why I support reforming the LUC and giving counties more authority because they are closest to the communities affected by these projects. Local decision-making leads to better outcomes.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:37:53 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leslie Lewis	Individual	Support	Written Testimony Only

Comments:

Hawaii needs more homes, not more red tape. Reforming the LUC threshold is a clear way to reduce unnecessary barriers. This process often duplicates environmental and infrastructure reviews already completed by counties. Please pass house bill 1738 to streamline the LUC in the future.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:38:47 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer M Kamiko	Individual	Support	Written Testimony Only

Comments:

H.B. 1738 / S.B. 2007 empowers counties to act on modestly sized housing projects without undermining environmental or agricultural protections. That balance is exactly what Hawaii needs.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:44:03 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Audrey Lee	Individual	Support	Written Testimony Only

Comments:

Aloha. Counties already know where housing makes sense. That's one of the main reasons why I support HB1738. Please do what you can to make sure this bill passes the legislature. Mahalo!

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:45:38 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Monoscalco	Individual	Support	Written Testimony Only

Comments:

Hawaii needs more homes, not more red tape. Reforming the LUC threshold is a clear way to reduce unnecessary barriers. This process often duplicates environmental and infrastructure reviews already completed by counties. Please pass house bill 1738 and senate bill 2007 to streamline the LUC in the future.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:48:55 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Edwards	Individual	Support	Written Testimony Only

Comments:

I am submitting my testimony in strong support of HB1738. This is a targeted, reasonable and focused proposal that will hopefully help address our housing crisis. Hawaii needs more common-sense solutions like this.

**HB-1738-HD-1**

Submitted on: 2/25/2026 2:52:34 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark James	Individual	Support	Written Testimony Only

Comments:

HB1738 is a modest but meaningful reform that will help unlock housing projects currently stuck in limbo. Allowing counties to act on these projects reduces delay without sacrificing environmental or other agricultural protections. I have been in mortgage lending in Hawai'i since 1975.

**HB-1738-HD-1**

Submitted on: 2/25/2026 3:58:25 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aaron Evans	Individual	Support	Written Testimony Only

Comments:

Aloha - HB1738 helps reduce delays without harming conservation or ag lands. That's important to me as a local resident. I urge you to support this bill.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:02:18 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gloria Mansfield	Individual	Support	Written Testimony Only

Comments:

I am submitting my testimony in strong support of HB1738. The 15-acre rule is outdated and causes too many delays. Counties know their communities best. Let them do their job so housing can move forward. Mahalo.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:04:29 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nicholas Zehr	Individual	Support	Written Testimony Only

Comments:

County planning departments already review infrastructure, environmental impacts, and community consistency. Requiring a second review by the LUC for slightly larger parcels adds little value. Pass HB1738.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:08:14 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Morse	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1738 because it addresses a clear bottleneck in Hawaii's land use system. The 15-acre threshold is arbitrary and outdated, and it delays housing projects that already comply with county plans. Allowing counties to approve up to 25 acres under strict criteria is a reasonable and targeted reform.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:10:05 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patti Yasuhara	Individual	Support	Written Testimony Only

Comments:

House Bill 1738 reflects the reality that land use planning has evolved significantly since the 15-acre rule started. Counties are best positioned to evaluate projects that fit within their long-term plans and community visions.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:13:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rayna Marsh	Individual	Support	Written Testimony Only

Comments:

House Bill 1738 reflects the reality that land use planning has evolved significantly since the 15-acre rule started. Counties are best positioned to evaluate projects that fit within their long-term plans and community visions.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:15:17 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randy Stevens	Individual	Support	Written Testimony Only

Comments:

Hawaii needs more homes, not more red tape. Reforming the LUC threshold is a clear way to reduce unnecessary barriers. This process often duplicates environmental and infrastructure reviews already completed by counties. Please pass house bill 1738 to streamline the LUC in the future.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:18:06 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Russell Kuwaye	Individual	Support	Written Testimony Only

Comments:

County planning departments already review infrastructure, environmental impacts, and community consistency. Requiring a second review by the LUC for slightly larger parcels adds little value. Pass HB1738.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:20:25 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rosemary Alles	Individual	Support	Written Testimony Only

Comments:

Aloha. Counties already know where housing makes sense. That's one of the main reasons why I support HB1738. Please do what you can to make sure this bill passes the legislature. Mahalo!

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:21:31 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Doris Ann Santiago	Individual	Support	Written Testimony Only

Comments:

HB1738 respects the work counties have already done through general plans and community development plans. Projects consistent with those documents should not be derailed at the state level.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:24:24 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joe Schneckenburger	Individual	Support	Written Testimony Only

Comments:

I would like to submit testimony in support of hb1738. Housing projects that follow county plans shouldn't be stalled at the LUC. This reform is long overdue. Mahalo.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:26:14 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Scott Moon	Individual	Support	Written Testimony Only

Comments:

Aloha. You have the power to ease the financial strain on your constituents. We need to start cutting more red tape if we hope to be able to house local residents. That's why I support reforming the LUC and giving counties more authority because they are closest to the communities affected by these projects. Local decision-making leads to better outcomes.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:27:28 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Raymond McConnell	Individual	Support	Written Testimony Only

Comments:

I urge you to support HB1738 to expedite the housing process. The current approval process delays construction, causing unnecessary waiting periods. We need to prioritize building more homes quickly to meet increasing demand.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:29:24 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charles Lee	Individual	Support	Written Testimony Only

Comments:

HB1738 is a modest but meaningful reform that will help unlock housing projects currently stuck in limbo. Allowing counties to act on these projects reduces delay without sacrificing environmental or agricultural protections.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:30:37 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ken Takeya	Individual	Support	Written Testimony Only

Comments:

The current 15-acre threshold does not reflect modern housing needs or land use realities. Updating it to 25 acres for limited, housing-focused purposes makes sense.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:32:19 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tanya Power	Individual	Support	Written Testimony Only

Comments:

HB1738 respects the work counties have already done through general plans and community development plans. Projects consistent with those documents should not be derailed at the state level.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:33:32 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tawna Chun	Individual	Support	Written Testimony Only

Comments:

Hawaii needs more homes, not more red tape. Reforming the LUC threshold is a clear way to reduce unnecessary barriers. This process often duplicates environmental and infrastructure reviews already completed by counties. Please pass house bill 1738 to streamline the LUC in the future.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:34:52 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tracie Lutzenhiser	Individual	Support	Written Testimony Only

Comments:

Aloha. We need to start cutting more red tape if we hope to be able to house local residents. That's why I support reforming the LUC and giving counties more authority because they are closest to the communities affected by these projects. Local decision-making leads to better outcomes. I feel that this is desperately needed. There are far too many local people that cannot afford a home. Allowing counties to control this issue just makes sense. The county knows more about how the people living here and the hardships they face.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:36:16 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tracy Manhan	Individual	Support	Written Testimony Only

Comments:

The current process discourages exactly the type of housing projects Hawaii needs more of. HB1738 provides a careful expansion of county authority without weakening land use protections. I support it.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:38:08 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tammy Allen	Individual	Support	Written Testimony Only

Comments:

The current 15-acre threshold does not reflect modern housing needs or land use realities. Updating it to 25 acres for limited, housing-focused purposes makes sense.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:40:05 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wayne Feike	Individual	Support	Written Testimony Only

Comments:

The LUC should focus on truly statewide land use issues, not routine housing projects already vetted locally. I strongly support this bill as a practical step toward faster, more predictable housing approvals.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:42:24 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wendell Hosea	Individual	Support	Written Testimony Only

Comments:

The Land Use Commission review often repeats work done by county agencies and elected councils. That redundancy discourages housing production at a time when Hawaii desperately needs more homes. This bill is a practical fix.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:45:04 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Willa Marten	Individual	Support	Written Testimony Only

Comments:

Aloha! As you know, Hawaii has a ton of red tape when it comes to building homes. That's why I think we need to streamline the process and reform the LUC. Please pass HB1738.

**HB-1738-HD-1**

Submitted on: 2/25/2026 4:47:03 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wilbert Costa	Individual	Support	Written Testimony Only

Comments:

I urge lawmakers to support House Bill 1738. This bill is a common-sense reform that will speed up housing approvals while maintaining strong planning standards.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:13:50 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michele Sorensen	Individual	Support	Written Testimony Only

Comments:

This bill would reduce uncertainty for builders and communities alike. Predictable timelines are essential if we want more housing to actually get built.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:15:04 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vernon Okada	Individual	Support	Written Testimony Only

Comments:

I would like to submit testimony in support of hb1738. Housing projects that follow county plans shouldn't be stalled at the LUC. This reform is long overdue. Mahalo.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:16:44 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Karl Nakamura	Individual	Support	Written Testimony Only

Comments:

House Bill 1738 reflects the reality that land use planning has evolved significantly since the 15-acre rule started. Counties are best positioned to evaluate projects that fit within their long-term plans and community visions.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:17:40 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Owen Myers	Individual	Support	Written Testimony Only

Comments:

I would like to submit testimony in support of HB1738. Updating the threshold to 25 acres under strict rules is a reasonable compromise between state oversight and local control. Please do what you can to get this bill to become law!

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:18:40 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelle Melendez	Individual	Support	Written Testimony Only

Comments:

Aloha! HB1738 is a small but important fix. These bills don't open the door to sprawl, just smarter housing decisions. We need less red tape and more homes. Mahalo for considering my testimony.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:20:33 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Colleen Medeiros	Individual	Support	Written Testimony Only

Comments:

The current 15-acre threshold does not reflect modern housing needs or land use realities. Updating it to 25 acres for limited, housing-focused purposes makes sense.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:21:27 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gregory Friel	Individual	Support	Written Testimony Only

Comments:

Aloha. We need to start cutting more red tape if we hope to be able to house local residents. That's why I support reforming the LUC and giving counties more authority because they are closest to the communities affected by these projects. Local decision-making leads to better outcomes.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:22:15 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Monica Jennings	Individual	Support	Written Testimony Only

Comments:

I urge lawmakers to support House Bill 1738. This bill is a common-sense reform that will speed up housing approvals while maintaining strong planning standards.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:23:48 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kathy Kamauu	Individual	Support	Written Testimony Only

Comments:

HB1738 is a modest but meaningful reform that will help unlock housing projects currently stuck in limbo. Allowing counties to act on these projects reduces delay without sacrificing environmental or agricultural protections.

**HB-1738-HD-1**

Submitted on: 2/25/2026 5:53:53 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sydney Chung	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Sydney Chung, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Sydney Chung

**HB-1738-HD-1**

Submitted on: 2/25/2026 11:47:21 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patti Choy	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am writing in **STRONG OPPOSITION** to HB1738 HD1 which is only a pro-developer bill and has no intention of protecting our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

Do not mess with the Land Use Commission's responsibilities.

Thank you.

**HB-1738-HD-1**

Submitted on: 2/25/2026 11:53:20 PM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Guy Kudo	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

I am writing in **STRONG OPPOSITION** to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Thank you.



**HB-1738-HD-1**

Submitted on: 2/26/2026 5:00:37 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ashley Nishihara	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Ashley Nishihara, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Ashley Nishihara

**HB-1738-HD-1**

Submitted on: 2/26/2026 5:14:26 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lynda Nishihara	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Judiciary & Hawaiian Affairs Committee,

My name is Lynda Nishihara, and I am writing in STRONG OPPOSITION to HB1738 HD1.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The LUC has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (DBA) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Lynda Nishihara

**HB-1738-HD-1**

Submitted on: 2/26/2026 5:55:27 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nancy Harter	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Rhoads, Vice Chair Gabbard, and Members of the Senate Judiciary Committee,

My name is Nancy Harter and I strongly urge you to **PASS, WITH CRITICAL AMENDMENTS**, SB2046 SD1.

As originally drafted, this bill would have made clear that any jet fuel released from an underground storage tank system - such as the Red Hill Bulk Fuel Storage Facility - must be completely cleaned up.

Unfortunately, Hawai‘i Department of Health testimony in the last hearing resulted in amendments that replaced its clear, enforceable, and common sense standard for jet fuel remediation with a vague and practically unenforceable “as much as practicable” standard. This change, combined with the removal of a rebuttable presumption regarding the source of jet fuel surrounding an underground storage tank facility after a confirmed release, all but assures that the Navy will evade true accountability for the Red Hill catastrophe.

After having ignored years of public outcry, whistleblower complaints, and basic common sense prior to the 2021 catastrophe, the Navy must not be allowed to ignore the harms it has inflicted on our ‘āina and wai. There should be NO jet fuel in our precious and once-pure drinking water or in our environment, especially when it has been released by the reckless operation of a decrepit underground storage tank facility after years of objections by Hawai‘i’s residents.

Please stand with the elected and agency officials of the Red Hill Water Alliance Initiative, the O‘ahu community, and all who care about our precious wai, and ensure that SB2046 SD1 moves forward with the clear and enforceable remediation standard and rebuttable presumption found in the original draft of this common sense measure. If overbreadth is a concern, I respectfully recommend including provisions that would limit this requirement to underground storage tank systems with a capacity of 1 million gallons or more.

Sincerely, Nancy Harter, Lahaina, HI

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Submitted on: 2/26/2026 11:01:27 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Gregory	Individual	Oppose	Written Testimony Only

Comments:

oppose