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GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



**DEAN MINAKAMI**  
EXECUTIVE DIRECTOR

## **STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

### **HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

### **DEAN MINAKAMI**

Hawaii Housing Finance and Development Corporation

Before the

### **HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE**

February 12, 2026 at 2:00 p.m.

State Capitol, Room 329

In consideration of

### **HOUSE BILL 1777 HOUSE DRAFT 1 RELATING TO HOUSING.**

Chair Matayoshi, Vice Chair Nakada Grandinetti, and members of the Committee.

HHFDC **supports** this House Bill 1777 House Draft 1, which addresses the critical issue of tenant displacement during housing redevelopment projects.

Most of HHFDC's affordable housing projects do not displace residents. If a project does cause displacement, we typically require developers to provide relocation assistance. This bill provides a balanced approach by ensuring that affordable housing projects financed by HHFDC include measures to protect displaced tenants. Specifically, the bill requires developers to:

1. Offer displaced tenants the right of first offer for a comparable unit in the new project.
2. Provide replacement housing payments to ease the financial burden of relocation.
3. Share information and guidance on relocation assistance and exercising tenant rights.
4. Maintain communication with displaced tenants throughout the redevelopment process.

Thank you for the opportunity to testify.



‘Ōlelo Hō‘ike ‘Aha Kau Kānāwai

**HOUSE BILL HB1777 HD1**  
RELATING TO HOUSING

Ke Kōmike Hale o ka Ho‘omalū Mea Kemu a me ka ‘Oihana Kālepa  
(House Committee on Consumer Protection & Commerce)

Hawai‘i State Capitol

Pepeluali 12, 2026

2:00 PM

Lumi 329

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Aloha e Chair Matayoshi, Vice Chair Grandinetti, and Members of the Committee:

The Office of Hawaiian Affairs (OHA) **SUPPORTS HB1777 HD1**, which codifies clear tenant protection requirements in state law for housing projects receiving development assistance from the Hawai‘i Housing Finance and Development Corporation (HHFDC) when those projects result in tenant displacement.

OHA recognizes the State’s urgent need to increase housing production. However, policy strategies that support development must be paired with focused consumer protections to ensure redevelopment projects do not unintentionally displace the very residents they intend to serve. When public subsidies, regulatory exemptions under HRS §201H-38, or other forms of government assistance are utilized, the public has a legitimate interest in ensuring baseline protections for affected tenants. Displacement caused by redevelopment, rising rents, or housing market pressures destabilizes families, erodes social networks, and weakens community cohesion. For Native Hawaiians, housing displacement can mean the loss of multigenerational support systems, cultural connections, and access to essential services. Housing instability is strongly linked to negative health, educational, and economic outcomes. Native Hawaiians are disproportionately represented among low-income renter households and among households experiencing housing insecurity.

This issue is particularly acute given that more than half of all Native Hawaiians now live outside of Hawai‘i, largely due in large part to housing costs and displacement. OHA is increasingly concerned that many new developments often utilizing HRS §201H

exemptions and significant state subsidies are removing older housing stock that was previously affordable to local families. While these projects may increase total unit counts, replacement units are frequently priced at levels that make it financially impossible for former tenants to return. Without clear tenant protections and a right of first offer or return, redevelopment can result in a net loss of truly accessible housing for the very communities these projects are intended to serve.

From a consumer protection standpoint, tenants facing displacement are among the most vulnerable participants in Hawai'i's housing market. Codifying minimum standards in statute ensures predictability, fairness, and consistent enforcement. Some in the development industry have asserted that relocation protections under HRS §111-1 are sufficient. However, that statute applies only when displacement results from state acquisition or condemnation. In many redevelopment projects, the State is not acquiring property but privatizing or redeveloping land it already owns, and HRS §111-1 has therefore been construed not to apply. Additionally, HRS §111-1 provides no right of return or first opportunity for displaced tenants to return to their community following redevelopment. Other states have codified tenant relocation and right-of-return protections in statute rather than relying solely on federal requirements or contractual provisions. It is critical that minimum tenant protections be clearly established in state law rather than embedded solely in HHFDC agreements and that HHFDC's enforcement authority be explicit.

HB1777 HD1 creates reasonable, clearly defined consumer safeguards when public resources, regulatory exemptions, or government assistance are used to support housing development. It balances the need for increased housing production with fairness to tenants who may otherwise bear the burden of redevelopment.

For these reasons, OHA respectfully urges the committee to **PASS HB1777 HD1**.

Mahalo for the opportunity to submit testimony.

To: House Committee on Consumer Protection & Commerce  
Re: **HB1777 HD1 – Relating to Housing**  
Hawai'i State Capitol & Via Videoconference  
February 12, 2026, 2:00 PM

Dear Chair Matayoshi, Vice Chair Grandinetti, and Committee Members,

On behalf of Hawai'i Children's Action Network Speaks!, I am writing in **SUPPORT of HB1777 HD1**. This bill requires developers developing a housing project under the Hawaii Housing Finance and Development Corporation to assist certain tenants who are subject to displacement or eviction by the proposed project and establishes consequences for a developer's noncompliance.

In 2023, over one in three children in our state lived in families that spent more than 30% of their income on housing, which is considered a high housing cost burden. This ranks Hawai'i a concerning 46<sup>th</sup> among the states for housing stability, highlighting Hawai'i's affordable housing crisis.<sup>1</sup>

Research has shown that housing instability has harmful effects on children's health and educational outcomes<sup>2</sup> and that the stresses of childhood poverty and homelessness have both immediate and long-term effects on keiki's physical and mental health, behavioral self-control, academic achievement, and earnings as adults.<sup>3</sup>

In 2024, more than 1,000 youth and young adults across the state were counted as homeless<sup>4</sup> and Hawai'i had the highest homelessness rate in the nation, more than 3.5 times the national average.<sup>5</sup> This bill can help keep our families housed and avoid adding to our homelessness crisis.

Mahalo for the opportunity to provide this testimony. Please pass this bill.

Thank you,

Nicole Woo  
Director of Research and Economic Policy

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<sup>1</sup> [https://www.hawaii-can.org/kids\\_count\\_2025\\_hawaii\\_profile](https://www.hawaii-can.org/kids_count_2025_hawaii_profile)

<sup>2</sup> <https://housingmatters.urban.org/articles/how-housing-affects-childrens-outcomes>

<sup>3</sup> <https://www.apa.org/topics/socioeconomic-status/poverty-hunger-homelessness-children>

<sup>4</sup> <https://hhdw.org/na-2024-homeless-point-in-time-counts/>

<sup>5</sup> <https://uhero.hawaii.edu/wp-content/uploads/2025/05/HawaiiHousingFactbook2025.pdf>



COMMITTEE ON CONSUMER PROTECTION & COMMERCE  
Representative Scot Z. Matayoshi, Chair  
Representative Tina Nakada Grandinetti, Vice Chair

Hearing Date: February 12, 2026 at 2:00pm (Room 329)

**Re: SUPPORT for HB 1777 HD 1, Relating to Housing**

Dear Committee Members,

The Medical-Legal Partnership for Children in Hawai'i provides free, direct legal services to patients in community health settings. Many of our clients are public housing tenants and residents facing unstable housing situations. We testify in **SUPPORT for HB 1777 HD 1**, which would prevent further displacement of low-income residents impacted by affordable housing redevelopment across Hawai'i.

Our Medical-Legal Partnership program has worked with residents of the Kūhiō Park Terrace (KPT) Low-Rise over the last two years as they faced the demolition of their homes in the name of redevelopment. We have seen how the redevelopment of low-income housing can result in the permanent uprooting of tight-knit local communities, with longtime resident families left to face further housing instability. This occurs when developers promise, but are not required, to provide relocation services and a meaningful right of first offer in the new housing project.

As detailed by [Civil Beat](#)<sup>1</sup>, over the last year, sixty-four KPT Low-Rise units were demolished to build 304 affordable housing units, yet most residents faced deeply inadequate relocation services. Despite some federal protections that require these relocation services, tenants had limited recourse to bring complaints. Importantly, the tenants had no process to facilitate their contractually required right to return. Because state law does not require this right to return.

As more housing is redeveloped, the state must step in to pass legislation to ensure minimal protections are clear in state law, not buried in contractually documents from HHFDC. Additionally, enforcement powers of HHFDC must be made clear. I personally accompanied KPT residents to a “comparable unit” that was boarded up and uninhabitable. Households with disabled elders were offered walk-ups and inaccessible units. And families with school-aged children were sent to units far outside their school districts. This struggle is still on-going, and some of those same KPT tenants filed a lawsuit against the Hawai'i Public Housing Authority for violating their rights under federal law related to the KPT redevelopment. If HHFDC had enforcement powers, this litigation would be unnecessary.

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<sup>1</sup> Jeremy Hay, *O'ahu Public Housing Tenants Promised Relocation Help Hit Dead-Ends*, Honolulu Civil Beat, February 27, 2025, <https://www.civilbeat.org/2025/02/o%ca%bbahu-public-housing-tenants-promised-relocation-help-hit-dead-ends/>.



Medical-Legal Partnership for Children in Hawai'i  
A Project of the William S. Richardson School of Law

I have heard it claimed that the provisions in HB 1777 are already covered by federal law. They are not. At best, the [massive redevelopment plans of Governor Green and HPHA](#) may only be required by federal law to provide displaced tenants with relocation to a comparable unit, as was required for KPT Low-Rise redevelopment. There was no federal right to return or rent support obligations. In fact the right of first refusal and ongoing communication with tenants (which was terribly executed) was required by HHFDC, not federal law.

I also heard claims that requiring these provisions under state law might delay redevelopment. This seems unlikely. Using [KPT Low-Rise](#) as an example, even if the 64 displaced households received the maximum rent support allowed in this bill (approx. \$1,800/month), the 3 months' requirement for 64 units would be about \$345,000. This is a fraction of the \$65 million in subsidies and low-interest (0.0% to 0.25%) loans the developers are receiving. Further, the KPT residents served by our MLPC typically paid monthly rents from \$50 to \$1,300. So realistically, HB 1777's provisions would have required the developer to pay about \$120,000 in rent supports to the tenants. This is neither a burden to developers, nor a "windfall" for tenants.

HB 1777 HD 1 is a critical step to prevent further loss of local families, and to begin building accountability into the numerous redevelopment projects to come in Hawai'i.

Thank you for this opportunity to submit testimony in support of HB 1777 HD 1.

/s/

Dina Shek  
Legal Director



1001 Bishop Street #625 | Honolulu, HI 96813  
866-295-7282 | [aarp.org/hi](http://aarp.org/hi) | [hiaarp@aarp.org](mailto:hiaarp@aarp.org) |  
[Twitter.com/aarphawaii](https://twitter.com/aarphawaii) | [facebook.com/aarphawaii](https://facebook.com/aarphawaii)

**The Thirty-Third Legislature  
House Committee on Consumer Protection & Commerce  
Thursday, February 12, 2026  
Conference Room 329  
2:00 p.m.**

TO: The Honorable Scot Z. Matayoshi, Chair  
FROM: Keali'i S. López, State Director  
RE: Support for H.B. 1777 Relating to Housing

Aloha Chair Matayoshi and Members of the Committee:

I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people fifty and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families. On behalf of our 135,000 members statewide, thank you for the opportunity to testify on H.B.1777 HD1.

**AARP is in strong support of H.B. 1777 HD1** which addresses a critical and growing housing challenge in Hawai'i: the displacement of tenants when housing developments that receive public assistance are redeveloped. The bill strengthens tenant protections specifically for tenants who are **displaced or evicted** due to redevelopment of housing projects that receive assistance from the Hawai'i Housing Finance and Development Corporation (HHFDC).

At its core, the measure recognizes that **publicly assisted housing redevelopment must not come at the expense of the very residents it is meant to serve**. Without clear statutory protections, tenants particularly older adults and households with fixed incomes face involuntary displacement, loss of community ties, and financial hardship.

H.B. 1777 HD1 is particularly strong because it establishes **clear, enforceable obligations** for developers receiving HHFDC assistance. The bill requires developers to:

- Provide displaced tenants with a **Right of First Offer** for a **comparable unit** in the redeveloped project, ensuring a genuine right to return rather than a symbolic promise.
- Pay a **replacement housing payment** equal to the lesser of three months' rent or three months of rent affordable to a two-person household at **60% of area median income**, helping tenants cover deposits, moving costs, and temporary housing.

- Deliver **information and assistance** to tenants so they understand their rights and relocation options, reducing confusion and fear during an already stressful process.
- **Track and maintain communication** with tenants starting at least **120 days before** notices to vacate are issued and continuing through project completion, promoting transparency and accountability.

Hawai'i is **approaching a period of heightened housing instability**. A 2024 report prepared by Smart Growth America for AARP estimates that affordability restrictions are set to expire on 5,000 housing units statewide between 2031 and 2040, with more than half occurring between 2031 and 2035. While the bill does not attempt to resolve all affordability expirations, it **directly mitigates the human cost of redevelopment-driven displacement**, which is one of the most destabilizing outcomes of expiring affordability.

**Displacement is not a neutral event**. It can be devastating for older adults who rely on proximity to medical providers, public transportation, caregivers, and long-established community networks. Once displaced, many tenants struggle to return, even when redevelopment produces new units, because of higher rents, lack of notice, or insufficient relocation support. H.B. 1777 HD1 ensures these individuals are **not left behind during redevelopment** by guaranteeing a **right to return** and requiring ongoing communication.

Importantly, these requirements are backed by **HHFDC oversight and enforcement mechanisms**, including funding delays, halted relocation activities, withheld disbursements, or temporary ineligibility for HHFDC programs if developers fail to comply. This ensures the **bill has real teeth and is not merely aspirational**.

H.B. 1777 HD1 strikes a careful and responsible balance. It allows redevelopment to proceed while ensuring that tenants are not treated as collateral damage. By codifying the right to return, providing modest but critical financial assistance, and requiring early and continuous communication, the bill offers a humane, practical solution to displacement that reflects Hawai'i's values.

Passing this measure affirms that housing policy is **not only about units, but also about people**.

We **respectfully urge the House Committee on Consumer Protection & Commerce to pass H.B. 1777 HD1**. Mahalo for your continued commitment to addressing Hawai'i's housing crisis and for considering this important measure.



February 12, 2026

Representative Scot Matayoshi, Chair  
Representative Tina Grandinetti, Vice Chair  
Committee on Consumer Protection and Commerce

RE: **HB 1777- Relating to Housing**  
**Hearing date: Thursday February 12, 2026 at 2:00PM**

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

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii with COMMENTS to HB 1777 Relating to the Rental Housing Revolving Fund (RHRF). NAIOP Hawaii represents over 200 industry professionals, including developers, owners, investors, asset managers, lenders, and other stakeholders committed to responsible real estate development in Hawai'i.

HB 1777 requires developers developing an affordable housing project under Hawaii Housing Finance and Development Corporation (HHFDC) to assist certain tenants who are subject to displacement or eviction by requiring the proposed project to offer: 1) tenants the right of first refusal of a comparable unit in the housing project; and 2) provide replacement housing payments at the lesser of three months' rent or an amount equivalent to three months' rent that is affordable to a two-person household at 60% of the applicable AMI. Further the measure establishes procedures to track and maintain communication with those tenants and establishes consequences for a developer's noncompliance.

To be clear NAIOP Hawaii strongly support tenant protections, however, this bill creates unintended financial consequences that may stall housing development, increase project costs, and may ultimately reduce the number of housing units built at all income levels. Many developers already provide robust compensation to those displaced by housing projects. Further, HHFDC and HUD require compensation for their projects. We would recommend that language be included to exempt tenants already receiving assistance through another state or federal program from receiving assistance from this measure.

NAIOP Hawaii remains concerned with the required relocation benefits of no less than three month's rent. The financial compensation provisions require developers to provide three months of comparable rent upfront, which increases project costs and will impact the number of housing units that can be built.

Should the committee elect proceed with the measure, NAIOP Hawai'i GAC requests that the bill be amended to expressly avoid duplicative or conflicting oversight for projects already subject to federal or existing State relocation regimes. Specifically, we recommend that Page 9, Lines 7-"*...provided that for projects developed under federal programs for affordable housing that offer relocation payments and other relocation assistance to displaced and evicted tenants, the federal regulations that offer greater protections to tenants be exempt from this section."*

While we appreciate the previous committee's amendment to cap assistance at three months rent at the time of displacement, NAIOP Hawaii further recommends placing a cap on the three months' rent of compensation that is granted. At a maximum, the compensation provided should be three months of rent differential equaling the difference between a tenant's rent current at the time of displacement and the cost of rent in a comparable unit within the same district. This prevents a potential windfall and equitably accounts for the tenant's current living costs and the increase in costs associated with displacement.

We urge the committee to reconsider HB1777 and find a solution that protects tenants while ensuring affordable housing projects remain financially viable. We stand ready to collaborate on policies that will truly accelerate affordable housing production and create a sustainable path forward for Hawai'i's residents.

Mahalo for your consideration,

Ken Hayashida, President  
NAIOP Hawaii



# HAWAII APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice  
**Support for HB1777 HD1– Relating to Housing**  
House Committee on Consumer Protection  
Thursday, February 12, 2026 at 2:00PM Conf. Rm. 329 and via Videoconference

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Aloha Chair Matayoshi, Vice Chair Grandinetti, and members of the committee;

Mahalo for the opportunity to testify in **strong support of HB1777 HD1**, which establishes a method of stabilizing residents who may be displaced by new HHFDC assisted projects. This legislation creates a framework that addresses potential tensions between our urgent need for new affordable housing and community concern of new developments, while protecting our existing communities and their residents.

201H is one of the best tools in this state to address our housing crisis and it is critical that we use this tool to promote new housing in a way that stabilizes existing residents and puts in a method for addressing potential displacement of tenants. One of the most persistent concerns raised about new development, and specifically redevelopment, is the displacement of current residents and the permanent loss of community connections.<sup>1</sup>

HB1777 HD1 addresses the issues and concerns around displacement by establishing a clear, predictable framework for residents protections during redevelopment. By requiring meaningful relocation assistance, clear communication, and the right return to comparable affordable units, the measure ensures that new housing investment does not come at the expense of people who already call these communities home.

These protections could help reduce opposition to housing projects by addressing the human impacts of development head-on. Research consistently shows that new housing supply helps moderate housing costs over time,<sup>2</sup> but when residents fear displacement without recourse, resistance hardens.<sup>3</sup> This bill helps bridge that gap by allowing housing to move forward while maintaining trust, dignity, and stability for affected residents.

HB1777 HD1 recognizes that housing production and resident stability are not competing goals. When done thoroughly, they reinforce each other.

We respectfully urge the committee to move HB1777 HD1 forward. Mahalo for the opportunity to testify.

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<sup>1</sup> <https://escholarship.org/content/qt7bx938fx/qt7bx938fx.pdf>

<sup>2</sup>

[https://escholarship.org/content/qt5d00z61m/qt5d00z61m\\_noSplash\\_2f9309175eb6c1375a544dc12b3ae1e6.pdf](https://escholarship.org/content/qt5d00z61m/qt5d00z61m_noSplash_2f9309175eb6c1375a544dc12b3ae1e6.pdf)

<sup>3</sup> <https://www.tandfonline.com/doi/full/10.1080/07352166.2019.1623684>



# Adult Friends for Youth

*"Redirecting lives to stop Violence"*

Testimony on HB1777 HD 1

PRESIDENT AND CEO  
*Deborah L.K. Spencer-Chun,  
M.S.W.*

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PRESIDENT EMERITUS  
*Sidney M. Rosen, M.S.W., PhD*

*\*Past Chair of the Board*

Submitted to: Committee on Consumer Protection and Commerce  
Representative Scot Z. Matayoshi, Chair  
Representative Tina Nakada Grandinetti, Vice Chair

From: Debbie Spencer-Chun, President and CEO of Adult Friends for Youth (AFY).

In strong support of HB1777 HD1 to protect local families facing displacement due to redevelopment.

Mahalo nui loa for allowing me to testify.

As President & CEO of Adult Friends for Youth (AFY), for the past 18 years and having worked directly with high-risk youth for over 20 years, this nonprofit organization dedicated to the safety, stability, and well-being of children and youth in our communities. We work closely with our youth and families living in public housing and redevelopment-impacted areas, and we appreciate the opportunity to share our perspective on House Bill 1777 HD1.

Over the past couple of years, residents of Kuhio Park Terrace have lacked clear, precise, and meaningful communication regarding their future housing relocation and their right to return to a new development. Many have endured significant hardship that has contributed to mental and physical instability, which is deeply concerning—particularly for the youth living in these households. The struggles have been real, and families need strong voices to help advocate for them. AFY is committed to being one of those voices.

HB 1777 HD1 provides essential and practical protections by ensuring:

1. A clear right of first offer of a comparable unit in the new development;
2. Comprehensive relocation assistance for all displaced tenants, including replacement housing payments, individualized relocation services, and ongoing support throughout the redevelopment process; and
3. Accountability measures to ensure compliance with these requirements.

From a youth-serving perspective, housing stability is foundational. HB 1777 HD1 offers clarity, fairness, and accountability that can reduce uncertainty, minimize displacement-related harm, and help families—and the children within them—remain connected to their communities.

For these reasons, Adult Friends for Youth respectfully urges your strong support of HB 1777 HD1. Thank you for your consideration and for your continued

commitment to housing policies that protect families and promote the well-being of youth.

I appreciate your time on this matter!

Respectfully submitted, Deborah Spencer-Chun



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

February 12, 2026

House Committee on Consumer Protection & Commerce  
Hawai'i State Capitol  
Honolulu, HI 96813

**RE: SUPPORT for HB 1777 HD1 - RELATING TO HOUSING**

Aloha Chair Matayoshi, Vice Chair Grandinetti, and Members of the Committee,

On behalf of Hawai'i YIMBY, we write in **support of HB 1777 HD1**, which requires protections and assistance for tenants who are displaced by housing projects that receive support from the Hawai'i Housing Finance and Development Corporation. Hawai'i's housing shortage remains severe and will continue to require the redevelopment of existing residential areas into more dense housing. As we redevelop older housing stock, it is essential that current residents are treated fairly and given a meaningful opportunity to remain part of their community.

HB 1777 HD1 strikes an important balance by allowing housing development to move forward while recognizing the real human costs of displacement. The bill requires developers to offer displaced tenants the right of first offer to a comparable unit in the new project and to provide replacement housing payments and clear information about relocation assistance. While we agree that lowering the overall cost of building housing must remain a priority, we also believe that the impacts of displacement should not be ignored or shifted entirely onto tenants. These costs should be acknowledged as part of responsible redevelopment.

We also strongly support the bill's emphasis on communication and transparency. Requiring developers to maintain contact with displaced tenants throughout the redevelopment process helps ensure that tenants understand their rights and are able to



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

plan for their housing future. These provisions promote housing stability and reduce unnecessary disruption for families and communities.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

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

Sincerely,

Damien Waikoloa

Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega

Chapter Lead, Hawai'i YIMBY

Huey Kwik

Chapter Lead, Hawai'i YIMBY





**Parents And  
Children Together**

**BUILDING THE RELATIONSHIPS  
THAT MATTER MOST**

ParentsAndChildrenTogether.org

## **TESTIMONY IN SUPPORT OF HB 1777 HD1 RELATING TO HOUSING**

**TO:** Chair Matayoshi, Vice-Chair Grandinetti, & Members,  
House Committee Consumer Protection & Commerce  
**FROM:** Trisha Kajimura, PACT Vice-President of Strategy and External Affairs  
**DATE:** February 12, 2026, 2:00 PM

**Parents and Children Together (PACT) supports HB 1777 HD1**, which requires developers under the Hawaii Housing Finance and Development Corporation to assist certain tenants who are subject to displacement or eviction due to the development of affordable housing projects. These tenants will have the right of first offer of a comparable unit, receive replacement housing payments and assistance through the process. Developers will also be required to establish procedures to track and maintain communication with the displaced tenants through the redevelopment period.

PACT's origins are in public housing. We were founded by residents of Kuhio Park Terrace in 1968 and have had a home-base there ever since. Currently we have programs based at KPT, including our Family and Economic Opportunities Centers, Head Start and Early Head Start classrooms and offices, and our Tenacious, Rooted Youth Center (formerly known as the Teen Center). We also have a Youth Center at Pu'uwai Momi Public Housing in Halawa. These roots in public housing and our relationship with families over the years are key to PACT's values and identity as an organization.

Through these programs we provide direct services and partner with families to connect them with support for their health, safety, and economic stability. Displacement and relocation without intensive support disconnects people from critical services such as healthcare, childcare, and the school environments they are familiar with. It's important to us that the community we have been nurtured in is similarly treated with respect and dignity as their legal rights are protected. Residents forced to relocate during development or redevelopment must retain their access to services and schools, so their healthcare, social services and education are not interrupted.

Over the years, PACT has developed into a statewide community-based organization providing a wide array of innovative and educational social services to families in need. Assisting more than 18,000 people across the state annually, we help identify, address, and successfully resolve challenges through our 20 programs. Among our services are early education programs, domestic violence prevention and intervention programs, child abuse prevention and intervention programs, childhood sexual abuse supportive group services, child and adolescent behavioral health programs, sex trafficking intervention, poverty prevention and community building programs.

Thank you for the opportunity to testify. Please contact me at (808) 847-3285 or [tkajimura@pacthawaii.org](mailto:tkajimura@pacthawaii.org) if you have any questions.

**HB-1777-HD-1**

Submitted on: 2/11/2026 9:04:20 AM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Andrew Grandinetti	Individual	Support	Written Testimony Only

Comments:

Oahu has an estimated unsheltered population larger than the entire country of Japan. Much of the reason for the low rates of homelessness in Japan is the strong tenants' rights provided by the Act on Land and Building Resources. While the causes of homelessness are complex, Japan's policies demonstrate the effectiveness of providing strong tenants' rights. While we do need more housing, we cannot just build our way out of this housing crisis without stronger protections of tenants' rights. I strongly support HB1777 for this reason.

Mahalo,

Andrew Grandinetti, PhD

**HB-1777-HD-1**

Submitted on: 2/11/2026 9:23:38 AM

Testimony for CPC on 2/12/2026 2:00:00 PM

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

Comments:

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

I am testifying in **strong support** of HB1777. This bill provides critical, common-sense protections for some of Hawai‘i’s most vulnerable residents: the families and individuals living in state-funded 201H affordable housing projects.

Hawai‘i is in the midst of a housing crisis, and we desperately need to redevelop our aging affordable housing stock. However, redevelopment should not come at the cost of displacing the very people these homes were built to serve.

Currently, when a 201H project is redeveloped, residents face a fragmented, uncertain process. Without guaranteed relocation assistance and a legally enforceable right to return, many families slip through the cracks—ending up doubled up in overcrowded homes, priced out of their neighborhoods, or facing homelessness.

HB1777 solves this by establishing a predictable, transparent framework for everyone involved. It is a fair compromise: it allows developers to move forward with much-needed projects while ensuring that residents are treated with dignity.

Specifically, HB1777 does three essential things:

1. **Guarantees Communication:** It requires developers to provide clear, accessible information to tenants about their rights and how to exercise them. This ends the confusion that often leaves kupuna and non-English speaking families left behind.
2. **Ensures Stability:** By granting tenants the right of first offer to a comparable unit in the new project and providing replacement housing payments during construction, this bill ensures that redevelopment is a pathway to better housing, not displacement.
3. **Establishes Accountability:** By creating tracking procedures and consequences for noncompliance, this bill ensures that promises made to residents are legally enforceable promises kept.

This is not just about buildings; it is about people. It is about the working families, the elderly, and the disabled who rely on this housing stability. Redevelopment should uplift communities, not break them apart. HB1777 offers a humane, financially responsible path forward that prevents the high social and financial costs of displacement-induced homelessness.

I respectfully urge you to pass HB1777. It is the right thing to do for our families and for the future of affordable housing in Hawai'i.

Mahalo for the opportunity to testify.

**HB-1777-HD-1**

Submitted on: 2/11/2026 10:59:21 AM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shirley David	Saint Michael the Archangel Parish, Kailua Kona	Support	Written Testimony Only

Comments:

HB1777 requires developers of 201H projects to reimburse displaced renters for relocations expenses. Without this protection the former tenants may become homeless. That defeats the purpose of building more affordable housing.

**HB-1777-HD-1**

Submitted on: 2/11/2026 11:06:59 AM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shay Chan Hodges	Individual	Support	Written Testimony Only

Comments:

I support HB1777.

**HB-1777-HD-1**

Submitted on: 2/11/2026 11:55:57 AM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Doneileen Willets	Individual	Support	Remotely Via Zoom

Comments:

Aloha,

My name is Doneileen Willets, and I am in full support of Bill HB 1777. My family along with myself were affected by the redevelopment project of kuhio homes. We can attest to the struggle, looking for a place without any assistance was difficult. There were no open suggestions, only enforcement all the while racing a deadline. We fought very hard to be kept in the same community that raised us, not because of familiarity but because of the bond and love that this place still holds. The challenges without accountability in these redevelopment projects can be heard from those who moved out of their community. You'll learn that kids are still trying to find their sense of belonging, and elders that are starting to lose that. To maintain and preserve community you must first learn what does the community need? Time and transparency, balance and harmony. Thank you for hearing my testimony.

Mahalo!

**HB-1777-HD-1**

Submitted on: 2/11/2026 12:54:58 PM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anne Leake	Individual	Support	Written Testimony Only

Comments:

Aloha mai, Chair Matoyoshi, Vice Granidetti and memebrs of the House Committe on Consumer Protection and Commerce. My name is Anne Leake and I am a retired nurse practitioner from Kaneohe. I practiced for over 30 years in federally funded community health centers and have seen first hand how insecure housing affects health. My church in Kalihi-Palama sponsors a food pantry. One of our volunteers is in the position of knowing she has to leave Mayor Wright Housing but has no idea where she is headed. This disruption is traumatic for her and her family. HB1777 protects residents of 210H affordable housing projects from displacement by guaranteeing clear communication, relocation assistance, and right to return to comparable affordable housing during redevelopment. Please give HB1777 favorable consideration. Mahalo for the opportunity to testify.

**LATE**

**HB-1777-HD-1**

Submitted on: 2/11/2026 2:35:35 PM

Testimony for CPC on 2/12/2026 2:00:00 PM

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

Comments:

I support this bill to help our renters in 201H projects, as otherwise, renters can become homeless or suffere major disruption during the development process.

**LATE**

**HB-1777-HD-1**

Submitted on: 2/11/2026 3:54:52 PM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julia Berlin	Individual	Support	Written Testimony Only

Comments:

I support this. Palolo resident. Thank you.

**LATE**

**HB-1777-HD-1**

Submitted on: 2/11/2026 4:23:29 PM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Erendira Aldana	Individual	Support	Written Testimony Only

Comments:

Part of what makes Hawai'i special are the people that live and work here. Without people, there is no community. Building housing is important but it should not be at the expense of the current tenants and neighbors. Codifying more rights for working class neighbors - that rent - help protect the integrity of our community. This should be part of an inclusive, multi prong approach, to help address our complex housing and cost of living crisis.

**LATE**

**HB-1777-HD-1**

Submitted on: 2/11/2026 4:40:01 PM

Testimony for CPC on 2/12/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lawrence S Franco	Individual	Support	Written Testimony Only

Comments:

Housing in Hawaii has become a daily struggle to maintain for so many of our people. A renter does not have the option of being displaced if improvements are made. When changes are made to their residence and they are required to leave their home, then it becomes a nightmare of finding another residence which they can rent at a cost which their earnings can cover. So giving tenants protection from residence lost is the pono thing to do. Please pass HB1777. Thank you.