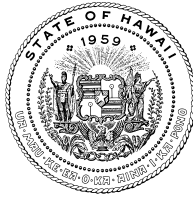


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

SENATE COMMITTEE ON HOUSING

AND

SENATE COMMITTEE ON HEALTH AND HUMAN SERVICES

March 19, 2026 at 1:06 p.m.

State Capitol, Room 225

In consideration of

**HOUSE BILL 1777 HOUSE DRAFT 2
RELATING TO HOUSING.**

Chairs Chang and San Buenaventura, Vice Chairs Hashimoto and McKelvey, and members of the Committee.

HHFDC **supports** this House Bill 1777 House Draft 2, which addresses the 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.

Thank you for the opportunity to testify.



OFFICE OF HAWAIIAN AFFAIRS

‘Ōlelo Hō‘ike ‘Aha Kau Kānāwai

TESTIMONY IN SUPPORT OF HOUSE BILL 1777 HD2
RELATING TO HOUSING

LATE

Ke Kōmike ‘Aha Kenekoa o ke Kuleana Hale Noho
(Senate Committee on Housing)
Ke Kōmike ‘Aha Kenekoa o ke Olakino a me ka Lawelawe Kanaka
(Senate Committee on Health and Human Services)

Ke Kapitala ‘o Hawai‘i
(Hawai‘i State Capitol)

Malakai 19, 2026

1:06 PM

Lumi 225

Aloha e Chair Chang, Chair San Buenaventura, Vice Chair Hashimoto, Vice Chair McKelvey, and Members of the Committees:

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 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, an intensify anti-development sentiment.

Codifying minimum standards in statute helps ensure that redevelopment efforts do not contribute to anti-development sentiment by providing assurances to affect communities. Other states have codified tenant relocation and right-of-return protections in statute rather than relying solely on federal requirements or contractual provisions. At minimum, these tenant protections should be clearly established in state law, not left embedded solely in HHFDC agreements, and HHFDC's enforcement authority should be explicit.

OHA acknowledges the amendments, which help clarify the intent and implementation of this measure. The clarification that the right of first offer must be provided prior to displacement or as soon as practicable thereafter strengthens the measure's consumer protection framework and helps ensure tenants are not excluded from redevelopment opportunities.

HB1777 HD2 creates reasonable, clearly defined community 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 and communities who may otherwise bear the burden of redevelopment and displacement.

For these reasons, OHA respectfully urges the committees to **PASS HB1777 HD2.**

Mahalo for the opportunity to submit testimony.



**Parents And
Children Together**

**BUILDING THE RELATIONSHIPS
THAT MATTER MOST**

ParentsAndChildrenTogether.org

TESTIMONY IN SUPPORT OF HB 1777 HD2 RELATING TO HOUSING

TO: Chair Chang, Vice-Chair Hashimoto, & Members,
Senate Committee on Housing
Chair San Buenaventura, Vice-Chair McKelvey, & Members,
Senate Committee on Health and Human Services

FROM: Trisha Kajimura, PACT Vice-President of Strategy and External Affairs

DATE: March 19, 2026, 1:06 PM

Parents and Children Together (PACT) supports HB 1777 HD2, 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 (TRY Center). We also have a TRY 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.

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



Committee: Senate Committees on Housing & Health and Human Services
Hearing Date/Time: Thursday, March 19, 2026, at 1:06 PM
Place: Conference Room 225 & Via Videoconference
Re: **Testimony of the ACLU of Hawai'i in SUPPORT of HB1777 HD2: Relating to Housing**

Dear Chairs Chang & San Buenaventura, Vice-Chairs Hashimoto & McKelvey, and Members of the Committees:

The ACLU of Hawai'i ("ACLU-HI") **supports HB1777 HD2**, which would establish tenant protection requirements for housing projects that receive development assistance from the Hawai'i Housing Finance and Development Corporation (HHFDC) and result in the displacement or eviction of tenants in existing affordable rental units. It would also direct HHFDC to take specific actions if a developer fails to comply with these requirements.

Tenants' rights is a civil liberties issue. All people, regardless of their circumstances or background, should have access to safe and stable housing. Evictions can shape access to education for children, physical and mental health, and financial stability.¹ Further, evictions are one of the direct causes of homelessness, which disproportionately affect communities of color. Based on 2024 Point in Time Count data, 51% of the population experiencing homelessness on O'ahu identified as Native Hawaiian or Pacific Islander.²

Building affordable housing is necessary, but it should not come at the expense of existing renters. Those who are evicted from their homes may find themselves unable to afford or secure housing. This bill ensures that developers are responsible if their redevelopment projects displace people by providing relocation assistance, replacement housing payments, and the right to first return, providing existing renters with the first opportunity to apply for a unit in the new project.

¹ ACLU. (2022). *No Eviction Without Representation: Evictions' Disproportionate Harms and the Promise of Right to Counsel*. <https://www.aclu.org/publications/no-eviction-without-representation>

² Partners In Care O'ahu. (2024). *Point In Time Count 2024 Comprehensive Report*. <https://www.partnersincareoahu.org/pitc>

By passing HB1777 HD2, Hawai‘i can ensure that tenants are treated with dignity and respect by establishing necessary protections from displacement.

Mahalo for the opportunity to testify.

Sincerely,

Donavan Kamakani Albano

Donavan Kamakani Albano

Policy Fellow

ACLU of Hawai‘i

With more than 4,000 Hawaii-based members, the mission of the American Civil Liberties Union of Hawai‘i is to protect the fundamental freedoms enshrined in the United States and Hawai‘i State Constitutions through legislative, litigation, and public education work. The ACLU of Hawai‘i is a non-partisan and private non-profit organization that provides its services at no cost to the public and does not accept government funds. The ACLU of Hawai‘i has been serving our communities in Hawai‘i for over 60 years.

American Civil Liberties Union of Hawai‘i
P.O. Box 3410
Honolulu, Hawai‘i 96801
T: 808.522.5900
F: 808.522.5909
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**The Thirty-Third Legislature
Senate Committee on Housing
Senate Committee on Health and Human Services
Thursday, March 19, 2026
Conference Room 225
1:06 p.m.**

TO: The Honorable Stanley Chang, Chair
The Honorable Joy San Buenaventura, Chair
FROM: Keali'i S. López, State Director
RE: Support for H.B. 1777, HD2 Relating to Housing

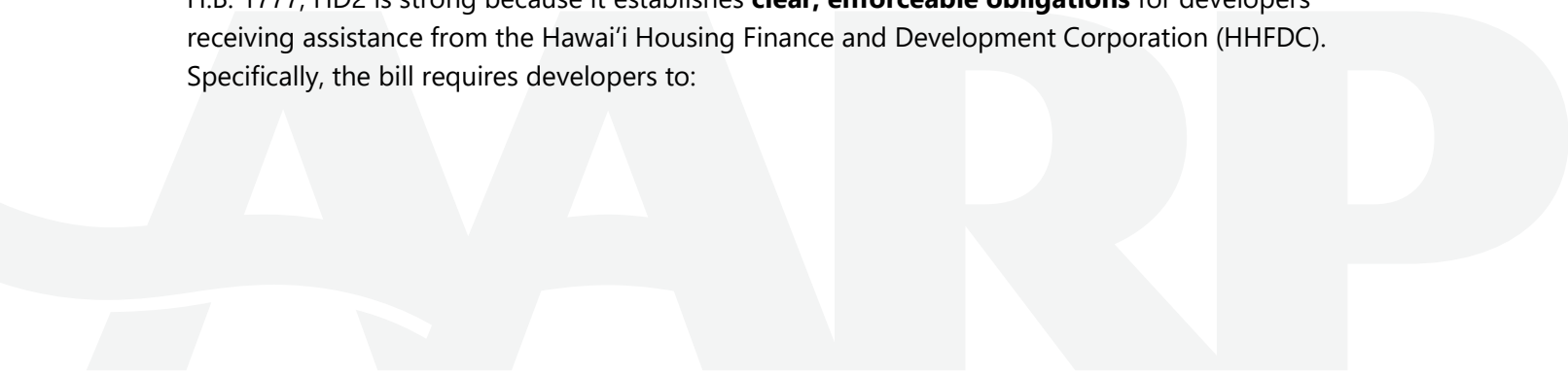
Aloha Chair Chang, Chair San Buenaventura and Members of the Committees:

My name is Keali'i López, and I serve as State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan organization dedicated to empowering people age 50 and older to live with dignity, security, and independence. On behalf of our more than **135,000 members statewide**, we **strongly support** H.B. 1777, HD2, and we urge this committee to pass this measure without weakening its core protections.

H.B. 1777, HD2 confronts a **critical failure in Hawai'i's housing system**: when housing developments that receive **public assistance** are redeveloped, tenants—often older adults and families with limited incomes—can be displaced with little meaningful protection. This bill makes clear that **when public dollars are used, the public interest must be protected**, and that includes the people who already call these homes their own.

At its core, this measure affirms a simple but essential principle: **publicly assisted redevelopment must not come at the expense of the very residents it is intended to serve**. Without enforceable statutory safeguards, redevelopment too often results in involuntary displacement, loss of community, and financial instability—outcomes that are especially devastating for older adults living on fixed incomes. Housing instability at later stages of life is not a temporary inconvenience; it can permanently undermine health, independence, and well-being.

H.B. 1777, HD2 is strong because it establishes **clear, enforceable obligations** for developers receiving assistance from the Hawai'i Housing Finance and Development Corporation (HHFDC). Specifically, the bill requires developers to:



- Provide displaced tenants with a **Right of First Offer for a comparable unit** in the redeveloped project ensuring a **real, enforceable right to return**, not a hollow promise.
- Provide 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**, recognizing the actual costs of displacement, including deposits, moving expenses, and interim housing.
- Deliver **clear information and meaningful assistance** so tenants understand their rights and options, reducing fear and confusion during an already destabilizing process.
- Maintain **early and continuous communication**, beginning at least **120 days before** notices to vacate are issued and continuing through project completion, creating transparency and accountability throughout redevelopment.

These provisions are not excessive, they are **practical, humane, and proportionate**. They do not stop redevelopment. They simply ensure that redevelopment is done **responsibly**.

The need for these protections is urgent. Hawai'i is entering a period of heightened housing instability, with thousands of affordability restrictions set to expire in the coming years. While H.B. 1777, HD2, does not solve every aspect of this looming crisis, it directly addresses one of its most harmful consequences: **the preventable displacement of tenants during redevelopment**. Displacement is not an abstract policy outcome; it is a lived experience that fractures communities and disproportionately harms older residents.

Importantly, this measure includes **meaningful enforcement**. HHFDC is empowered to ensure compliance through funding delays, halted relocation activities, withheld disbursements, or temporary ineligibility for future assistance. These mechanisms ensure that the bill's protections are **real and enforceable**, not merely aspirational.

H.B. 1777, HD2 strikes the right balance. It supports continued housing development while drawing a clear line that **tenants are not collateral damage**. By codifying the right to return, requiring modest relocation assistance, and mandating early and ongoing communication, the bill reflects Hawai'i's commitment to fairness, kuleana, and community stability.

Housing policy is not only about producing units, but also about **protecting people**. We respectfully urge the Senate Committees to **pass H.B. 1777, HD2**, and to affirm that when public resources are invested in housing, Hawai'i will not abandon the residents who depend on it.

Mahalo for the opportunity to testify and for your leadership on this critical issue.



Testimony in SUPPORT of H.B. 1777, H.D. 2 - Relating to Housing

Submitted to the Senate Committees on Housing and Health and Human Services
Hawaii State Legislature, Thirty-Third Legislature, 2026

Aloha Chairs, Vice Chairs, and Members of the Committees:

I am submitting this testimony in **strong support** of H.B. 1777, H.D. 2, which would require developers receiving assistance from the Hawaii Housing Finance and Development Corporation (HHFDC) to protect tenants displaced by redevelopment projects.

Hawaii's housing crisis demands bold action to increase the supply of affordable housing. However, we must ensure that the very communities these developments are meant to serve are not harmed in the process. Displacement is not a minor inconvenience; it tears apart families, destabilizes communities, and causes measurable harm to children's health and academic outcomes. It is a moral contradiction to build affordable housing on the backs of the low-income tenants we are trying to help.

H.B. 1777, H.D. 2 strikes a sensible and balanced approach by:

- Granting displaced tenants a right of first offer for a comparable unit in the new development, ensuring they can return to their community;
- Providing meaningful replacement housing payments to bridge the gap during displacement;
- Requiring developers to proactively communicate with and support displaced tenants throughout the process; and
- Establishing clear enforcement mechanisms to hold non-compliant developers accountable.

These are reasonable, targeted protections that apply specifically to projects already receiving public assistance through HHFDC. Developers benefiting from public funding, incentives, and waivers should be held to a higher standard of community responsibility. This bill ensures that public resources used to build affordable housing do not simultaneously destroy the affordable housing and the lives that already exist.

I urge the Committee to pass H.B. 1777, H.D. 2, and send a clear message that Hawaii values the stability and dignity of its most vulnerable residents.

Mahalo for the opportunity to testify.

HOPE



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for HB1777 HD2– Relating to Housing
Senate Committee on Housing & Health and Human Services
Thursday, March 19, 2026 at 1:06PM Conf. Rm. 325 and via Videoconference

Aloha Chair Chang, Chair San Buenaventura, Vice Chair Hashimoto, Vice Chair McKelvey, and members of the committees;

Mahalo for the opportunity to testify in strong support of HB1777 HD2, 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.

HB1777 HD2 addresses the issues and concerns around displacement by establishing a clear, predictable framework for resident protections during redevelopment. By requiring meaningful relocation assistance, clear communication, and the right to 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, but when residents fear displacement without recourse, resistance hardens. This bill helps bridge that gap by allowing housing to move forward while maintaining trust, dignity, and stability for affected residents.

HB1777 HD2 recognizes that housing production and resident stability are not competing goals. When done thoroughly, they reinforce each other.

Importantly, **this bill sets a cap on relocation assistance payments equivalent to 3 months rent at 60 percent AMI.** This cost, spread across the total number of units within the new development, is nominal — but will make a huge difference in the lives of tenants experiencing displacement and instability. If all 130 displaced households at Kapiolani Village Apartments were paid the maximum relocation assistance payment provided in the bill, the total cost to the



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for HB1777 HD2– Relating to Housing
Senate Committee on Housing & Health and Human Services
Thursday, March 19, 2026 at 1:06PM Conf. Rm. 325 and via Videoconference

developer would be \$782,496. Spread across the 1,005 units in the new Kuilei Place development, that amounts to an additional \$778.60 per unit. With expected sales prices ranging from \$370,600 to \$1,225,000, that is just 0.2% of the cost of the most affordable unit, and just 0.06% of the cost of the most expensive unit.

While **HHFDC does have administrative rules that govern displacement, they are only triggered when displacement is caused directly by a state agency — not in cases like 201H development where private developers receive public incentives.** There are also federal guidelines for displaced tenants in federal projects, but there are several gaps in these requirements that this bill would address. HHFDC has explicitly supported this bill because it would create a more uniform standard for how displacement is addressed across multiple project types. Importantly, there are currently no requirements or regulations that address tenant displacement when it occurs in unsubsidized, private market housing.

HB1777 HD2 draws on recent redevelopment projects as a baseline for replacement housing payments. At Kapiolani Village Apartments, the developer provided tenants with the equivalent of 3 months rent. Iolani School is also currently redeveloping apartment units and has provided more than 3 months rent in relocation assistance payments. Responsible developers are already providing tenants with this assistance. This measure simply codifies existing practice to provide tenants with more certainty and security.

Housing redevelopment projects that receive incentives from the State of Hawai‘i should be subject to greater scrutiny in how they treat displaced tenants, because these projects rely on public support, public policy goals, and public trust. When the public extends special benefits to a development, through land use exemptions, financing assistance, or expedited permitting, it is reasonable to expect that the public interest, including the stability of existing residents, be protected in return.

We respectfully urge the committee to move HB1777 HD2 forward. Mahalo for the opportunity to testify.

Testimony in support of HB1777 HD2 Relating to Housing
By Kokua Kalihi Valley Comprehensive Family Services
Before the Joint Senate Committee of Housing and Health & Human Services
3/19/2026

Kokua Kalihi Valley Comprehensive Family Services strongly supports HB1777 HD2 Relating to Housing. This bill will help ensure that local families who have lived in an area for generations are not displaced to make way for ‘new affordable housing’ development.

HB1777 HD2 will ensure that all tenants get comprehensive relocation assistance and the choice to move back to the communities, where many have lived, worked and established ties for generations. KPT low-rise residents have asked for the following to be explicitly required by law:

- The right to return to the project, as promised by the developer when the developer was approved for LIHTC and RHRF subsidies from HHFDC (see link)
- Individualized relocation counseling, which provides tenants assistance with locating and leasing comparable housing and which follows tenants for the life of the redevelopment project, to maximize their likelihood of returning.

KPT low-rise tenants want to make sure no one in Mayor Wright or other redevelopment projects face [the same struggles they are having](#) (see link). Requiring developers to offer displaced community members the right to return ensures that affordable housing projects actually serve those most in need, especially our **local** families struggling in one of the most challenging economic and housing environments in the country.

We thank the Committees in advance for their strong support of this urgent and essential measure!



David Derauf, MD, MPH
Executive Director

On behalf of Kōkua Kalihi Valley Comprehensive Family Services



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

March 19, 2026

Senate Committee on Housing
Senate Committee on Health and Human Services
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for HB 1777 HD2 - RELATING TO HOUSING

Aloha Chairs Chang & San Buenaventura, Vice Chairs Hashimoto & McKelvey, and Members of the Committee,

On behalf of Hawai'i YIMBY, we write in **support of HB 1777 HD2**, 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 HD2 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.



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

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 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



To: Senate Committees on Housing and on Health and Human Services
Re: **HB1777 HD2 – Relating to Housing**
Hawai'i State Capitol & Via Videoconference
March 19, 2026, 1:06 PM

Dear Chairs Chang and San Buenaventura, Vice Chairs Hashimoto and McKelvey, and Committee Members,

On behalf of Hawai'i Children's Action Network Speaks!, I am writing in **SUPPORT of HB1777 HD2**. 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 in certain ways 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 46th among the states for housing stability, highlighting Hawai'i's affordable housing crisis.¹

Research has shown that housing instability has harmful effects on children's health and educational outcomes² 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.³

In 2024, more than 1,000 youth and young adults across the state were counted as homeless⁴ and Hawai'i had the highest homelessness rate in the nation, more than 3.5 times the national average.⁵ 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

¹ https://www.hawaii-can.org/kids_count_2025_hawaii_profile

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

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

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

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



Adult Friends for Youth

"Redirecting lives to stop Violence"

Testimony on HB 1777 HD 2

Submitted to: Committee on Housing
Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair
Committee on Health and Human Services
Senator Joy A. San Buenaventura, Chair
Senator Angus L.K. McKelvey, Vice Chair

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

In strong support of HB1777 HD 2 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, we are 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 HD 2.

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 alongside many others.

HB 1777 HD 2 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.

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

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The Late Sidney M. Rosen,
M.S.W., PhD

**Past Chair of the Board*



Adult Friends for Youth

"Redirecting lives to stop Violence"

From a youth-serving perspective, housing stability is foundational. HB 1777 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 HD 2. 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 L.K. Spencer-Chun

PRESIDENT AND CEO

Deborah L.K. Spencer-Chun, M.S.W.

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*The Late Sidney M. Rosen,
M.S.W., PhD*

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www.AlohaILHawaii.org

Mar 19, 2026

MISSION

Aloha Independent Living Hawaii (AILH) dedicated to providing independent living programs and services for persons with disabilities in Hawaii.

We work together with the community and consumers to improve the quality of life through individual choices and access to services.

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The Honorable Stanley Chang, Chair
Senate Committee on Housing
The Honorable Joy A. San Buenaventura, Chair
Senate Committee on Health and Human Services
The Thirty-Third Legislature
State Capitol
State of Hawaii
Honolulu, Hawaii 96813

SUBJECT: HB1777 HD2 – Relating to Housing

Chairs Chang and San Buenaventura and Members of the Committees:

Aloha Independent Living Hawaii (AILH) is a Center for Independent Living (CIL) serving people with all types of disabilities statewide. **We strongly support HB1777 HD2.**

HB1777 HD2 recognizes that when affordable housing is produced with support from the Hawaii Housing Finance and Development Corporation (HHFDC), tenants in existing rental housing should not pay the price through displacement, loss of supports, and increased risk of homelessness. The bill requires developers receiving HHFDC assistance to: offer certain displaced tenants a right of first offer for a comparable unit, provide time-limited replacement housing payments, share information on available assistance and how to exercise the right of first offer, and maintain communication with displaced tenants; it also establishes enforcement tools for HHFDC when a developer does not comply.

From an Independent Living perspective, displacement is not just a housing issue; it is a community integration issue. Residential instability and forced moves are strongly linked to worse health, educational, and behavioral outcomes for children and youth, including increased anxiety, depression, and emergency department use. These impacts are especially severe for disabled children and adults who rely on nearby providers, transit routes,



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personal assistants, neighbors, and family members as informal support networks.

Hawaii's housing and homelessness data show why strong displacement protections are necessary. In 2024, an estimated 6,389 people experienced homelessness statewide, with the majority on Oahu and over half of people on Oahu unsheltered. Hawaii has one of the highest homelessness rates in the nation, with about 81 out of every 10,000 residents experiencing homelessness in 2024, representing roughly 11,637 people. Cost burden is a major driver: statewide, severely cost-burdened low-income renters frequently have to sacrifice essentials like food and health care to pay for housing.

People with disabilities are particularly at risk. In Hawaii, 61% of people with disabilities in renter households below the ALICE Threshold are rent-burdened, paying more than 35% of their income on rent. For many disabled renters, even a short-term displacement or modest rent increase can trigger homelessness or force a move away from critical medical, cultural, and social supports that make community living possible. When redevelopment removes existing units that were affordable to households at or below 140% of area median income without strong protections, we risk losing some of the only housing options that keep disabled people and other low-income tenants stably housed.

HB1777 HD2 directly addresses this by tying tenant protections to HHFDC-assisted projects that displace or evict tenant households living in units affordable to families at or below 140% of area median income. The bill requires developers in these projects to:

- Offer displaced or evicted tenants a right of first offer to a comparable unit in the proposed housing project, before displacement or eviction or as soon as practicable thereafter.
- Provide a replacement housing payment equal to the lesser of three months of the tenant's current rent or three months of rent affordable to a two-person household at 60% of area median income.



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- Provide, directly or through a contracted service, information about relocation assistance and how to exercise the right of first offer when a comparable unit becomes available.
- Establish procedures to track and maintain communication with displaced or evicted tenants starting 120 days before the notice to vacate and continuing through project completion, until tenants have either exercised or declined the right of first offer.

The measure also clarifies that “comparable unit” includes decency, safety, size, financial feasibility, functional equivalence, and reasonable access to public utilities, services, and employment. Importantly, the bill does not require a project to recreate identical units, but it ensures that the tenants who are supposed to benefit from new affordable units are not simply pushed out of the way.

From the perspective of disability and Independent Living:

1. The right of first offer promotes continuity of supports and reduces institutionalization risk. People with disabilities often cluster near accessible transit, clinics, service agencies, and ohana. When redevelopment occurs without a meaningful return mechanism, tenants can be scattered into less accessible neighborhoods, increasing the likelihood of institutional placement or chronic homelessness.
2. Time-limited replacement housing payments help bridge the gap for cost-burdened disabled tenants. For renters already paying more than 35% of income on housing, even the first month’s rent and deposit in a new unit can be an insurmountable barrier. The three-month payment tied to affordable rent benchmarks is a pragmatic, time-limited tool to prevent acute crises while tenants transition.
3. Required communication and information sharing improves accessibility and equity. Disabled tenants, including those with



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cognitive, sensory, or mental health disabilities, may not know what help is available or how to navigate relocation processes. Proactive, ongoing communication and clear information (ideally in accessible formats) reduce confusion, exploitation risk, and trauma associated with displacement.

4. Enforcement mechanisms make the protections meaningful. Allowing HHFDC to delay threshold review, halt relocation, withhold funds, or deem developers temporarily ineligible ensures that tenant protections are not optional. This aligns with the House Judiciary & Hawaiian Affairs Committee's finding that clear, enforceable safeguards are necessary to balance housing production with fairness to tenants.

For housing, HB1777 HD2 is a critical tool to ensure that HHFDC-assisted housing production does not result in a net loss of truly accessible and affordable housing for the tenants most at risk of homelessness. For health and human services, the bill serves as a public health measure that reduces the adverse health, mental health, and developmental harms associated with residential instability, especially for disabled children and adults.

For these reasons, AILH respectfully urges the Committees to pass HB1777 HD2.

Thank you for the opportunity to provide testimony on behalf of Hawaii's disability community.

Aloha,

Roxanne Bolden
Executive Director



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

COMMITTEE ON HOUSING

Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair

COMMITTEE ON HEALTH & HUMAN SERVICES

Senator Joy A. San Buenaventura, Chair
Senator Angus L.K. McKelvey, Vice Chair

Hearing Date: March 19, 2026 at 1:06pm (Room 225)

Re: SUPPORT for HB 1777 HD 2, 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 2**, which would prevent further displacement of low-income residents impacted by affordable housing redevelopment across Hawai'i, and **we urge the passage of HB 1777 HD2 without substantive changes**.

Our Medical-Legal Partnership program has seen how the redevelopment of low-income housing can result in the permanent uprooting of tight-knit local communities, with longtime local families facing 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](#)¹, 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 certain 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 it.

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 contractual documents from HHFDC (Hawai'i Housing Finance & Development Corporation). Additionally, we must have clear enforcement and accountability. During the KPT Low-Rise redevelopment, 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 Low-Rise redevelopment. If HHFDC had enforcement powers, this litigation would be unnecessary.

¹ 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
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Some claim 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 the KPT Low-Rise redevelopment. There was no federal right to return or minimal rent support obligations. In fact, the right of first refusal and ongoing communication with tenants (which was terribly executed) was required only 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 loans (at 0.0% to 0.25%) the developers are receiving. Further, the KPT residents served by our MLPC typically paid monthly rents from \$50 to \$1,300. 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 2 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 2.

/s/

Dina Shek
Legal Director



March 19, 2026

Senator Stanley Chang, Chair
Senator Troy Hashimoto, Vice Chair
Committee on Housing

RE: **HB 1777- Relating to Housing**
Hearing date: Thursday March 19, 2026 at 1:06PM

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

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii with **COMMENTS** to HB 1777 Relating to Housing. 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 supports 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.

Should the committee elect proceed with the measure, NAIOP Hawai'i GAC recommends 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.

Moreover, 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.

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



Queen's Court
800 Bethel Street, Suite 501
Honolulu HI 96813

Phone 808.587.7770
Fax 808.587.7769
www.avalonhi.com

TESTIMONY On HB1777 – Relating to Housing

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

Mahalo for the opportunity to submit testimony on behalf of Avalon Development Company with comments.

Avalon Development Company strongly supports efforts to reduce tenant displacement when existing rental housing is redeveloped. Protecting residents during transitions is essential to maintaining stable communities. At the same time, we are concerned that, as currently drafted, HB 1777 may impose additional financial and administrative burdens that could unintentionally delay or constrain the production of much-needed affordable housing.

To ensure the measure achieves its goals without undermining project feasibility, we respectfully offer the following recommendations:

Exempt Tenants Receiving Other Assistance: We recommend expressly excluding tenants who are already receiving relocation or displacement assistance under existing federal (HUD) or state (HHFDC) programs from receiving duplicative benefits under this measure. Without this clarification, the bill may create overlapping obligations that increase project costs without providing additional meaningful protection.

Refine Relocation Compensation: While we support providing meaningful relocation assistance, the current provision requiring payment of the lesser of three months' rent or an amount affordable at 60% AMI may create unintended financial strain on projects. We recommend instead limiting compensation to three months of the rent differential between the tenant's current rent and the cost of a comparable unit within the same district. This approach fairly addresses displacement impacts while avoiding windfalls that could jeopardize overall project viability.

Avalon Development Company respectfully urges the Committee to balance important tenant protections with the financial realities of affordable housing development. With thoughtful refinement, HB 1777 can safeguard residents while preserving the ability to deliver new housing opportunities across Hawai'i.

Mahalo for your consideration.

Respectfully submitted,
Avalon Development Company

HB-1777-HD-2

Submitted on: 3/16/2026 8:52:56 PM

Testimony for HOU on 3/19/2026 1:06:00 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.

COUNTY COUNCIL

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Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

March 17, 2026

TESTIMONY OF KIPUKAI KUALII
COUNCIL VICE CHAIR, KAUAI COUNTY COUNCIL
ON
HB 1777, HD 2, RELATING TO HOUSING
Senate Committee on Housing
Senate Committee on Health and Human Services
Thursday, March 19, 2026
1:06 p.m.
Conference Room 225
Via Videoconference

Dear Chair Chang, Chair San Buenaventura, and Members of the Committees:

Thank you for this opportunity to provide testimony in SUPPORT of HB 1777, HD 2, Relating to Housing. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

HB 1777, HD 2, ensures that affordable housing projects financed by the Hawai'i Housing Finance and Development Corporation (HHFDC) include safeguards to protect displaced tenants. I believe that codifying clear tenant protections helps offer a reasonable and necessary safety net for our state's working residents, especially when displacement may be caused by redevelopment, rising rents, or housing market pressures that are no fault of an individual family. This measure creates sensible and well-defined consumer safeguards for tenants while acknowledging and balancing the need to accelerate housing production.

Mahalo for your leadership and thank you again for this opportunity to provide testimony in support of HB 1777, HD 2. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to cokcouncil@kauai.gov.

Sincerely,

KIPUKAI KUALII
Council Vice Chair, Kaua'i County Council

RM:sf

HB-1777-HD-2

Submitted on: 3/17/2026 11:11:45 PM

Testimony for HOU on 3/19/2026 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Doneileen Willets	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

My name is Doneileen Willets and I stand in FULL SUPPORT of Bill **HB1777**. This bill entails more than just protection for our residents, it brings clarity and light on situations that should involve sustainable needs for our communities. It would help prevent displacement and disruption, and bring communication and transparency.

During our transition my family have developed health issues, anxiety and stress. Time taken from work, rescheduling appointments, arranging applications to a new school. I'm just speaking by example. As a working class family this move has only offered overwhelming life challenges.

We would love to see inspirational changes in these matters in the future. Clear expectations, shared goals, and active engagement. Hopefully Bill **HB1777** would provide some sense of accountability.

Mahalo for allowing me to testify.

To: Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair
Committee on Housing

Senator Joy A. San Buenaventura, Chair
Senator Angus L.K. McKelvey, Vice Chair
Committee on Health and Human Services

From: Veronica Moore, Individual Citizen

Date: March 18, 2026

RE: House Bill 1777 HD2
Measure Title: RELATING TO HOUSING.
Report Title: HHFDC; Housing Projects; Tenants; Right of First Offer;
Replacement Housing Payments

To All Concerned,

My name is Veronica Moore and I support House Bill 1777 HD2. Thank you for your consideration.

Sincerely,

Veronica M. Moore

HB-1777-HD-2

Submitted on: 3/18/2026 7:58:55 AM

Testimony for HOU on 3/19/2026 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Diane Matsuura	Individual	Support	Written Testimony Only

Comments:

I support the passing of HB1777 to insure that current residents are given the opportunity to secure housing in the new project. Considerations must include residents' job, school and community relationships. We cannot displace and uproot residents who have deep connections in the communities in which they live.

Testimony: HB 1117

2 26. 2026

Good afternoon Chair, Vice Chair and members of the committee.

My name is Rona Mangayayam. For the past six years and counting, I have the joy of working with Kalihi youth and families as Kokua Kalihi Valley's Director of Youth Services . I have witnessed and participated in many of their joys and challenges including holding space for those who were displaced in the first phase of the KPT Redevelopment.

More than a month ago, a former participant in one of our youth programs reached out to us and ask if he can come back and volunteer in the program. He just graduated in high school last May 2025 and he and his family are one of those who were displaced in this first phase of redevelopment. They now live in Ewa Beach.

When I asked why he would like to come and volunteer, he said, because I would like to also give back to younger youth what I had when I was in the program. This is my community, and Kalihi is where I have my connections. He is now in his second month of volunteering.

Recently, I had a conversation with him and asked, what are those he is looking forward too, and his first answer was – returning home here in Kalihi, “I was born and raise at low rise, we respect each other there as neighbors, and we help each other. That is why I came here to volunteer to give me that sense of who I am.

As of now, my older sister works here in Kalihi, my younger sister goes to Farrington, and we all must ride together and wait each other again going back because we only have one car. If we live here in Kalihi, I could just walk here, my other sister will also just walk to her work.

My younger sister decided to stay at Farrington because she is in one of the Academies, she does not want to give that up. Her friends are all here too. He further shared that his cousin who was also displaced to Ewa Beach decided to transfer at Campbell and is now struggling to make connections and build a support group.

This is just one youth among the many who were displaced.

One middle school student whose family was move to Halawa choose to continue going to school in Kalihi – because it is here where he has built relationship with other students and found support with them including going to programs after school. He said, when other

people in school ask me where I came from – I am not sure what to answer because my heart is in Kalihi, but I sleep in Halawa. I felt like I lost my identity.

I respectfully urge you to pass this bill to give the tenants the right to return. But to many youths and their families, it is about returning home and reclaiming their lost identity. If you pass this bill, we hope that other youth and families who will be affected by ongoing and future redevelopment will hopefully minimize the many unhealthy impact on their lives.

Thank you very much!

HB-1777-HD-2

Submitted on: 3/18/2026 1:03:49 PM

Testimony for HOU on 3/19/2026 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Dylan Pilger	Individual	Support	Written Testimony Only

Comments:

Dear Committee Members,

My name is Dylan Pilger, and I am a renter in Honolulu. I am writing in support of HB1777 with a suggested revision.

We are not in an affordable housing crisis. We are living in a tenants rights crisis. As a member of the Honolulu Tenants Union, I worked first-hand with tenants living at Kapi‘olani Village displaced by the 201H project, Ku‘ilei Place. None of the tenants I spoke to could afford the new so-called “affordable housing” project. Tenants met with elected leaders, raised their voices, and advocated to stay in their homes. While some tenants received compensation, it was not nearly enough and many received nothing until after tenants collectively raised their voices. In the end, I saw families displaced, a community torn apart, and tenants being displaced from their already truly affordable housing.

HB1777 will not completely fix the wide range of issues with our current approach to so-called affordable housing, however, it will provide tenants with much needed compensation for the harms caused by projects like Ku‘ilei Place and increase the chances that tenants can stay in their communities. I support the bill with the following suggested revision.

Please change “Provide displaced or evicted tenants with replacement housing payment equal to the lesser of three months' rent or three months' rent affordable to a two-person household at sixty per cent of the applicable area median income” to "Provide displaced or evicted tenants with replacement housing payment equal to the lesser of three months' rent or three months' rent affordable to a two-person household at one-hundred forty percent of the applicable area median income.” This will bring replacement housing payments to a level consistent with 201H projects' current definition of affordable housing.

Mahalo for your time and consideration.

Dylan Pilger

LATE

HB-1777-HD-2

Submitted on: 3/19/2026 5:13:07 AM

Testimony for HOU on 3/19/2026 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Mona Bomgaars	Individual	Support	Written Testimony Only

Comments:

Certainly the least a developer can do when removing a renter during renovations or rebuilding a property is provide interim housing. I support this bill.