

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

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON HOUSING
Wednesday, February 11, 2026
9:00 AM
State Capitol, Conference Room 430

in consideration of
HB 1812
RELATING TO HOUSING.

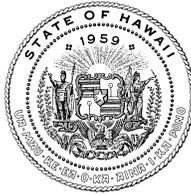
Chair Evslyn, Vice Chair Miyake, and Members of the House Committee on Housing, the Office of Planning and Sustainable Development (OPSD) **supports** HB 1812, which establishes a 5-year Hawaii Build Pilot Program within the Hawaii Housing Finance and Development Corporation.

OPSD believes that by taking this approach the State will have its own development arm that can build affordable housing that is in high demand. To fully support this pilot program the Dwelling Unit Revolving Fund needs to be well funded to finance the pre-development and development of multi-family housing projects. The pilot program should focus on areas that are development ready with infrastructure and has a strong market demand. OPSD defers to HHFDC on their operating needs and capacity to administer this program.

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

HOUSE COMMITTEE ON HOUSING

February 11, 2026 at 9:00 a.m.

State Capitol, Room 430

In consideration of

HOUSE BILL 1812

RELATING TO HOUSING.

Chair Evslyn, Vice Chair Miyake, and members of the Committee.

HHFDC **supports** House Bill 1812, which establishes the Hawaii Builds Pilot Program within HHFDC.

This bill takes an innovative approach by empowering HHFDC to act as a proactive developer, leveraging its Dwelling Unit Revolving Fund (DURF) for predevelopment and construction equity, and streamlining interagency coordination and permitting.

The time required for agency review and to obtain various development approvals is lengthy, often requiring more than three-years, and can render affordable housing projects infeasible. Other jurisdictions have successfully utilized similar programs to streamline approvals and expedite the delivery of housing. We look forward to implementing this pilot program to hasten the delivery of housing.

Thank you for the opportunity to testify.



STATE OF HAWAII
KA MOKU'ĀINA O HAWAII
STATE COUNCIL ON DEVELOPMENTAL DISABILITIES
'A'UNIKE MOKU'ĀPUNI NO KA NĀ KĀWAI KULA

PRINCESS VICTORIA KAMĀMALU BUILDING
1010 RICHARDS STREET, Room 122
HONOLULU, HAWAII 96813
TELEPHONE: (808) 586-8100 FAX: (808) 586-7543

February 11, 2026

The Honorable Luke A. Evslin, Chair
House Committee on Housing
The Thirty-Third Legislature
State Capitol
State of Hawai'i
Honolulu, Hawai'i 96813

Dear Chair Evslin and Committee Members:

SUBJECT: Testimony in Support of HB1812, Relating to Housing

The Hawai'i State Council on Developmental Disabilities is **in SUPPORT of HB1812**, which establishes a 5-year Hawaii Builds Pilot Program within the Hawaii Housing Finance and Development Corporation. Authorizes the Corporation to deploy moneys from the dwelling unit revolving fund for predevelopment activities or as active construction equity. Requires 50% of housing units made available under pilot program projects for households having incomes between 60% and 140% of the area median income.

Although HB1812 is not disability-specific, the Council supports this measure because increasing the overall supply of housing within the 60%–140% area median income range may expand housing options for people with disabilities whose incomes fall within this band. Many people with intellectual and developmental disabilities are working, living independently or with family, or receiving partial supports and are often situated within this income range, yet face significant barriers in accessing stable, affordable housing.

The Council recognizes that housing availability is a necessary foundation for community-based living, continuity of care, and self-determination. By addressing predevelopment bottlenecks, coordinating interagency review, and accelerating project delivery, HB1812 seeks to reduce systemic delays that constrain housing supply statewide. While this approach does not resolve accessibility or service-related needs on its own, it represents a meaningful step toward expanding housing options and reducing market pressures that disproportionately affect people with disabilities.

For these reasons, the Hawai'i State Council on Developmental Disabilities **supports HB1812**. Thank you for the opportunity to submit testimony.

Daintry Bartoldus, Executive Administrator

JOSH B. GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



BONNIE KAHAKUI
ADMINISTRATOR

DAYNA OMIYA
ASSISTANT ADMINISTRATOR

STATE OF HAWAI'I | KA MOKU'ĀINA O HAWAI'I
STATE PROCUREMENT OFFICE

P.O. Box 119
Honolulu, Hawaii 96810-0119
Tel: (808) 586-0554
email: state.procurement.office@hawaii.gov
<http://spo.hawaii.gov>

TESTIMONY
OF
BONNIE KAHAKUI, ADMINISTRATOR
STATE PROCUREMENT OFFICE

TO THE HOUSE COMMITTEE
ON
HOUSING
February 11, 2026, 9:00 AM

HOUSE BILL 1812
RELATING TO HOUSING

Chair Evslin, Vice Chair Miyake, and members of the committee, thank you for the opportunity to submit testimony on House Bill 1812. The State Procurement Office (SPO) supports the intent of the bill to address the shortage of affordable housing; however, objects to the exemption from Chapter 103D, Hawaii Revised Statutes (HRS), for the procurement of professional services, construction, and development related to the five-year Hawaii builds pilot program.

Comments

The SPO provides comments on SECTION 2, Page 5, lines 19-20, and Page 6, lines 1- 2, set forth below:

"(j) Contracts for professional services, construction, and development related to Hawaii builds pilot projects shall be subject to approval by the corporation's board of directors and shall be exempt from chapter 103D, Hawaii Revised Statutes. "

The bill does not provide justification for exempting the five-year Hawai'i Builds pilot program from Chapter 103D, HRS, the Hawai'i Public Procurement Code. Furthermore, the bill does not establish a procurement process that would govern the selection of professional services, construction, and development contracts once exempted from Chapter 103D, HRS. In the

absence of an established statutory or regulatory framework, it is unclear how vendors would be identified, evaluated, or selected; how fairness and competition would be ensured; or what standards would apply to pricing, contract terms, and performance. The SPO respectfully questions what safeguards would be in place to protect the State's interests and the appropriate use of public funds.

Recommendation

The SPO recommends the following revision:

"(j) Contracts for professional services, construction, and development related to Hawaii builds pilot projects shall be subject to approval by the corporation's board of directors and shall be [~~exempt from~~ **subject to**] chapter 103D, Hawaii Revised Statutes."

Exemptions to the Code mean that procurements made with taxpayer monies will not have the same oversight, accountability and transparency requirements mandated by those procurements processes provided in the code. It means that there is no requirement for due diligence, proper planning, or consideration of protections for the state in contract terms and conditions, nor are there any set requirements to conduct cost and price analysis and market research or post-award contract management. As such, Agencies can choose whether to compete any procurement or go directly to one contractor.

Thank you for the opportunity to comment on this measure.



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

**The Thirty-Third Legislature
House Committee on Housing
Wednesday, February 11, 2026
Conference Room 430
9:00 a.m.**

TO: The Honorable Luke A. Evslin, Chair
FROM: Keali'i S. López, State Director
RE: Support for H.B. 1812 Relating to Housing

Aloha Chair Evslin 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 50 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 nearly 135,000 members statewide, thank you for the opportunity to testify on H.B. 1812.

AARP supports H.B. 1812 which establishes a **five-year Hawaii Builds Pilot Program** within the Hawaii Housing Finance and Development Corporation (HHFDC) to accelerate the development of *"missing middle"* housing—homes affordable to households earning **60%–140% of area median income (AMI)**. It requires **at least 50% of units** in each project to serve households earning **60–140% AMI**.

H.B. 1812 also requires **interagency coordination** and **expedited review**, with firm timelines for state and county agencies (e.g., 60-day approvals by Historic Preservation & Dept. of Health; 45-day county exemption processing). It requires annual reports to the Legislature and sunsets the program in 2031, with ongoing authority for previously designated projects.

If more information is needed, SHPD must notify the applicant, pause the timeline, and restart it upon resubmission. This phased or programmatic review in certain situations, including projects spanning large corridors or land areas and restricted-access properties, expands and formalizes programmatic reviews for transit-oriented development (TOD) areas.



Hawai'i lacks housing attainable for working families who earn too much to qualify for subsidized units but cannot afford market-rate housing. H.B. 1812 ensures **half of all units** produced serve these earners (60–140% AMI). The measure allows HHFDC to act as a **public developer**, like the successful British Columbia “BC Builds” model. This will reduce delays by:

- enabling DURF funding earlier in the process
- streamlining agency reviews
- removing duplicative approvals
- establishing guaranteed fast-track timelines

Importantly, it requires **at least one pilot project in every county**, ensuring no county is left behind.

Stable and affordable housing is foundational to strong, resilient communities. Advancing this measure is essential to ensuring that **young working families can remain in Hawai'i**, rather than being forced to leave because stable, attainable **housing remains out of reach**. By establishing clear timelines, interagency coordination, and a process designed to accelerate the production of “missing middle” homes, H.B. 1812 **moves our state toward a more efficient, more responsive housing system** that better serves residents of every generation.

AARP requests that the House Committee on Housing pass H.B. 1812.

Thank you for the opportunity to testify in support of this important measure.

HB-1812

Submitted on: 2/9/2026 5:26:32 PM

Testimony for HSG on 2/11/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

STRONG SUPPORT!!!

HB-1812

Submitted on: 2/10/2026 12:52:33 AM

Testimony for HSG on 2/11/2026 9:00:00 AM

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

Comments:

Comment to include DHHL Johnnie-Mae L. Perry

1812 HB RELATING TO HOUSING.