

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

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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON WATER & LAND

Tuesday, February 17, 2026
9:00 AM
State Capitol, Conference Room 411

in consideration of
HB 1842, HD 1
RELATING TO GOVERNMENT.

Chair Hashem, Vice Chair Morikawa, and Members of the House Committee on Water & Land.

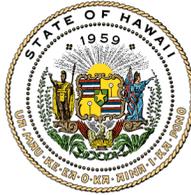
The Office of Planning and Sustainable Development (OPSD) **supports** HB 1842, HD 1 which amends Act 289, SLH 2025, to replace the Senior Residence at Iwilei parcel with the Westridge parcel, change the transfer date for the Alii Tower parcel to 12/31/2026, changes the deadline for approval by the City and County of Honolulu to 12/31/2027, and changes the repeal date to 1/1/2028.

HB 1842, HD 1 is a vital step in advancing Transit-Oriented Development (TOD) along Honolulu's rail corridor. By replacing the Senior Residence at Iwilei with the Westridge parcel, it allows the City and County of Honolulu to build for TOD rather than getting a parcel with an existing building. In addition, the parcels in Iwilei ensure that essential services remain and future development can build to the density that is planned for the Iwilei area. By aligning state land assets with county transit goals, HB 1842, HD 1 paves the way for a more sustainable, transit-friendly future for Oahu.

Thank you for the opportunity to testify on this measure.

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

**Testimony of
RYAN K.P. KANAKA'OLE
Acting Chairperson**

**Before the House Committee on
WATER & LAND**

**Tuesday, February 17, 2026
9:00 AM
State Capitol, Conference Room 411**

**In consideration of
HOUSE BILL 1842, HOUSE DRAFT 1
RELATING TO GOVERNMENT**

House Bill 1842, House Draft 1 proposes to amend Act 289, Session Laws of Hawai'i 2025, to replace the Senior Residence at Iwilei parcel with the Westridge parcel, change the transfer date for the Ali'i Tower parcel to 12/31/2026, change the deadline for approval by the City and County of Honolulu (City) to 12/31/2027, and change the repeal date to 1/1/2028. **The Department of Land and Natural Resources (Department) opposes this measure for the reasons provided below.**

The measure amends Act 289 by replacing Tax Map Key (TMK) 1-1-5-7-2 (Senior Residence at Iwilei) with TMK 1-9-8-13-14 (Westridge). The Westridge parcel consists of the Westridge Shopping Center and is the Department's fourth highest revenue generating property, generating approximately \$664,000 per year. While the proposed amendment would provide revenue for the City, it could result in a substantial loss to the Department.

Act 289 required the transfer of the Ali'i Tower Parcel to the Department, it also amended Hawaii Revised Statutes (HRS), Section 171-2 regarding the definition of public lands to exclude the Ali'i Tower parcel. It is unclear which agency would have jurisdiction over this parcel if it were to be transferred to the Department but exempted from the list of lands subject to the authority of the Board of Land and Natural Resources (Board). The Department has formally requested the Department of the Attorney General's assistance to determine whether the Department will have statutory authority to manage the property if it were to be conveyed, but not subject to HRS Section 171-2.

Furthermore, because the parcel is already encumbered by a ground lease to the building owner, the most that could be conveyed by the City to the Department is the leased fee interest in the parcel. Upon conveyance, it is assumed that the ground lessee would attorn to the Department as the new ground lessor, but the current lessee would retain its rights to manage

the space leases in the building and collect the rents. Moreso, the revenues generated by Ali'i Tower for the City have yet to be disclosed to the Department, thus there is no way for the Department to determine actual impacts to the revenue stream of the Special Land and Development Fund (SLDF) from the proposed swap of the Westridge Parcel.

To properly perform its public trust fiduciary duties, the Legislature and the Board determined that the Department should use a portion of the lands it manages to generate revenues to support the Department's operations and management of public lands and programs. Annual lease revenues currently support the SLDF, with revenues coming primarily from leases for commercial, industrial, resort, geothermal and other renewable energy projects. SLDF revenues collected by the Department's Land Division cover the entire annual operating budget for the Land Division, the Department's Office of Conservation and Coastal Lands, and the Dam Safety and Mineral Resources Programs of the Department. The revenues fund over 80 Department staff positions, including 5 positions within the Commission on Water Resource Management, and provide funding support to the Division of State Parks and various resource protection programs administered by the Division of Forestry and Wildlife such as the protection of threatened and endangered species, removal of invasive species, wildland firefighting, and lifeguard services.

The SLDF is a critical and increasingly important funding source for various divisions within the Department to deal with emergency response to natural catastrophes such as fire, rockfall, flood or earthquake and hazard investigation and mitigation. The SLDF also is critical for staff support of various programs and funding conservation projects on all state lands. It has also become an important source of state match for federally funded endangered species and invasive species initiatives that otherwise would not go forward.

The Department also notes that the Senior Residence at Iwilei is an affordable housing tower physically located between TMK 1-1-5-007-001 (the proposed Liliha Civic Center site) and TMK 1-1-5-007-030, which was recently purchased by the City. The centralized ownership of these properties would generally be ideal for any redevelopment.

Finally, the Department notes that the Westridge TMK found on page 1, line 16, is incomplete and should be revised to read:

(1) TMK1-9-8-13-14 (Westridge);

Mahalo for the opportunity to comment on this measure.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



KEITH A. REGAN
COMPTROLLER
KA LUNA HO'OMALU HANA LAULĀ

MEOH-LENG SILLIMAN
DEPUTY COMPTROLLER
KA HOPE LUNA HO'OMALU HANA LAULĀ

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DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES | KA 'OIHANA LOIHELU A LAWELAWE LAULĀ
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WRITTEN TESTIMONY
OF
KEITH A. REGAN, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE

COMMITTEE ON WATER & LAND

FEBRUARY 17, 2026, 9:00 A.M.
CONFERENCE ROOM 411 AND VIA VIDEOCONFERENCE, STATE CAPITOL

H.B. 1842, H.D. 1

RELATING TO GOVERNMENT

Chair Hashem, Vice Chair Morikawa, and members of the Committee, thank you for the opportunity to submit testimony on H.B. 1842, H.D.1.

The Department of Accounting and General Services (DAGS) offers its **support** for H.B. 1842, H.D. 1 which amends Act 289, Session Laws of Hawai'i 2025, by replacing the Senior Residence at Iwilei parcel with the Westridge parcel, and changing the transfer date for the Ali'i Tower parcel to 12/31/2026. The bill also changes the deadline for approval by the City and County of Honolulu to 12/31/2027 and changes the repeal date to 1/1/2028.

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