



**TESTIMONY OF  
THE DEPARTMENT OF THE ATTORNEY GENERAL  
KA 'OIHANA O KA LOIO KUHINA  
THIRTY-THIRD LEGISLATURE, 2026**

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**ON THE FOLLOWING MEASURE:**

H.B. NO. 1844, RELATING TO THE LAND USE COMMISSION.

**BEFORE THE:**

HOUSE COMMITTEE ON WATER & LAND

**DATE:** Tuesday, February 10, 2026      **TIME:** 9:00 a.m.

**LOCATION:** State Capitol, Room 411

**TESTIFIER(S):** Anne E. Lopez, Attorney General, or  
Alyssa-Marie Y.H. Kau, Deputy Attorney General

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Chair Hashem and Members of the Committee:

The Department of the Attorney General provides the following comments.

The bill requires the Land Use Commission (LUC), upon request of a county, to reclassify lands that are designated for urban growth under county general or county development plans as being within the state urban district.

First, the bill does not provide a mechanism for public participation or notice to affected property owners before lands are reclassified. Under the proposed process, a county would submit a request to amend the urban district boundary that includes a description and metes and bounds map of the affected property, and the LUC would update its district boundary maps to reflect the reclassification within ninety days. This approach does not appear to provide due process to interested parties, including affected property owners. We recommend that the bill be amended to require a public hearing process and notice to affected property owners, either before the county submits a request or upon receipt of a county request by the LUC.

Second, article XI, section 3, of the State Constitution provides that "[l]ands identified by the State as important agricultural lands . . . shall not be reclassified by the State or rezoned by its political subdivisions without meeting the standards and criteria established by the legislature and approved by a two-thirds vote of the body responsible for the reclassification or rezoning action." In addition, section 205-50, HRS, provides specific criteria that must be met to reclassify important agricultural lands. To avoid

potential constitutional or statutory conflicts, we recommend amending the bill to clarify that lands designated as important agricultural lands are excluded from the district boundary amendment process authorized by this bill.

Thank you for the opportunity to provide comments.

**HB-1844**

Submitted on: 2/7/2026 4:25:18 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John & Rita Shockley	Free Access Coalition	Oppose	Written Testimony Only

Comments:

Aloha!

Much like HB1845, the Free Access Coalition OPPOSES HB1844.

The Free Access Coalition OPPOSES HB1844

The aina and it's use are precious resources that should not be easily passed from natural or agricultural state to urban or commercial use.

Mahalo for your time.

John & Rita Shockley. Coordinators: Free Access Coalition.

**HB-1844**

Submitted on: 2/8/2026 12:15:07 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Susan B Roberts Emery	Green Party of Hawai'i	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

My name is Susan RobertsEmery, as co chair of the Green Party of Hawai'i we are in STRONG Opposition on HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). Transparency matters. The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC's "quasi-judicial proceedings" and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. Transparency Matters! There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state's agreement with proposed county plans.

Transparency Matters. Green Party of Hawai'i asks that you oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Thank you

Susan RobertsEmery

Green Party of Hawai'i

Paauiilo



## HOUSE COMMITTEE ON WATER & LAND

February 10, 2026

9:00 AM

Conference Room 411

### In **OPPOSITION** to **HB1844**: RELATING TO THE LAND USE COMMISSION

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

On behalf of our more than 20,000 members and supporters, the Sierra Club of Hawai'i **strongly OPPOSES** HB1844, which would force the Land Use Commission (“LUC”) to urbanize agricultural, rural, or even conservation lands without sufficiently examining the myriad impacts that land use changes can have on our food security, public trust resources, cultural practices, climate resilience, affordable housing opportunities, and economic development.

The LUC is tasked with assessing and protecting a variety of critical public interests in its review and approval of large-scale land use changes, including in our natural and cultural public trust resources, sea level rise, Native Hawaiian traditional and customary rights, agriculture and food security, affordable housing, and local job creation, among others. To carry out this responsibility, the LUC employs an evidentiary process, called a contested case hearing, that allows stakeholders to provide and cross-examine evidence including but not limited to expert and cultural practitioner testimony, data and technical reports, and other sources of information. The LUC uses this court-like process to issue written findings of fact, conclusions of law, and decisions and orders that can balance and protect the various public interests at hand, providing a level of transparency, objectivity, accountability, and thoroughness that is not found in county general plan and land use decisionmaking processes.<sup>1</sup>

**By precluding the LUC from applying its long-established process to potentially vast land use changes, this measure would all but invite unintended and avoidable impacts for a range of important public interests, for decades or even generations at a time.**

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<sup>1</sup> For example, county general plans and county land use decisionmaking, while allowing for public testimony, do not provide for the taking or examination of expert testimony – including that of Native Hawaiian traditional and customary practitioners – the cross examination of witnesses, and the building of an evidentiary record that is then explicitly considered in the balancing of public needs and interests described above. The current county practice of taking public testimony and then rendering a decision provides little transparency on how those decisions are made, what countervailing concerns were considered or addressed, what weight was given to any particular testifier or piece of information provided, etc. To the extent that this measure views county decisionmaking as a substitute for the current LUC district boundary amendment process, it is mistaken.



While the Sierra Club acknowledges the requirement that “requisite analyses” be done before the submission of a petition for urbanization, it is unclear what these analyses would entail, and there is no apparent process for these analyses to be considered or used in this bill. **In any case, such “requisite analyses” are no substitute for the LUC’s contested case hearing process, and its value in ensuring careful consideration of multiple and potentially competing perspectives and sources of evidence.**

While the Sierra Club appreciates the measure’s intent to fast-track affordable housing development, the Sierra Club reiterates that **the LUC is not the impediment to housing construction it is often purported to be.** The LUC is already required to approve or deny completed district boundary amendment applications within a year of receipt; for Chapter 201H “affordable housing” projects such as those described in this measure, this deadline is shortened to 45 days. According to LUC staff, throughout the 2010s, **all major 201H affordable housing projects were approved by the LUC within the 45 day timeline.**

Moreover, since 1980, more than 25% of all the housing authorized by the LUC has not yet been built, much of which was proposed to be affordable and workforce housing. On O’ahu alone, 23,000 units approved by the LUC have not been constructed; this includes Ho’opili (DR Horton), Koa Ridge (Castle & Cooke), Gentry Waiawa (now owned by Kamehameha Schools), and Royal Kunia Phase II. To address this backlog, the Legislature may wish to consider providing the LUC with reasonably enhanced enforcement authority, which will help to encourage developer follow-through on commitments made during the district boundary amendment process, including with regards to the production of affordable housing units. Possible statutory language to accomplish this could read as follows:

"§205- Penalty. (a) Any petitioner for an amendment

to a district boundary that:

(1) Violates; or

(2) Neglects, fails to conform to, or comply with

this chapter or any lawful order of the land

use commission may be subject to a civil

penalty not to exceed \$50,000 per day that the

violation, neglect, or failure occurs, or

reversion pursuant to section 205-4(g), but not

both. The civil penalty shall be assessed by



the land use commission after a hearing in  
accordance with chapter 91.

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

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

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

**HB-1844**

Submitted on: 2/8/2026 4:54:53 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
laurel brier	Kauai climate action coalition	Oppose	Written Testimony Only

Comments:

Yes, we need housing, but fast tracking the reclassification of lands could result in long-term negative ramifications. It is important to hear from the community which can bring to light cultural and environmental issues that may not be obvious. Community support Requires community input and why we oppose HB1844

Feb. 10, 2026, 9 a.m.  
Hawaii State Capitol  
Conference Room 411 and Videoconference

**To: House Committee on Water & Land**

**Rep. Mark J. Hashem, Chair**  
**Rep. Dee Morikawa, Vice Chair**

**From: Grassroot Institute of Hawaii**

**Ted Kefalas, Director of Strategic Campaigns**

RE: TESTIMONY IN SUPPORT OF HB1844 — RELATING TO THE LAND USE COMMISSION

Aloha chairs, vice chairs and other committee members,

The Grassroot Institute **supports** [HB1844](#), which would require the state Land Use Commission to redistrict lands to the urban district if those lands are designated for urban growth under certain county plans. It would specify that this mechanism would only trigger if the county applied to the LUC for the redistricting.

This bill correctly identifies and addresses one of the major causes for the slow growth of housing in this state: the delays caused by multiple layers of bureaucratic approvals.

The Economic Research Organization at the University of Hawai'i has found that Hawaii's average permit approval delay is more than three times the national average. The UHERO report notes that "Extreme delays in permitting will generate significant costs and uncertainty for developers, creating a disincentive for new projects."<sup>1</sup>

The LUC is a major contributor to permitting delays. Established over 60 years ago, the LUC was intended to protect and manage Hawaii's four land-use designations — urban, rural, agricultural and conservation. Today, less than five percent of land in Hawaii is designated for urban use under the LUC's maps.<sup>2</sup>

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<sup>1</sup> Rachel Inafuku, Justin Tyndall and Carl Bonham, "[Measuring the Burden of Housing Regulation in Hawaii](#)," Economic Research Organization at the University of Hawai'i, April 14, 2022, p.7.

<sup>2</sup> Jonathan Helton, "[How to facilitate more homebuilding in Hawaii](#)," Grassroot Institute of Hawaii, December 2023, p. 5.

In 2020, the Grassroot Institute of Hawaii produced a report, “Reform the Hawaii LUC to encourage more housing,” that focused heavily on ways to reduce the scope of the LUC, which would free it up to focus on statewide environmental issues and district boundary amendments of conservation lands, as well as operate more efficiently in general.<sup>3</sup>

This bill would also maintain protections for Hawaii’s rural and agricultural areas by specifying that this process would only apply to lands that counties have already identified for future urban development.

For anyone who wants to see more homes built for Hawaii residents, enacting this bill would be an important and very welcome step forward. We urge the committee to pass this bill.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of Strategic Campaigns  
Grassroot Institute of Hawaii

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<sup>3</sup> Jackson Grubbe, [“Reform the Hawaii LUC to encourage more housing.”](#) Grassroot Institute of Hawaii, September 2020.



P.O. Box 8637, Honolulu, HI 96830 808.468.1686 www.mgfhawaii.org

TESTIMONY OF THE MOANALUA GARDENS FOUNDATION  
To the House Committee on Education  
February 10, 2026

**In Opposition of**

**HB 1844 - RELATING TO RELATING TO THE LAND USE COMMISSION**

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee:

The Moanalua Gardens Foundation submits testimony in **strong opposition of HB 1844**. The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district.

Unlike existing county land use decision making, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public's interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai'i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public's interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Founded in 1970, The Moanalua Gardens Foundation was established to preserve and perpetuate the history, native culture, and environment of Hawai'i through education and stewardship.

The Moanalua Gardens Foundation urges the committee **HOLD HB 1844 and not pass the measure**. Mahalo for your attention and consideration.

*Me he aloha,*  
  
Ian Keahi Custino  
Executive Director  
Moanalua Gardens Foundation  
ian@mgfhawaii.org



P.O. Box 253, Kunia, Hawai'i 96759  
Phone: (808) 848-2074; Fax: (808) 848-1921  
e-mail [info@hfbf.org](mailto:info@hfbf.org); [www.hfbf.org](http://www.hfbf.org)

February 10, 2026

HEARING BEFORE THE  
HOUSE COMMITTEE ON WATER & LAND

**TESTIMONY ON HB 1844**  
RELATING TO THE LAND USE COMMISSION

Conference Room 411 & Videoconference  
9:00 AM

Aloha Chair Hashem, Vice-Chair Morikawa, and Members of the Committee:

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

**The Hawai'i Farm Bureau provides comments on HB 1844**, which requires the Land Use Commission to reclassify lands that are designated for urban growth under a county general plan or county development plan as being in the urban district at the request of the county.

The Hawai'i Farm Bureau recognizes the seriousness of Hawai'i's housing shortage and supports efforts to increase the supply of affordable housing. At the same time, we must ensure that solutions to the housing crisis do not come at the expense of agriculture.

HB 1844 raises significant concerns for agriculture because it could require reclassifying agricultural lands based on their location within county urban growth areas or development plans. While county plans play an important role in long-range planning, they are policy documents and often identify areas for potential future use decades in advance. In many cases, lands within these areas are actively farmed.

Agriculture has evolved well beyond traditional soil classifications. Productive farming now includes greenhouse operations, diversified crops, orchard systems, and value-added agriculture that can occur on lands not historically considered "prime." Reclassifying agricultural land solely because it appears within a county's planned urban growth area risks prematurely removing land from agricultural use, even when it is viable and contributing to the local food system.

Once agricultural land is reclassified, it is effectively lost to agriculture. Increased land values, development pressure, and land use conflicts often follow, making continued farming increasingly difficult. Agricultural land, once lost, is rarely recovered.

The Land Use Commission provides an important statewide safeguard by balancing housing needs with agricultural protection, water resources, and long-term land use planning. HB 1844 would significantly reduce that role by limiting the Commission's discretion and placing greater weight on county planning documents that may not fully account for agricultural viability or food security considerations.

We support affordable housing, but not at the expense of Hawai'i's agricultural lands. Housing solutions must be pursued in a way that protects bona fide agriculture, avoids land use conflicts, and preserves the capacity to grow food locally.

For these reasons, the Hawai'i Farm Bureau has concerns with HB 1844 and respectfully urges the Committee to carefully consider its impacts on agriculture and the long-term protection of agricultural lands.

Mahalo for the opportunity to testify.



## House Committee on Water & Land

### Hawai'i Alliance for Progressive Action (HAPA) Opposes: HB 1844

Tuesday, February 10th, 2026 9:00 a.m. Conference Room 411

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

HAPA opposes HB1844 which seeks to enable the Land Use Commission (LUC) to fast track the reclassification of lands to an urban district for development, by side-stepping the current evidence-based process currently required by the LUC. The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary for those lands designated for urban growth under a county general plan or county development plan. The commission would then have 90 within the receipt of the request to update the boundary lines and notify the county of implementation of the requested change.

Currently, the Commission must hold a hearing on the island on which the subject property is situated within not less than 60 days and not more than 180 days. The Commission must decide within defined timelines not exceeding a year and the Commission may approve, approve with conditions or deny the petition. On petitions to redistrict Conservation lands, the requirements of the "Chapter 343 – Environmental Impact Statements" must be met before the petition to reclassify Conservation land can be officially accepted as a proper filing and acted upon by the Commission. By forgoing the process of the LUC's "quasi-judicial proceedings", the aforementioned steps are not applied and due diligence in the process of issuing decisions with long-term ramifications may not be adequately assessed.

In essence, HB1844 would prevent the Land Use Commission from applying this careful, objective, and transparent process to the urbanization of lands at the request of the counties. This all but invites impacts to food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications. Mahalo for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Anne Frederick', is written over a light blue horizontal line.

Anne Frederick, Executive Director

**HB-1844**

Submitted on: 2/7/2026 10:07:30 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

My name is Bo Breda and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,  
Bo Breda

**HB-1844**

Submitted on: 2/7/2026 10:10:25 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Donelle Sawyer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Donelle Sawyer and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

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Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,  
Donelle Sawyer

**HB-1844**

Submitted on: 2/7/2026 10:12:34 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Peter Wilson and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

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Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,  
Peter Wilson

**HB-1844**

Submitted on: 2/7/2026 10:25:11 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Linda Lyerly	Individual	Oppose	Written Testimony Only

Comments:

Please do NOT pass this bill. Mahalo, Linda Lyerly Lahaina 96761

**HB-1844**

Submitted on: 2/7/2026 11:12:49 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Andrew Isoda and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

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Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,  
Andrew Isoda  
Lahaina, Mau‘i

**HB-1844**

Submitted on: 2/7/2026 11:57:04 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Princeton Yamaguchi	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Princeton Yamaguchi and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

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Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,

Princeton Yamaguchi

**HB-1844**

Submitted on: 2/7/2026 11:58:26 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Thomas Brandt	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose.

**HB-1844**

Submitted on: 2/7/2026 12:20:29 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Deborah Umiamaka	Individual	Oppose	Written Testimony Only

Comments:

**Re: HB1844 – Strong Opposition**

**I write in *\*\*unequivocal\*\** and resolute opposition to HB1844 and respectfully urge this Committee not only to hold, but to formally reject this measure in its entirety.**

**HB1844 is fundamentally flawed because it sacrifices the long-term welfare of Hawai‘i’s people and resources for short-term, speculative interests. It undermines the public trust in our lands and waters, erodes protections that safeguard Native Hawaiian cultural and subsistence practices, and exposes future generations to irreversible environmental and social harm. Any bill that weakens these core protections is inherently contrary to the State’s constitutional duties and to basic principles of justice and equity for kama‘āina and ‘āina alike.**

**HB1844 jeopardizes Native Hawaiian traditional and customary rights by accelerating the conversion of conservation, rural, and agricultural lands into urban districts, thereby disrupting access to and the integrity of sacred sites, subsistence areas, and customary gathering practices that depend on healthy, intact ecosystems. By incentivizing speculative urbanization of ‘āina that presently supports small-scale farming, kalo cultivation, and local food production, the bill directly threatens Hawai‘i’s already fragile food security and undermines the State’s constitutional trust obligations to both Native Hawaiian beneficiaries and the broader public. Such reclassification is not a neutral administrative change; it is a one-way ratchet that invites intensive development, degrades watersheds and nearshore fisheries, and irreversibly forecloses the ability of our grandchildren and great-grandchildren to exercise customary rights, maintain self-reliance, and sustain a viable relationship with their ancestral lands.**

**The measure fails the test of sound public policy: it is overbroad, invites abuse, and shifts burdens and risks onto communities who are least able to bear them, including our children, grandchildren, and great-grandchildren. It creates unacceptable uncertainty around the stewardship of natural resources, invites protracted conflict and litigation, and destabilizes the very regulatory framework designed to ensure orderly, sustainable, and culturally respectful use of land in Hawai‘i. In short, HB1844 is neither necessary nor prudent; it is dangerous.**

**For these reasons, I respectfully but firmly request that the Committee vote to reject HB1844 outright and decline to advance it in any form.**

**Respectfully submitted,**

**Deborah Umiamaka**

**HB-1844**

Submitted on: 2/7/2026 12:39:42 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Shay Chan Hodges	Individual	Oppose	Written Testimony Only

Comments:

Aloha:

**I STRONGLY OPPOSE HB1844.**

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

**HB-1844**

Submitted on: 2/7/2026 12:59:38 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jody Smith	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee

I STRONGLY OPPOSE HB1844.

- The Land Use Commission (LUC) administers a comprehensive process to identify and mitigate impacts of land reclassification on natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests.
  - The LUC’s quasi-judicial district boundary amendment process ensures input from technical experts, cultural practitioners, and stakeholders is thoroughly considered.
  - This process differs from county land use decisionmaking and provides greater objectivity, transparency, and rigor.
  - The LUC has significant institutional knowledge for consistently protecting the public interest in large-scale land use changes.
  - Strong safeguards exist because land in Hawai‘i is extremely important and land use changes can have significant, long-lasting, or irreversible impacts.
  - The measure would require the LUC to urbanize land at county request without its current careful review process.
  - This could lead to insufficient examination of impacts to food security, Native Hawaiian rights, climate resilience, housing affordability, and other critical public interests.

I strongly urge the Committee to **HOLD** this measure.

Mahalo nui for the opportunity to testify.

Jody Smith  
East Honolulu 96725



**HB-1844**

Submitted on: 2/7/2026 2:37:57 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michele Nihipali	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Michele Nihipali and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.  
Sincerely,

Michele Nihipali

54-074 A Kam Hwy.

Hauula, HI 96717

**HB-1844**

Submitted on: 2/7/2026 3:44:20 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Karen Luke	Individual	Support	Written Testimony Only

Comments:

More voices mean a wider range of opinions and evidence heard.

**HB-1844**

Submitted on: 2/7/2026 11:43:02 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Tamosiunas	Individual	Oppose	Written Testimony Only

Comments:

I oppose.

**HB-1844**

Submitted on: 2/8/2026 8:15:21 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
J. Kehau Lucas	Individual	Oppose	Written Testimony Only

Comments:

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

I respectfully but strongly oppose HB1844.

The Hawai‘i State Land Use Commission (LUC) was established to provide a uniform, statewide, and evidence-based framework for reviewing major land use changes with far-reaching public consequences. District boundary amendments administered by the LUC require a quasi-judicial process that is distinct from county land use decision-making. This process mandates the consideration of substantial evidence, including technical studies, environmental review, cultural impact assessments, expert testimony, and input from affected communities and Native Hawaiian cultural practitioners.

This structure exists for a reason. Reclassifying lands from Conservation, Rural, or Agricultural districts to the Urban district has significant and often irreversible impacts on food security, water resources, climate resilience, Native Hawaiian traditional and customary practices, and the long-term availability of land for future generations. State-level oversight ensures that these impacts are evaluated consistently across counties and that decisions are based on a complete factual record rather than solely on local planning priorities or development pressures.

County general plans, while important, are primarily policy documents and are not required to meet the same evidentiary standards, procedural safeguards, or scope of review as the LUC’s district boundary amendment process. Transferring effective decision-making authority to counties without requiring an equivalent, evidence-driven review would significantly reduce transparency and weaken protections for statewide public interests. Numerous studies and past land use decisions in Hawai‘i demonstrate that once agricultural or conservation lands are urbanized, those lands are rarely, if ever, returned to productive or protected status.

By compelling the LUC to approve urbanization requests initiated by counties, HB1844 would undermine the Commission’s role as an independent, objective decision-maker and erode safeguards that exist to balance development with long-term public needs. This approach increases the risk of unintended consequences, including the loss of prime agricultural lands, diminished food self-sufficiency, and harm to Native Hawaiian rights that depend on access to and stewardship of land.

For these reasons, I respectfully urge the Committee to hold HB1844.

Mahalo for the opportunity to provide testimony.

Aloha 'āina

J Kēhau Lucas

**HB-1844**

Submitted on: 2/8/2026 10:38:05 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ezgi Green	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

I oppose HB1844.

The Land Use Commission (LUC) administers a process for evaluating the reclassification of conservation, rural, and agricultural lands into the urban district. This process examines impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests. The LUC’s quasi-judicial district boundary amendment process requires consideration of data and information from technical experts, cultural practitioners, and other stakeholders. The LUC has developed institutional knowledge regarding the protection of public interests in large-scale land use changes.

This measure would require the LUC to urbanize lands upon request from counties without following its current review process. County general plan processes may not include the same level of examination of impacts to food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and other public interests that the LUC process provides.

The difference between the two processes is significant. The LUC process is designed to evaluate long-term impacts of land use changes, which can be difficult or impossible to reverse once implemented. Bypassing this process could result in land use decisions made without the comprehensive analysis currently required.

I respectfully urge the Committee to hold this measure.

Sincerely,

Ezgi Green, Waialua

**HB-1844**

Submitted on: 2/8/2026 10:57:02 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Nancy Harter and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,

Nancy Harter, Lahaina, HI

**HB-1844**

Submitted on: 2/8/2026 11:59:25 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Travis Tsuda	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration,

Travis, Kaneohe

**HB-1844**

Submitted on: 2/8/2026 12:02:31 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pam Murphy	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Pamela Murphy, Kilauea, Kauai

**HB-1844**

Submitted on: 2/8/2026 12:03:27 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bianca Isaki	Individual	Oppose	Remotely Via Zoom

Comments:

Aloha Representatives,

Please OPPOSE HB 1844. It would require Land Use Commission to urbanize lands at the request of the counties, without any opportunity to consider the testimonies and evidence provided by farmers, cultural practitioners, climate scientists, and other experts and stakeholders, much less make written findings of fact and conclusions of law to address impacts to our food security, cultural integrity, and other public interests. This will create prolonged conflict and undermine the apparent purpose of the bill in fasttracking urbanization.

Yours,

Bianca Isaki

**HB-1844**

Submitted on: 2/8/2026 12:07:58 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Valerie Weiss	Individual	Oppose	Written Testimony Only

Comments:

I oppose this measure. Please continue to protect AG LAND.

**HB-1844**

Submitted on: 2/8/2026 12:40:31 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Erin Hagan	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Erin Hagan, Waialua

## **HB-1844**

Submitted on: 2/8/2026 12:43:51 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
William Caron	Individual	Oppose	Written Testimony Only

Comments:

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

I am testifying in opposition to HB1844, a bill that would dismantle a core safeguard of Hawai'i's statewide land use planning system. This legislation would mandate the Land Use Commission (LUC) to automatically reclassify lands to an urban district at the request of a county, stripping away the essential, evidence-based public hearing process that currently allows for the consideration of broad public interests and long-term consequences.

HB1844 is not a streamlining measure; it is an undemocratic and reckless shortcut. It would require the LUC to rubber-stamp county requests without any opportunity to hear from or weigh the testimonies and evidence provided by the very communities most affected: farmers, cultural practitioners, climate scientists, housing advocates, and concerned residents. Crucially, it would eliminate the requirement for the LUC to issue written findings of fact and conclusions of law. This means there would be no legal or factual record to justify a decision, no accountability for how impacts were considered, and no opportunity for meaningful judicial review if the process is flawed.

The implications of this are severe and far-reaching:

- **Threatens Food Security:** By fast-tracking the urbanization of agricultural lands without assessing the cumulative loss to our local food production capacity, this bill directly undermines our state's food security and resilience. It prioritizes speculative development over the stewardship of finite agricultural resources.
- **Circumvents Environmental & Cultural Protection:** The bill would allow massive land use changes without any mandated environmental assessment to evaluate impacts on watersheds, sensitive ecosystems, or historic properties. It disregards the rights of Native Hawaiians and the public trust doctrine, which obligates the state to protect customary and traditional practices and natural resources for future generations.
- **Removes Due Process and Public Trust:** The LUC's quasi-judicial proceedings exist for a reason: to ensure that decisions of immense consequence are made transparently, based on evidence, and with careful deliberation. HB1844 replaces this due process with an automatic, ministerial act, silencing community voices and removing the checks and

balances essential for good governance.

- **Creates Long-Term Risk:** Decisions to urbanize land are permanent and shape our islands for centuries. Making such decisions without a thorough, recorded analysis of infrastructure needs, climate vulnerability, and socioeconomic impacts is irresponsible and will lead to costly problems for future generations to solve.

The current LUC process, while imperfect, provides a critical statewide perspective that balances county initiatives with overarching state interests like environmental protection, cultural preservation, and agricultural sustainability. HB1844 abolishes that balance in favor of unchecked, expedited development.

I urge you to protect the integrity of our land use planning and the voice of our communities. Please reject this dangerous and undemocratic bill. Vote NO on HB1844.

Mahalo for the opportunity to testify.

**HB-1844**

Submitted on: 2/8/2026 1:02:10 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Perle Besserman	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Perle Besserman, Oahu

**HB-1844**

Submitted on: 2/8/2026 1:08:13 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
denise woods	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Denise Woods, RN Kapa'a

**HB-1844**

Submitted on: 2/8/2026 1:08:29 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Georgia Hoopes, Kalaheo

**HB-1844**

Submitted on: 2/8/2026 1:26:54 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica Kuzmier	Individual	Oppose	Written Testimony Only

Comments:

Aloha, I am writing in opposition to HB1844. I do not believe that urbanizing our ag and conservation lands at the counties' request based on county plans is a good idea. I believe that more is at stake with regards to what our food producers and cultural practitioners want, as well as the preservation needed for our biosphere and the ag lands we will need if we are to pursue a more self-sufficient food supply in these times of climate change and geopolitical upheaval. Mahalo for your consideration.

**HB-1844**

Submitted on: 2/8/2026 1:45:03 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair and Committee members,

Please OPPOSE HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

It always seems that the issues often come down to the processes and procedures not being followed. By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Cheryl Burghardt

Nuuanu Oahu

**HB-1844**

Submitted on: 2/8/2026 2:04:36 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Priscilla Stuckey	Individual	Oppose	Written Testimony Only

Comments:

Aloha, Chair Hashem, Vice Chair Morikawa, and Members of the House Committee,

Please oppose HB1844, which seeks to fast-track the reclassification of lands to an urban district for development by side-stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems, or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence, long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities, including farmers, cultural practitioners, and community experts, and there would be no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!  
Priscilla Stuckey, Kihei

**HB-1844**

Submitted on: 2/8/2026 2:15:14 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
KEALA FUNG	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Keala Fung, Honolulu HI

**HB-1844**

Submitted on: 2/8/2026 3:16:48 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

kimdonghyeon

**HB-1844**

Submitted on: 2/8/2026 4:37:06 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ruta Jordans	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose.

**HB-1844**

Submitted on: 2/8/2026 4:41:43 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Teri Corpuz	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Teri Corpuz and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,

Teri Corpuz (Pukalani, Maui)

**HB-1844**

Submitted on: 2/8/2026 7:27:37 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Dorsey	Individual	Oppose	Written Testimony Only

Comments:

Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

**HB-1844**

Submitted on: 2/8/2026 7:48:22 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica Redford	Individual	Oppose	Written Testimony Only

Comments:

Does not allow for community testimony or evidence

**HB-1844**

Submitted on: 2/8/2026 8:12:48 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jasmine Balangitao	Individual	Oppose	Written Testimony Only

Comments:

Hi chair and committee members I'm writing to you to oppose this bill. Land use re classification is very important and needs to have input from all communities. This bill is wrong for what we need to achieve responsibly for the next generation.

Thank you , Jasmine Balangitao of Kaimuki

**HB-1844**

Submitted on: 2/8/2026 8:56:34 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaleiheana-a-Pohaku Stormcrow	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Kaleiheana Stormcrow, Mountain View

**HB-1844**

Submitted on: 2/8/2026 9:18:50 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
B.A. McClintock	Individual	Oppose	Written Testimony Only

Comments:

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

**HB-1844**

Submitted on: 2/8/2026 10:02:38 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cheryl Ho	Individual	Oppose	Written Testimony Only

Comments:

Chair Hashem, Vice Chair Morikawa, and Committee Members:

I strongly oppose HB 1844!

We must not leave the decision to urbanize Agricultural and Conservation Lands up to the Counties without carefully considering the testimonies of their original cultivators, cultural practitioners, climate scientists, and other stakeholders. This has happened in too many places and too many times, leading to the loss of precious ‘āina for the purposes which perpetuate our culture and livelihood.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo,

Cheryl Ho, Nu‘uanu

**HB-1844**

Submitted on: 2/9/2026 12:32:54 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

I oppose HB1844 because fast tracks reclassification of lands for urban development by eliminating the current process currently required for due diligence by the Land Use Commissions (LUC). It would allow the county to submit a request to the commission to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights. Long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities: farmers, cultural practitioners, and community experts. And no environmental assessments would be required. Often it is requests for ag land reclassification. Climate scientists, and other experts and stakeholders should be able to submit findings of fact and conclusions of law to address impacts to our food security, cultural integrity, and other public interests.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

L. Osterer, Koloa, Hi. registered voter

**HB-1844**

Submitted on: 2/9/2026 4:22:54 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jodi Rodar	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Thank you.

Sincerely,

Jodi Rodar

**HB-1844**

Submitted on: 2/9/2026 8:07:32 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
wayne zebzda	Individual	Oppose	Written Testimony Only

Comments:

no please

**HB-1844**

Submitted on: 2/9/2026 8:23:42 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Taylor McKenzie	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

**Please oppose HB1844** which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

**Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.**

Mahalo for your consideration!

TK McKenzie

Honolulu, O‘ahu

**HB-1844**

Submitted on: 2/9/2026 8:41:47 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leilani Mayer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC's "quasi-judicial proceedings" and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state's agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Leilani, Wailua Kaua'i

**HB-1844**

Submitted on: 2/9/2026 8:59:23 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
pamela burrell	Individual	Oppose	Written Testimony Only

Comments:

Aloha House members,

I strongly appose this bill.

We do need housing but not on conservation land and ag land.

please appose HB 1844

thankyou,

Pamela Burrell , Kalihiwai, Kaua'i

**HB-1844**

Submitted on: 2/9/2026 9:00:43 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Breon Michel	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Thank you for your consideration.

Breon Michel, Kula, HI

**HB-1844**

Submitted on: 2/9/2026 9:03:59 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Soo Sun Choe	Individual	Oppose	Written Testimony Only

Comments:

Reclassifying land for urban use without the proper safeguards puts our agricultural lands, food security, and cultural integrity at risk.

**HB-1844**

Submitted on: 2/9/2026 9:19:37 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leo Nahe Smith	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Leo Nahe, Nu'uuanu

**HB-1844**

Submitted on: 2/9/2026 10:16:47 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jackie Keefe	Individual	Oppose	Written Testimony Only

Comments:

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

My name is Jackie Keefe and I am writing in **strong opposition of HB1844**, which seeks to fast track the reclassification of lands to an urban district for development by sidestepping the current evidence-based process required by the land use commission (LUC).

We recognize that Hawai'i is in a housing crisis, but this does not excuse the elimination of consideration of testimonies and evidence provided by farmers, cultural practitioners, climate, scientists, and other experts and stakeholders. When considering rezoning, we must always consider the potential impacts of food security, sensitive ecosystems, or native and public trust rights.

Fast-tracking reclassification of zoning removes the due diligence in the process by disregarding possible long-term ramifications.

Please oppose HB1844 to ensure our values are upheld in the process of confirming land use reclassifications.

Mahalo for your consideration,

Jackie Keefe, Lahaina

**HB-1844**

Submitted on: 2/9/2026 10:31:45 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

oppose

**HB-1844**

Submitted on: 2/9/2026 11:47:51 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hayley Peter-Contesse	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration,

Hayley Peter-Contesse, Makaha

**HB-1844**

Submitted on: 2/9/2026 1:43:53 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stacey Alapai	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

Please OPPOSE HB1844 and uphold the protections of Agricultural and Conservation lands. This bill would require the Land Use Commission to urbanize lands at counties request WITHOUT any opportunity for public testimony or evidence. This weakens our chances to give input and ensure the impacts are adequately addressed.

Mahalo,

Stacey Alapai, Maui

**HB-1844**

Submitted on: 2/9/2026 1:49:54 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Molly Mamaril	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Molly Mamaril

Kaimukī, O‘ahu

**HB-1844**

Submitted on: 2/9/2026 2:05:01 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

HB1844 Change Agricultural Land to Urban: Please keep the Agricultural lands AGRICULTURAL! With the recent cutbacks from our Federal Government depleting our help from the mainland, we need to be able to supply our own food. We need agricultural lands to do that.

I appreciate your consideration of our needs!

Dr. Patricia Fallbeck

1341 Kapiolani Blvd. #18 B

Honolulu, HI, 96814

**HB-1844**

Submitted on: 2/9/2026 2:10:05 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Annalise Hart	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Annalise Hart

**HB-1844**

Submitted on: 2/9/2026 2:22:30 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

I write today in strong opposition to HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Mahalo for this opportunity to testify.

Noelle Lindenmann, Kailua-Kona

**HB-1844**

Submitted on: 2/9/2026 2:36:29 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Anne M. Lorenzo and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,

Anne M. Lorenzo

**HB-1844**

Submitted on: 2/9/2026 3:30:28 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Nelson	Individual	Oppose	Written Testimony Only

Comments:

I oppose this legislation. Fast tracking reclassification of lands leaves no opportunity for testimonies and evidence by farmers, cultural practitioners and other experts and stakeholders.

I ask you to carefully consider the consequences of this bill. Thank you so much.

Elizabeth Nelson

Kaneohe

**HB-1844**

Submitted on: 2/9/2026 4:01:46 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
malcolm mackey	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Malcolm Mackey and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public's interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai'i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public's interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,  
Malcolm Mackey

**HB-1844**

Submitted on: 2/9/2026 4:24:40 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

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

Comments:

Aloha Chair Hashem, Vice Chair Morikawa, and members of the Committee,

My name is Keri Zacher and I **STRONGLY OPPOSE** HB1844.

The Land Use Commission (LUC) has long administered a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other public interests that may be affected by the reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use decisionmaking, the quasi-judicial nature of the LUC district boundary amendment process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders are adequately considered and incorporated in district boundary amendment approvals. The LUC also possesses substantial institutional knowledge regarding how the public’s interest in large-scale land use changes can be consistently protected. **One of the key reasons we have these safeguards in place is because of the extreme importance of land in Hawai‘i, and the significant, myriad, and long-lasting if not irreversible impacts that land use changes can have on the public’s interests.**

By forcing the LUC to urbanize lands at the request of the counties, without the careful, comprehensive, objective, and transparent process it currently follows, this measure would all but invite long-term or irreversible impacts to our food security, Native Hawaiian traditional and customary rights, climate resilience, housing affordability, and many other important public interests that may not have been adequately examined or even considered in the county general plan process.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure.

Sincerely,  
Keri Zacher

**HB-1844**

Submitted on: 2/9/2026 4:26:30 PM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charlene Casserley	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

I believe public input and the opportunity to look at long term ramifications relating to land use and classification are vital to address our food security, cultural integrity, and other public interests. Its important that these processes are not bypassed.

Please oppose HB1844 which seeks to fast track the reclassification of lands to an urban district for development, by side stepping the current evidence-based process currently required by the Land Use Commissions (LUC). The process by which the LUC would modify and update land use classifications would be predicated upon the county submitting to the commission a request to amend the urban district boundary regardless of potential impacts to food security, sensitive ecosystems or native and public trust rights.

By forgoing the process of the LUC’s “quasi-judicial proceedings” and removing the due diligence in the process of issuing decisions long-term ramifications may not be adequately assessed. There would be no opportunity to consider the testimonies and evidence provided by potentially afflicted communities including farmers, cultural practitioners, and community experts, and no opportunity to issue environmental assessments to ensure the state’s agreement with proposed county plans.

Please oppose HB1844 to ensure due diligence in the process of confirming land use re-classifications.

Mahalo for your consideration!

Charlene Casserley,

Kula Maui

**HB-1844**

Submitted on: 2/10/2026 12:50:55 AM

Testimony for WAL on 2/10/2026 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lucienne de Naie	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Morikawa and Members of the House Committee,

I strongly oppose this bill. Based upon first hand experience . Please, Please, Please listen to folks who live in communities across our state who want the Land Use Commission to exercise common sense and provide a second "set of eyes" for properties that have been given urbanidesignation in County Community Plans, due to political pressure by local legislative bodies.

Too often, local city councils can be charmed by high paid consultants into giving Urban designations in Community Plans to lands with high hazard conditions, no infrastructure and no easy way to make the situation workable. We have seen this happen on Maui with hundreds of acres proposed for completely unrealistic development. In the end, these areas often are not developed and the county needs to revert them back to Agricultural status- wasting everyone's time and money.

I served on an island wide planning group on Maui island and have seen this happen first hand. Please do not support this bill that will enshrine lucrative development rights on a variety of unsuitable high risk lands, simply because they have pushed their way into a Community Plan growth boundary. We need the LUC to apply a stricter standard.

Mahalo for your consideration

Lucienne de Naie Huelo, Maui