



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

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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS

Tuesday, February 24, 2026

2:00 PM

State Capitol, Conference Room 325

in consideration of
HB 1845, HD 1
RELATING TO THE LAND USE COMMISSION.

Chair Tarnas, Vice Chair Poepoe, and Members of the House Committee on Judiciary and Hawaiian Affairs.

The Office of Planning and Sustainable Development (OPSD) offers **comments** on HB 1845, HD 1, which amends HRS, § 205-1 (a) to allow the Land Use Commission (LUC) to approve boundary amendments with a simple majority of affirmative votes of the members present and qualified to vote, specifies the number of members required for quorum to take action on boundary amendments, and specifies that a two-thirds vote is required for actions taken regarding Important Agricultural Lands (IAL).

HB 1845, HD 1 provides that a majority of all members to which the LUC is entitled shall constitute a quorum to take actions on boundary amendments not involving IAL lands. Since the LUC is entitled to have nine members, five members present would meet the quorum requirement, and a simple majority or three of the five members present would be sufficient to approve boundary amendments. OPSD believes that critical land use decisions such as boundary amendments that may involve hundreds of acres should be approved by at least five of the nine LUC members.

Thank you for the opportunity to testify on this measure.



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Waiwai a Ho'omāka'ika'i

JOSH GREEN, MD
GOVERNOR

DANIEL E. ORODENKER
EXECUTIVE OFFICER

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813

Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

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Statement of
Daniel E. Orodener
Executive Officer
State Land Use Commission

Before the
House Committee on Judiciary and Hawaiian Affairs

Tuesday February 24, 2026
2:00 PM
State Capitol, Room 325 and Video Conference

In consideration of
HB1845 HD1

RELATING TO THE LAND USE COMMISSION

Chair Tarnas; Vice Chair Poepoe; and members of the House Committee on Judiciary and Hawaiian Affairs:

The Land Use Commission ("LUC") consists of nine members. As currently written HB1845 HD1, could allow as few as three (3) commissioners to approve or deny a district boundary amendment.

The language as proposed in 205-1(a)(1) would require a majority of all members to which the Commission is entitled to constitute a quorum (that would be five out of nine). The proposed language in section 205-1(a) would allow "...a simple majority of affirmative votes of the members present and qualified to vote" as necessary for a boundary amendment. In a meeting with only five members present (constituting a quorum) only three affirmative votes would be required to approve a boundary amendment.

The Land Use Commission ("LUC") met on February 11, 2026, to discuss legislative proposals. At that time the LUC did take a position on this measure. However, commissioners expressed their concerns with the measure, particularly regarding Important Agricultural Lands ("IAL") which the state constitution express the requires 6 affirmative votes fro re-classification, and in order to prevent a small minority of commissioners making decisions with statewide and significant implications, the measure should be amended to require a minimum of five (5) affirmative votes for approval of non-IAL district boundary amendments.

It should be noted that a lack of quorum to render a decision and a corresponding lack of votes has not occurred at the LUC in at least the last 25 years of LUC commission hearings, if ever. The LUC staff has not been able to identify any situation in which lack of quorum or a need for the requisite votes has led to a delay in

the decision on any project, motion or special permit. As such, staff cannot ascertain the problem this measure is meant to address at the state level.

LUC staff is available to answer any questions related to this testimony.

Thank you for the opportunity to testify on this matter.

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Councilmembers
K. Kauano'e Batangan
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins



Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 23, 2026

TO: Honorable Chair Tarnas, Vice-Chair Poepoe, and members of the Committee on Judiciary and Hawaiian Affairs

FROM: TAMARA PALTIN
Councilmember

DATE: February 23, 2026

SUBJECT: **OPPOSITION TO HB 1845, HD1, RELATING TO THE LAND USE COMMISSION**

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decision-making, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

Respectfully Submitted,

A handwritten signature in black ink that reads "Tamara Paltin".

TAMARA PALTIN
Councilmember



HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

February 24, 2026

2:00 PM

Conference Room 325

In **OPPOSITION** to **HB1845 HD1**: RELATING TO THE LAND USE COMMISSION

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

On behalf of our more than 20,000 members and supporters, the Sierra Club of Hawai'i **strongly OPPOSES HB1845 HD1**, which would fast-track large-scale land use changes that could jeopardize our food security, cultural integrity, climate resilience, housing affordability, and economic stability.

The Land Use Commission (“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. Because of the range of thoughtfulness, experience, and expertise needed to fully understand and account for such a wide range of issues, the LUC appropriately requires 6 of its 9 members to approve any proposed land use change, or district boundary amendment, that is brought before it.

This measure would instead allow a majority of members present at an LUC meeting to approve a district boundary amendment. **With as little as 5 members needed to make quorum for an LUC meeting, this means that as few as 3 individuals would be allowed to authorize land use changes impacting potentially vast areas of land.** Such a drastically reduced number of individuals involved in granting land use approvals would all but invite less-informed decisionmaking that could result in significant impacts and opportunity costs to our food security, cultural integrity, climate resilience, housing affordability, and economic development, for decades or generations at a time.

While the Sierra Club appreciates the intent to fast-track housing development, the Sierra Club reiterates that the LUC is not the impediment to housing construction it is 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 – an estimated 60,000 units – has not yet been built, much of which was proposed to be affordable and workforce housing. On O’ahu alone, at least 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



SIERRA CLUB
OF HAWAII

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-1845-HD-1

Submitted on: 2/22/2026 3:42:01 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ted Bohlen	Hawaii Reef and Ocean Coalition and Climate Protectors Hawaii	Oppose	Written Testimony Only

Comments:

STRONGLY OPPOSE!

The LUC should retain a high level of protection with six votes required for passage of district boundary amendments, not a simple majority of three where quorum is five.



Environmental Caucus of The Democratic Party of Hawai'i

Sunday, February 22, 2026

To: House Committee on Judiciary and Hawaiian Affairs
Rep. David A. Tarnas, Chair
Rep. Mahina Poepoe, Vice Chair

Re: HB 1845, H1 1 relating to Land Use Commission (reducing quorum requirement)
Hearing: Tuesday, February 24, 2026, 2:00 pm, Conference Room 325 & videoconference
Position: **STRONG OPPOSITION**

Aloha, Chair Tarnas, Vice Chair Poepoe, and Members of the House Committee on Judiciary and Hawaiian Affairs!

The 6,680 members of the Environmental Caucus of the Democratic Party of Hawai'i believe that the the State's Land Use Commission (LUC) must be strengthened, and no legislation should be enacted that weakens its powers and procedures. The LUC acts as a quasi-judicial entity, with a strong institutional memory and strong record of environmental protection should not be disturbed unless proposed changes are shown to be truly meritorious.

HB 1845 HD 1 does not meet these requirements, and it should be rejected. This bill would, if enacted, allow the LUC to take binding actions with only three members. Currently, the LUC requires six votes for district boundary amendments. Moreover, the LUC lacks a member with expertise in water-rights issues and it also lacks a member versed in Hawaiian cultural practices. These are essential inputs that must be preserved. Until the LUC is restored to its full capacity, any legislation that allows a sub-minimal quorum to make decisions is very dangerous.

Accordingly, we believe that this bill should not be passed. Thank you for the opportunity to testify on this important issue.

Alan B. Burdick, co-chair Burdick808@gmail.com 808-927-1500

HB-1845-HD-1

Submitted on: 2/22/2026 7:22:18 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nakoʻolani Warrington	Kupuna for the Moopuna	Oppose	Written Testimony Only

Comments:

STRONG OPPOSITION to HB 1845 HD1

We, Kūpuna for the Mo‘opuna, a hui of Hawaiian Homes Commission Act kūpuna beneficiary farmers from Pana‘ewa, Hawai‘i, **testify in STRONG OPPOSITION to HB 1845 HD1**

This bill would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more.

Allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

ABSOLUTELY NO to HB 1845 HD1.

HB-1845-HD-1

Submitted on: 2/23/2026 1:05:54 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Janice K T Shiira	Shimanchu Mamuyaa	Oppose	Written Testimony Only

Comments:

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Feb. 24, 2026, 2 p.m.
Hawaii State Capitol
Conference Room 325 and Videoconference

To: House Committee on Judiciary and Hawaiian Affairs
Rep. David A. Tarnas, Chair
Rep. Mahina Poepoe, Vice Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: TESTIMONY IN SUPPORT OF HB1845 HD1 — RELATING TO THE LAND USE COMMISSION

Aloha chair, vice chair and other committee members,

The Grassroot Institute **supports** [HB1845 HD1](#), which would reduce the number of votes needed for the state Land Use Commission to approve a district boundary amendment from six to a simple majority of those present at the hearing.

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."¹

The LUC is a major contributor to permitting delays. Established more than 60 years ago, the LUC was intended to protect and manage Hawaii's four land-use designations — urban, rural, agricultural and conservation.

¹ 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.

In a sense, it became a statewide zoning and approval agency, often trumping the zoning authorities of the counties, which has added to the delay and bureaucracy faced by homebuilders.

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.²

Further reform should look at ways to continue refocusing the LUC to better achieve its original purpose. But in the short term, this bill would help reduce the wait for housing developments that require LUC approval.

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

² Jackson Grubbe, [“Reform the Hawaii LUC to encourage more housing.”](#) Grassroot Institute of Hawaii, September 2020.



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

Phone 808.587.7770
Fax 808.587.7769
www.avalonhi.com

RE: TESTIMONY IN SUPPORT OF HB 1845 – RELATING TO THE LAND USE COMMISSION

Aloha Chair, Vice Chair, and members of the Committee. Avalon Development Company supports HB 1845 because it addresses a structural inefficiency in the Land Use Commission's decision-making process. Current law requires a fixed supermajority vote for district boundary amendments regardless of attendance or vacancies, which can prevent action and cause delays. HB 1845 corrects this by allowing the Commission to act based on a simple majority of members present and qualified to vote.

This change does not alter substantive review standards, eliminate safeguards, or weaken constitutional protections. Instead, it allows the Commission to function more predictably and as originally intended, without procedural gridlock caused by voting mechanics unrelated to the merits of an application. At a time when Hawai'i faces well-documented permitting delays that increase uncertainty and cost, ensuring that existing regulatory bodies can make timely decisions is a necessary and measured reform. For these reasons, Avalon Development Company respectfully urges the Committee to support HB 1845.

Respectfully submitted,

McKinley Eads

Project Manager | Registered Lobbyist
On behalf of Avalon Development Company

HB-1845-HD-1

Submitted on: 2/23/2026 1:02:48 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Barbara Kaaumoana	Hanalei Watershed Hui	Oppose	Written Testimony Only

Comments:

Aloha,

Our organization **STRONGLY OPPOSES** this bill as it allows urbanization of our rural and conservation lands without any oversight of community intelligence and informed land use.

This bill threatens our food security, cultural integrity, affordable housing supply and climate resilience that will impact our descendants for generations.

Me ka pono

Makaala Kaaumoana

Executive Director



HAWAII REGIONAL COUNCIL OF CARPENTERS

February 24, 2026

TO: The Honorable David A. Tarnas, Chair
The Honorable Mahina Poepoe, Vice Chair
Members of the House Committee on Judiciary & Hawaiian Affairs

RE: TESTIMONY IN STRONG OPPOSITION OF HB1845 HD1

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the Committee:

The Hawai'i Regional Council of Carpenters, representing over 6,000 skilled union carpenters and tradespeople across the islands, is grateful for the opportunity to submit our testimony in strong opposition of HB1845 HD1.

This measure would fundamentally alter the decision-making standard for Land Use Commission boundary amendments by reducing the current six-vote requirement to a simple majority of members present and qualified to vote.

While the bill is framed as a procedural adjustment intended to “expedite” housing approvals, it in fact lowers a long-standing structural safeguard embedded in Chapter 205. Boundary amendments are not routine administrative actions. They determine whether lands are moved between conservation, agricultural, rural, and urban districts. These decisions carry generational consequences for food security, infrastructure demand, cultural resources, environmental protection, and long-term growth patterns.

The existing six-vote requirement ensures:

- Broad consensus across counties and appointed members
- Stability and predictability in statewide land use policy
- Protection against narrow or transient majorities driving irreversible land reclassification

Under the bill, a boundary amendment could be approved by as few as five members if only a quorum is present, and this materially weakens deliberative safeguards and increases the risk of politically driven or rushed approvals.

If the concern is vacancies or absenteeism, the appropriate remedy is timely appointments and attendance accountability—not lowering the approval threshold for decisions of statewide consequence.

Importantly, the bill’s own findings focus on permitting delays and housing costs

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KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

(continued from page 1)

However, there is no evidence in this measure that the six-vote requirement itself is a primary driver of housing affordability challenges. Delays often stem from infrastructure financing gaps, county-level permitting backlogs, environmental review, and litigation risk. Weakening the LUC voting threshold does not address those root causes.

Land use boundary amendments reshape communities permanently. They should require durable consensus, not a simple majority of whoever happens to be present.

For these reasons, HRCC urges this committee to defer HB1845 HD1 indefinitely.

Thank you for the opportunity to testify.



Housing Hawai'i's Future
PO Box 3043
Honolulu, HI 96802-3043

February 24, 2026

TO: Chair Tarnas and Members of the Judiciary and Hawaiian Affairs Committee
RE: HB 1845, Relating to the Land Use Commission

Dear Chair Tarnas and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We support House Bill 1845. This bill specifies that a simple majority of affirmative votes of the members of the Land Use Commission present at a meeting and qualified to vote is required for any boundary amendment.

Hawai'i's housing shortage is driven not only by land constraints but by entitlement uncertainty and delay. In recent years, the LUC has at times faced challenges in achieving quorum. Consequently, hearings must be continued and decisions delayed, sometimes for months. This can increase carrying costs for projects, complicate financing, and introduce material uncertainty into already complex development timelines.

Clear voting standards and reliable quorum rules are foundational to restoring predictability in the land use process. This bill advances that goal while maintaining appropriate safeguards.

Let's advance HB 1845.

Thank you,

A stylized, circular signature in black ink, appearing to be the name "Lee Wang".

Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org

A handwritten signature in black ink, appearing to be the name "Perry Arrasmith".

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

HB-1845-HD-1

Submitted on: 2/23/2026 2:12:15 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
laurel brier	Kauai Climate Action Coalition	Oppose	Written Testimony Only

Comments:

Why? Why, weaken our land use decisions when we need to be vigilant about protecting public resources and building our climate resilience and providing for affordable housing in a thoughtful and responsible manner. We need the multiple perspectives and wide range of knowledge to protect and balance the needs of the community. STRON OPPOSTION to HB1845



Testimony of
Pacific Resource Partnership

Hawai'i House of Representatives Committee on Judiciary and Hawaiian Affairs
Tuesday, February 24, 2026

Subject: Testimony in opposition of HB1845 HD1 relating to the Land Use Commission.

Aloha Chair Tarnas, Vice Chair Poepoe, and esteemed members of the committee.

The Pacific Resource Partnership (PRP), representing a coalition of Hawai'i's building industry professionals, contractors, and community stakeholders dedicated to sustainable development and economic vitality, appreciates the chance to provide testimony in strong opposition to HB1845 HD1. This legislation would shift the Land Use Commission's (LUC) voting standard for district boundary amendments from the established six-affirmative-vote mandate to a mere majority of those present and eligible to vote.

Although presented as a means to accelerate housing development processes, the bill effectively diminishes a critical protective mechanism outlined in Chapter 205. District boundary changes are significant undertakings that reclassify lands among conservation, agricultural, rural, and urban categories. Such actions have lasting impacts on agricultural sustainability, public service demands, heritage preservation, ecological integrity, and future development trajectories. The current six-vote threshold promotes:

- Widespread agreement among diverse representatives and jurisdictions
- Consistency and reliability in land management across the state
- Safeguards against fleeting or slim majorities imposing permanent land shifts



With this proposal, approvals could potentially pass with just five votes in a quorum scenario, eroding thoughtful oversight and heightening vulnerabilities to expedited or influence-based decisions. Should attendance or vacancies pose challenges, the solution lies in prompt nominations and participation enforcement — rather than reducing the bar for decisions with far-reaching statewide implications.

Notably, while the measure cites bottlenecks in approvals and escalating housing expenses, it offers no substantiation that the six-vote rule is a key contributor to these issues. Setbacks frequently arise from funding shortfalls for essential services, local permitting inefficiencies, compliance assessments, and legal hurdles. Altering the LUC's approval criteria fails to tackle these underlying factors.

District boundary amendments irrevocably transform our islands' landscapes and communities. They demand robust, enduring support, not approval by a bare majority of attendees. Accordingly, PRP respectfully requests that the Committee hold HB1845 HD1 in committee.

Mahalo for considering our testimony.

Sincerely,

Andrew Pereira



Director of Public Affairs
Pacific Resource Partnership
1100 Alakea Street, 4th Floor
Honolulu, HI 96813
Phone: (808) 528-5557
Email: apereira@prp-hawaii.com
Website: www.prp-hawaii.com

HB-1845-HD-1

Submitted on: 2/23/2026 8:08:36 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and honorable members of Committee,

My name is Susan RobertsEmery, as Co Chair of the Green Party of Hawai'i, I write on behalf of our members. We are in VERY STRONG OPPOSITION to HB1845 HD1. Why bother with a quorum if it is to be ignored? Of course, all members must be allowed to weigh in on every decision. Maintain the high standard, currently reflecting the six vote requirement for land use boundary amendments!

Respectfully we ask the Committeeto HOLD this Bill !

Mahalo,

Susan RobertsEmery

Green Party of Hawai'i

Paauilo

HB-1845-HD-1

Submitted on: 2/22/2026 4:20:22 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Stephanie Austin	Individual	Oppose	Written Testimony Only

Comments:

Do not pass this irresponsible bill which limits complete oversight and discussion!

HB-1845-HD-1

Submitted on: 2/22/2026 4:55:34 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kealii Pang, Ph.D.	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Kealii Pang, Ph.D., and I STRONGLY OPPOSE HB1845 HD1.

As a State Commissioner, an AOA officer, and a board member for three Hawai‘i nonprofits, I am deeply familiar with the weight of board-level decision-making. I know that robust voting requirements are essential to ensure that decisions represent a clear consensus and thorough deliberation.

This measure would allow a vote of just three out of a quorum of five commissioners to render decisions affecting vast areas of land. Allowing such a small number of individuals to approve district boundary amendments—decisions that impact water security, watershed health, and public trust resources—is a dangerous erosion of the high standard of care required for land use planning.

The current six-vote requirement ensures that multiple perspectives and a wide range of expertise are brought to the table. Lowering this threshold compromises the integrity of the Commission and the safety of our environment. Please HOLD this measure.

Sincerely,

Kealii Pang, Ph.D. Kaimukī, Hawai‘i

HB-1845-HD-1

Submitted on: 2/22/2026 4:58:32 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Re: Opposition to House Bill No. 1845 (2026)

Dear Chairs and Members:

Pursuant to HRS §§ 92-7 and 92-8, this written testimony constitutes formal opposition to House Bill No. 1845 (HB1845).

HB1845 amends HRS § 205-4 to streamline Land Use Commission district boundary amendments by curtailing contested case proceedings (HRS chapter 91), environmental assessments (HRS chapter 343), and public notice requirements. These modifications conflict with Article XI, § 3 of the Hawaii Constitution and implicate food security concerns given Hawaii's import dependency.

The Committees are respectfully urged to issue an adverse committee report and recommend against passage.

Mahalo for your consideration.

Sincerely,

Deborah Umiamaka

HB-1845-HD-1

Submitted on: 2/22/2026 5:30:46 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Christy Shaver	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Christy Shaver and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Christy Shaver

HB-1845-HD-1

Submitted on: 2/22/2026 6:17:27 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
cheryl burghardt	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Committee Members,

I OPPOSE HB 1845 HD1.

I ask that you oppose it as well.

Cheryl Burghardt

HB-1845-HD-1

Submitted on: 2/22/2026 6:26:51 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Andrew Isoda and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Andrew Isoda
Lahaina, Mau'i

HB-1845-HD-1

Submitted on: 2/22/2026 6:51:09 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
emily gambino	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Emily Gambino and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Emily Gambino

HB-1845-HD-1

Submitted on: 2/22/2026 7:20:12 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Diane Ware	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Diane Ware and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

HB-1845-HD-1

Submitted on: 2/22/2026 8:21:41 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Shannon Rudolph	Individual	Oppose	Written Testimony Only

Comments:

OPPOSE

HB-1845-HD-1

Submitted on: 2/22/2026 8:50:06 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
William Reese Liggett	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is William Reese Liggett and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
William Reese Liggett

HB-1845-HD-1

Submitted on: 2/22/2026 9:20:18 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
jeanne wheeler	Individual	Oppose	Written Testimony Only

Comments:

Aloha: this bill doesn't really adequately address appropriate decision-making criteria... please DO NOT PASS it. Mahalo, JW

HB-1845-HD-1

Submitted on: 2/22/2026 9:52:05 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Patti Choy	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

I STRONGLY OPPOSE HB1845 HD1.

Why oh why would you even entertain this nonsensical measure????????????????

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

Please HOLD this measure.

Thank you.

HB-1845-HD-1

Submitted on: 2/22/2026 10:10:57 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Guy Kudo	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

I STRONGLY OPPOSE HB1845 HD1.

Please HOLD this measure.

Thank you.

HB-1845-HD-1

Submitted on: 2/23/2026 5:44:56 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lisa Darcy	Individual	Oppose	Written Testimony Only

Comments:

OPPOSE HB1845 HD1

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Lisa Darcy from Kula, Maui, HI.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Lisa Darcy

HB-1845-HD-1

Submitted on: 2/23/2026 7:46:40 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Bo Breda and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Bo Breda

HB-1845-HD-1

Submitted on: 2/23/2026 7:51:59 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Peter Wilson and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Peter Wilson

HB-1845-HD-1

Submitted on: 2/23/2026 8:41:20 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

I STRONGLY OPPOSE HB1844 HD1.

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 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, including those that are not closely examined or in some cases even considered in the county general plan process.

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

HB-1845-HD-1

Submitted on: 2/23/2026 9:03:14 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

I am submitting testimony today in strong opposition to HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Mahalo for this opportunity to provide testimony.

Noelle Lindenmann, Kailua-Kona

HB-1845-HD-1

Submitted on: 2/23/2026 9:03:57 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sherry Pollack	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose HB1845 HD1 that specifies that a simple majority of affirmative votes of the members of the Land Use Commission present at a meeting and qualified to vote is required for any boundary amendment. This would be done under the pretext of the need for affordable housing and to reduce the time to construct new housing by reducing delays in obtaining required permits and approvals. This is a false narrative and a scapegoating tactic used to undermine protections.

Shame on the authors of this measure who are attempting to pit those who care about protecting our resources against the need for affordable housing. Protecting important resources is not the reason housing costs are high. Housing costs are high because of developers who are greedy. And there is a lot the state can and should do to fix the delays in the permit process. Just to add solar on your roof in some instances can take months to over a year which is ridiculous and has nothing to do with environmental protections, it is because the permitting departments are dysfunctional. This bill will not fix these problems and is wholly unacceptable.

Please **HOLD** this irresponsible measure.

HB-1845-HD-1

Submitted on: 2/23/2026 9:08:07 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lory Ono	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Lory Ono, and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Lory Ono

HB-1845-HD-1

Submitted on: 2/23/2026 9:29:29 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nanea Lo	Individual	Oppose	Written Testimony Only

Comments:

Hello Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Nanea Lo and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

me ke aloha 'āina,

Nanea Lo, 96826

Sierra Club of Hawai'i Member

Hawai'i Workers Center Board Member

Honolulu Tenants Union Member

350 Hawai'i Member

Carbon Cashback Hawai'i Member

Hawai'i Tax Fairness Coalition Member

HB-1845-HD-1

Submitted on: 2/23/2026 9:30:14 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Dee Green	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose HB1845 HD1.

This bill would allow just three members of a five-person quorum on the Land Use Commission to make sweeping decisions over large areas of land. Those decisions affect our food systems, water sources, watershed protection, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, and climate resilience. Reducing the vote threshold lowers the standard of review for matters that demand careful, balanced judgment.

Major land use changes should require broad agreement, not the bare minimum. The current six-vote requirement exists to ensure thoughtful deliberation and protect the public interest.

I urge the Committee to hold this measure.

HB-1845-HD-1

Submitted on: 2/23/2026 9:36:04 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Michelle Pieper	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Members,

I stand in strong opposition to HB1845.

Allowing major land use changes to be approved by as few as three Land Use Commission members is absurd. Decisions that permanently alter Hawai‘i’s lands, water, food systems, and cultural spaces should never rest in the hands of so few. That is not checks and balances, that is concentrated power.

Our kūpuna created the kapu system as a system of regulation and balance to ensure the islands could sustainably feed and support all people. Stewardship has always required collective responsibility, not streamlined approvals that sideline community voice.

As residents of this island home, it is a privilege to live here and our responsibility to protect it together. Reducing oversight on land use decisions, especially in communities like Wai‘anae that already bear environmental burdens, moves us backward.

Article XI of the Hawai‘i State Constitution affirms the State’s obligation to conserve and protect natural resources, and Article XII, Section 7 safeguards Native Hawaiian traditional and customary practices. Any legislation that weakens transparency, diminishes public voice, or concentrates land use decisions in the hands of too few undermines these protections and the very foundation of stewardship in Hawai‘i.

HB1845 undermines transparency, shared governance, and mālama ‘āina.

Please defer this bill.

Michelle Pieper
Wai‘anae, O‘ahu

HB-1845-HD-1

Submitted on: 2/23/2026 9:48:26 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Cristina Holt	Individual	Oppose	Written Testimony Only

Comments:

Chair Tarnas, Vice Chair Poepoe, and Members of the Committee,

I am submitting testimony in opposition to HB 1845 HD1.

Right now it takes six out of nine Land Use Commission members to approve a boundary amendment. This bill would change that to a simple majority of whoever happens to show up that day. If five members are present, three votes could reclassify land. Three people could permanently change the land use boundaries of this state.

This is being sold as a fix for permit delays. It is not. The reason boundary amendments require a supermajority is because they are irreversible. Once agricultural or conservation land is reclassified as urban it does not go back. That is not a bureaucratic inconvenience. That is the point. Decisions with permanent consequences should require broad agreement, not a thin majority of a potentially half-empty room.

And let us be honest about what is happening in this session. We have HB 1844 eliminating independent review of county reclassification requests. We have HB 1823 gutting coastal zone permits. We have SB 3148 redefining public use to benefit private developers. And now this bill makes it easier to push boundary amendments through with fewer votes. These bills are not unrelated. They are a coordinated demolition of the protections that stand between our land and the people who want to profit from it.

Do not lower this threshold. Hold this bill.

Mahalo for your time and consideration.

HB-1845-HD-1

Submitted on: 2/23/2026 10:17:18 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Derek Kamakanaaloha Soong	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Derek Kamakanaaloha Soong and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

Derek Kamakanaaloha Soong

HB-1845-HD-1

Submitted on: 2/23/2026 10:41:43 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Michael Williams	Individual	Oppose	Written Testimony Only

Comments:

These important decisions potentially affecting dozens of sites with thousands of acres should not be made by as few as 3 people. Again, it broken now, this "fix" is not needed. Like good medical professionals, first, do no harm.

HB-1845-HD-1

Submitted on: 2/23/2026 11:18:18 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Daniel Kanahale	Individual	Oppose	Written Testimony Only

Comments:

Oppose

HB-1845-HD-1

Submitted on: 2/23/2026 11:45:07 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lisette Akamine	Individual	Oppose	Written Testimony Only

Comments:

Aloha nui e Chair Tarnas, Vice Chair Poepoe, and members of the Committee.

I am testifying in strong OPPOSITION to HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more.

I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

Lisette Puanani Akamine

Kahalu'u, O'ahu

HB-1845-HD-1

Submitted on: 2/23/2026 12:23:12 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sunshine Eckstrom	Individual	Oppose	Written Testimony Only

Comments:

Please oppose HB 1845 which would allow major land use chnges to be approved with as few as three Commission members. We need more oversight for land use, not less.

HB-1845-HD-1

Submitted on: 2/23/2026 12:29:57 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Nancy Harter and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely, Nancy Harter, Lahaina, HI

HB-1845-HD-1

Submitted on: 2/23/2026 1:35:13 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
janice palma-glenie	Individual	Oppose	Written Testimony Only

Comments:

aloha,

another bad " fast track" bill that would allow vast land use changes, including the urbanization of agricultural, rural, and conservation lands, to be approved by as little as three individuals - inviting oversights and uninformed land use decisionmaking, with consequences for our food and water security, cultural integrity, affordable housing supply, and climate resilience that may span generations.

stop it! And please stop this awful train of bills aimed at stealing Public Trust resources for the good of special, corporate interests.

sincerely,

janice palma-glennie

kailua-kona

HB-1845-HD-1

Submitted on: 2/23/2026 2:00:16 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Katherine Fryer	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land. These decisions could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, and climate resilience. Allowing only three individuals to approve district boundary amendments would invite oversights that fail to protect the public interest.

Hawaii's land base is limited and our ecology is fragile. All land use decisions require careful consideration from multiple perspectives and a wide range of knowledge. The LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

HB-1845-HD-1

Submitted on: 2/23/2026 2:43:17 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Leah Kocher	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Leah Kocher and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

Leah Kocher

HB-1845-HD-1

Submitted on: 2/23/2026 2:50:13 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

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

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Anne M. Lorenzo and I **STRONGLY OPPOSE** HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,
Anne M. Lorenzo

HB-1845-HD-1

Submitted on: 2/23/2026 5:39:29 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Monica Morris	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Monica Morris and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of only three out of a quorum of five commissioners on the nine-member Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals out of the nine-member LUC to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the significant power held by the LUC, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

Monica Morris

HB-1845-HD-1

Submitted on: 2/23/2026 6:55:57 PM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
DIANE CHOY FUJIMURA	Individual	Oppose	Written Testimony Only

Comments:

/Cmd+VAloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Diane Choy Fujimura and I **STRONGLY OPPOSE** HB1845 HD1.

Three votes is not enough. Maintain the required 6 votes for any land use district boundary changes.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

Diane Choy Fujimura

HB-1845-HD-1

Submitted on: 2/24/2026 8:20:37 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jubilee Johanna	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Jubilee Westergaard and I STRONGLY OPPOSE HB1845 HD1.

This measure would allow a vote of just three out of a quorum of five commissioners on the Land Use Commission (LUC) to render decisions affecting vast areas of land - decisions that could impact critically important public needs including but not limited to food security, water security and watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, climate resilience, and more. I am deeply concerned that allowing just three individuals to approve district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning for our limited land base.

Given the stakes at play, and the need for multiple perspectives and a wide range of knowledge to protect and balance the community's needs in land use decisionmaking, the LUC must retain its high standard of care, currently reflected in the six vote requirement for land use district boundary amendments.

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

Sincerely,

Jubilee Westergaard

HB-1845-HD-1

Submitted on: 2/24/2026 8:58:24 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
J. Kehau Lucas	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

My name is Kēhau Lucas, and I **strongly oppose HB1845 HD1.**

Under current law, the **Land Use Commission (LUC)** is composed of **nine commissioners**, appointed by the Governor and confirmed by the Senate, with one member from each county and the rest at-large. [luc.hawaii.gov]

For district boundary amendments involving more than 15 acres, Conservation lands, or Important Agricultural Lands, **existing law requires six affirmative votes** for approval. This six-vote threshold—two-thirds of the full commission—ensures that major land-use decisions reflect broad agreement among commissioners and are not made by a minimal subset of the body. [files.hawaii.gov]

HB1845 HD1 would allow a quorum of five commissioners to act, and decisions to be made by **as few as three affirmative votes**. Reducing the requirement from six votes to three represents a shift from a supermajority of the full commission to approval by only one-third of its membership.

Given the scope of the LUC’s authority, this change carries significant implications. District boundary amendments determine whether lands currently designated Agricultural, Rural, or Conservation—categories that together comprise the vast majority of Hawai‘i’s land base—may be converted to Urban use. The LUC reviews these petitions using a quasi-judicial process with statutory criteria addressing environmental impacts, cultural practices, natural resources, state infrastructure, and consistency with the Hawai‘i State Plan. [law.justia.com]

Because these decisions affect statewide concerns, including **food security, water resource protection, watershed health, Native Hawaiian traditional and customary practices, and climate resilience**, the current six-vote requirement provides a structurally important safeguard ensuring that diverse expertise and perspectives inform the decision. Allowing boundary amendments to pass with only three votes dramatically reduces this safeguard and increases the risk of decisions that do not fully account for statewide public trust responsibilities or long-term land stewardship needs.

For these reasons, preserving the existing **six-vote threshold** is critical to maintaining a consistent, evidence-based, and accountable process for major land-use changes in Hawai'i.

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

Aloha 'āina,

J. Kēhau Lucas

HB-1845-HD-1

Submitted on: 2/24/2026 9:50:25 AM

Testimony for JHA on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Diane Shepherd	Individual	Oppose	Written Testimony Only

Comments:

NO