



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

ON THE FOLLOWING MEASURE:

H.B. NO. 1845, 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

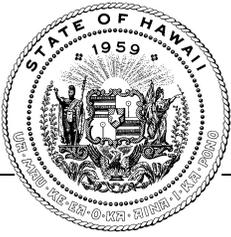
Chair Hashem and Members of the Committee:

The Department of the Attorney General provides the following comments.

The bill amends section 205-1, Hawaii Revised Statutes (HRS), to only require a simple majority of affirmative votes by present members of the Land Use Commission for district boundary amendments instead of the six of nine, or two-thirds, votes currently required.

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." Section 205-50, HRS, provides specific criteria that must be met to reclassify important agricultural lands. To avoid any potential constitutional or statutory conflicts, we recommend amending the bill to clarify that lands designated as important agricultural lands still require six affirmative votes.

Thank you for the opportunity to comments.



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

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

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

Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON WATER AND LAND

Tuesday, February 10, 2026

9:00 AM

State Capitol, Conference Room 411

in consideration of

HB1845

RELATING TO THE LAND USE COMMISSION.

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

The Office of Planning and Sustainable Development (OPSD) offers **comments** on HB 1845, 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.

OPSD notes that HB 1845 conflicts with HRS, § 205-45 (e) (3) which requires that a reclassification of land sought in conjunction with a designation of Important Agricultural Lands be approved by a two-thirds majority of the members of the LUC. In addition, HB 1845 provides no minimum number of LUC members required to approved boundary amendments. Other statutes establish the minimum number of five LUC members required to hold a meeting, therefore, three out of the nine LUC members would be able approve boundary amendments.

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 Wai wai 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

Email Address: dbedt.luc.web@hawaii.gov

Telephone: (808) 587-3822

Fax: (808) 587-3827

Website: luc.hawaii.gov

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

Before the
House Committee on Water and Land

Tuesday February 10, 2026
9:00 AM
State Capitol, Room 411 and Video Conference

In consideration of
HB1845

RELATING TO THE LAND USE COMMISSION

Chair Hashem; Vice Chair Morikawa; and members of the House Committee on Water and Land:

The Land Use Commission (“LUC”) staff has no position at this time but has the following comments on this measure that would specify that a simple majority of affirmative votes of the LUC, present at a meeting and qualified to vote, is required for any boundary amendment.

As currently written, language in the bill could allow as few as three (3) commissioners to approve or deny a district boundary amendment. This language may conflict with Article XI, Section 3 of the State Constitution which reads “Lands identified by the State as important agricultural lands needed to fulfill the purposes above 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.”

Thank you for the opportunity to testify on this matter.

HB-1845

Submitted on: 2/7/2026 4:19:27 PM

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

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

Comments:

Aloha!

The Free Access Coalition OPPOSES HB1845.

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.



HOUSE COMMITTEE ON WATER & LAND

February 10, 2026

9:00 AM

Conference Room 411

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

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 HB1845**, 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 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."



SIERRA CLUB
OF HAWAII

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.

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 HB1845 — RELATING TO THE LAND USE COMMISSION

Aloha chairs, vice chairs and other committee members,

The Grassroot Institute **supports** [HB1845](#), 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.

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.

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 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.



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 1845 - 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 1845**. 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.

We are 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 of 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 district boundary amendments.

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 **not to pass HB 1845**. Mahalo for your attention and consideration.

Me ke aloha,

Ian Keali'i Custino
Executive Director

Moanalua Gardens Foundation
ian@mgfhawaii.org



Rep. Mark J. Hashem, Chair
Rep. Dee Morikawa, Vice Chair
Committee on Water and Land

Tuesday, February 10, 2026
9:00AM Conference Room 411

RE: HB1845 - Land Use Commission Decision Making Process - Oppose

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

On behalf of the Chamber of Sustainable Commerce, we respectfully OPPOSE HB1845. The Chamber of Sustainable Commerce represents more than 580 small businesses, sole proprietors and entrepreneurs across Hawai'i committed to a triple bottom line: people, planet and prosperity.

This bill lowers the voting threshold for Land Use Commission boundary amendments from a supermajority to a simple majority, weakening an important safeguard designed to ensure careful, balanced decision-making on land use matters. While housing delays are a real concern, reducing oversight risks unintended consequences for communities, cultural resources, and long-term economic stability.

We also share concerns raised by environmental and community groups that lowering the Land Use Commission's approval threshold could lead to decisions that inadequately protect food and water security, cultural practices, and climate resilience by reducing the breadth of review and deliberation for major land use changes.

Streamlining processes should focus on predictability and capacity—not diminishing checks and balances like careful deliberation and broad perspectives that protect public trust in land use decisions that affect community wellbeing.

Respectfully submitted in opposition.

**Hawaii Legislative
Council Members**

Joell Edwards
Wainiha Country Market
Hanalei

Russell Ruderman
Island Naturals
Hilo/Kona

Dr. Andrew Johnson
Niko Niko Family Dentistry
Honolulu

Robert H. Pahia
Hawaii Taro Farm
Wailuku

Maile Meyer
Honolulu

Tina Wildberger
Kihei Ice
Kihei

L. Malu Shizue Miki
Abundant Life Natural Foods
Hilo

Chamber of
Sustainable Commerce
808.445.7606
P.O. Box 22394
Honolulu, HI 96823

HB-1845

Submitted on: 2/7/2026 10:05:12 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** HB1845.

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 **ONLY** three individuals approving district boundary amendments would invite oversights and decisions that fail to protect the public interest in responsible and thoughtful land use planning of 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 district boundary amendments.

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

Sincerely,
Donelle Sawyer

HB-1845

Submitted on: 2/7/2026 10:06:34 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:

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

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

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 of 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 district boundary amendments.

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

Sincerely,
Bo Breda

HB-1845

Submitted on: 2/7/2026 10:10:12 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,
Peter Wilson

HB-1845

Submitted on: 2/7/2026 10:24:00 AM

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

Submitted By	Organization	Testifier Position	Testify
Linda Lyerly	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this bill (HB 1845) as it gives too much away of our precious ag lands. Pleases do not pass this bill.

Aincerely, Linda Lyerly, Lahaina 96761

HB-1845

Submitted on: 2/7/2026 10:32:11 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,
Andrew Isoda
Lahaina, Mau'i

HB-1845

Submitted on: 2/7/2026 11:54:34 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,

Princeton Yamaguchi

HB-1845

Submitted on: 2/7/2026 11:57:53 AM

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

Submitted By	Organization	Testifier Position	Testify
Thomas Brandt	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose.

HB-1845

Submitted on: 2/7/2026 11:58:18 AM

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

Submitted By	Organization	Testifier Position	Testify
Sharlene Chun Lum	Individual	Oppose	Written Testimony Only

Comments:

HB1845 - The Land Use Commission makes decisions over land use changes involving up to hundreds of acres or more at a time - decisions that could impact the food and water security of our children and grandchildren, and the environmental and cultural integrity of the islands they inherit. Accordingly, we must maintain the high level of care that is embodied in the six-member approval process for land use district boundary amendments.

HB1845 would instead allow as little as three commissioners to review and approve large-scale land use changes, risking decisions that fail to adequately understand and address the range of myriad public interests that the Land Use Commission is otherwise tasked with protecting.

HB-1845

Submitted on: 2/7/2026 12:00:49 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: Opposition to HB1845 – Land Use Commission Decision-Making

To the Honorable Chair, Vice Chair, and Members of the Committee:

I respectfully urge you to *reject*** HB1845 because it weakens one of the few statewide safeguards that protects Hawai‘i’s finite land, water, and cultural resources from short-sighted large-scale development. HB1845’s core effect is to make it easier for a bare, potentially unrepresentative majority of the Land Use Commission to approve major boundary amendments for powerful developers, while making it harder for impacted communities, counties, and Native Hawaiian beneficiaries to ensure their concerns are meaningfully addressed. This shift may speed up approvals on paper, but it does so by lowering the level of consensus and scrutiny required for irreversible decisions that will shape our islands for generations.**

As a Hawai‘i resident, I am deeply concerned that HB1845 privileges speed and “certainty” for large projects over the long-term public trust responsibilities embedded in our Constitution and case law, including the protection of wai, agricultural lands, and Native Hawaiian traditional and customary practices. Once prime agricultural or rural lands are up-zoned and built out, the loss of local food capacity, open space, and ecosystem health is effectively permanent, and the costs—flooding, traffic, infrastructure strain, and climate vulnerability—are borne by our children and grandchildren, not by the developers who profit. It is neither rational nor fiscally responsible to lower safeguards now and then ask future generations to pay for the consequences.

For Native Hawaiians in particular, large boundary amendments often affect areas with cultural sites, burials, and living customary practices, and the existing LUC structure is one of the only forums where those rights can be asserted at a statewide level. Diluting decision-making standards at the LUC erodes that forum and increases the likelihood that Native Hawaiian concerns will be overridden in the name of expediency. A truly pono housing strategy would strengthen community-based planning, infill, and affordable housing on already-urbanized lands rather than fast-tracking the conversion of rural and agricultural ‘āina under weaker statewide safeguards.

For these reasons, I urge the Committee to *unequivocally reject*** HB1845 and to vote ***no*** on this measure, rather than advancing it in any form. Any proposal that erodes**

the Land Use Commission's ability to safeguard public trust resources, Native Hawaiian rights, and long-term community resilience should be **defeated****, not merely deferred, until and unless it can be demonstrably shown to strengthen—rather than weaken—those protections.**

Mahalo for your consideration and for your service to the people of Hawai'i.

Sincerely,

Deborah Umiamaka

HB-1845

Submitted on: 2/7/2026 12:38:51 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:

I STRONGLY OPPOSE HB1845.

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 of 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 district boundary amendments.

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

Shay Chan Hodges

Haiku, Maui

HB-1845

Submitted on: 2/7/2026 12:47:27 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 HB1845.

- The measure would allow just three of five Land Use Commission (LUC) commissioners to make decisions affecting vast areas of land.
- Such decisions could significantly impact public interests, including food and water security, watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, and climate resilience.
- Allowing approval by only three commissioners raises concerns about inadequate oversight and insufficient protection of the public interest.
- High-stakes land use decisions require multiple perspectives and broad expertise to balance community needs.
- The LUC should maintain its current six-vote requirement for district boundary amendments to ensure a high standard of care in land use planning.

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

Mahalo nui for the opportunity to testify.

Jody Smith

East Honolulu 96825

HB-1845

Submitted on: 2/7/2026 2:36:12 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,

Michele Nihipali

54-074 A Kam Hwy.

Hauula, HI 96717

HB-1845

Submitted on: 2/7/2026 3:43:07 PM

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

Submitted By	Organization	Testifier Position	Testify
Karen Luke	Individual	Support	Written Testimony Only

Comments:

Urbanization by such a small quorum doesn't represent the people.

HB-1845

Submitted on: 2/7/2026 11:42:26 PM

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

Submitted By	Organization	Testifier Position	Testify
Mark Tamosiunas	Individual	Oppose	Written Testimony Only

Comments:

I oppose.

HB-1845

Submitted on: 2/8/2026 8:13:21 AM

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

Submitted By	Organization	Testifier Position	Testify
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 HB1845.

HB1845 would significantly lower the decision-making threshold for the Land Use Commission (LUC) by allowing district boundary amendments to be approved by as few as three affirmative votes from a quorum of five commissioners. District boundary amendments are among the most consequential actions the LUC can take, as they permanently alter land classifications and directly affect statewide priorities, including food and water security, watershed protection, Native Hawaiian traditional and customary practices, public trust resources, affordable housing supply, and climate resilience.

The existing six-vote requirement reflects the gravity and long-term impacts of these decisions. Requiring a supermajority helps ensure that land use determinations are informed by multiple perspectives, technical expertise, and robust deliberation—particularly important given Hawai‘i’s finite land base and the irreversible nature of district boundary changes. Lowering this threshold increases the risk of decisions being made without sufficient scrutiny or consensus, which could undermine public confidence in the land use planning process.

Sound land use governance depends on safeguards that promote careful, well-balanced decisionmaking in the public interest. Reducing the number of votes required to approve district boundary amendments weakens those safeguards and runs counter to best practices for managing limited and highly contested land resources.

For these reasons, I respectfully urge the Committee to HOLD HB1845.

Mahalo for the opportunity to submit testimony.

HB-1845

Submitted on: 2/8/2026 10:35:40 AM

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

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

Comments:

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

I oppose HB1845.

This measure would allow three out of a quorum of five Land Use Commission (LUC) commissioners to render decisions on district boundary amendments. These decisions can affect large land areas and have implications for food security, water security, watershed health, Native Hawaiian traditional and customary practices, public trust resources, affordable housing, and climate resilience.

Currently, the LUC requires six votes to approve district boundary amendments. This higher threshold reflects the significance of these decisions and the need for broad consensus when making determinations that affect the state's limited land base and multiple public interests.

Reducing the vote requirement to three commissioners would lower the threshold for approval of major land use changes. Given the complexity of land use decisions and the range of public interests involved, maintaining the current six-vote requirement ensures more thorough deliberation and broader agreement among commissioners.

I respectfully urge the Committee to hold this measure.

Sincerely,
Ezgi Green

HB-1845

Submitted on: 2/8/2026 10:55:20 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,
Nancy Harter, Lahaina, HI

HB-1845

Submitted on: 2/8/2026 1:14:45 PM

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

Submitted By	Organization	Testifier Position	Testify
Perle Besserman	Individual	Oppose	Written Testimony Only

Comments:

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

My name is Perle Besserman and I **STRONGLY OPPOSE** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,
Perle Besserman

HB-1845

Submitted on: 2/8/2026 4:36:15 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,

Teri Corpuz (Pukalani, Maui)

HB-1845

Submitted on: 2/8/2026 6:33:38 PM

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

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

Comments:

Aloha Chair and committee members,

I ask that you OPPOSE this bill. When we take short-cuts, put expediency over efficiency and care, the aina and the people always lose. This bill

- Weakens Decision-Making Threshold: This means as few as three individuals could approve large-scale reclassifications of land.
- Threatens Conservation and Agricultural Lands
- Reduces Public Oversight because it is "fast-tracking" measure that skips the necessary high level of care, comprehensive review, and public input usually required for irreversible land-use changes.
- Risks Irreversible Environmental Damage.

Cheryl Burghardt

Nuuanu Oahu

HB-1845

Submitted on: 2/9/2026 10:30:54 AM

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

Submitted By	Organization	Testifier Position	Testify
Regina Gregory	Individual	Oppose	Written Testimony Only

Comments:

oppose

HB-1845

Submitted on: 2/9/2026 2:21:29 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 HB1845.

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 of 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 district boundary amendments.

Accordingly, I respectfully but strongly urge the Committee to **HOLD** this measure. Thank you for this opportunity to testify.

Noelle Lindenmann, Kailua-Kona

HB-1845

Submitted on: 2/9/2026 2:34:07 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 e Chair Hashem, Vice Chair Morikawa, am e members of the Committee,

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

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 of 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 district boundary amendments.

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

Sincerely,

Anne M. Lorenzo

HB-1845

Submitted on: 2/9/2026 3:56:29 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,
Malcolm Mackey

HB-1845

Submitted on: 2/9/2026 4:17:00 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** HB1845.

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 of 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 district boundary amendments.

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

Sincerely,
Keri Zacher