



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

ON THE FOLLOWING MEASURE:

S.B. NO. 2007, RELATING TO LAND USE DECISION-MAKING.

BEFORE THE:

SENATE COMMITTEES ON WATER, LAND, CULTURE AND THE ARTS AND ON
ENERGY AND INTERGOVERNMENTAL AFFAIRS

DATE: Tuesday, February 17, 2026 **TIME:** 3:03 p.m.

LOCATION: State Capitol, Room 224

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

Chairs Lee and Wakai and Members of the Committees:

The Department of the Attorney General (Department) has the following comments to clarify the proposed amendments in this bill.

This bill amends section 205-3.1, Hawaii Revised Statutes, to allow counties to approve district boundary amendments for parcels up to twenty-five acres when used exclusively for residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

The Department has identified a technical issue that requires clarification. The bill adds a new subsection (d) that applies to "land areas of **twenty-five acres or less** exclusively for purposes of residential housing." However, this wording could be interpreted to overlap with existing subsection (c), which already authorizes counties to process boundary amendments for lands **less than fifteen** acres.

To clarify that the new provision applies only to parcels between fifteen and twenty-five acres, we recommend amending page 2, lines 15-16, as follows:

"(d) District boundary amendments involving land areas of **greater than fifteen acres but not more than twenty-five acres** exclusively for purposes of"

Thank you for the opportunity to provide comments.



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

Website: luc.hawaii.gov

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

Before the
Senate Committees on
Water, Land, Culture and the Arts
and
Energy and Intergovernmental Affairs

Tuesday February 17, 2026
3:03 PM
State Capitol, Room 224 and Video Conference

In consideration of
SB2007

RELATING TO LAND USE DECISION-MAKING

Chairs Lee and Wakai; Vice Chairs Inouye and Chang; and members of the Senate Committees on Water, Land, Culture and the Arts; and Energy and Intergovernmental Affairs:

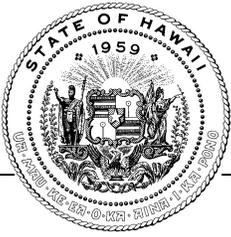
The proposed measure provides the authority for counties to amend State land use district boundaries up to 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

The Land Use Commission ("LUC") met on February 11, 2026, to discuss legislative proposals. At that time the LUC did not take a position on this measure. Commissioners expressed support for expanding housing options but noted the bill lacks any explicit affordability requirement. To support that concern, we propose the following amendment to the new section (d) contained in the measure:

(d) "District boundary amendments involving land areas of twenty-five acres or less exclusively for purposes of affordable residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership shall be determined by the appropriate county land use decision-making authority for the district and shall not require consideration by the land use commission...."

In addition, the commission discussed the need for safeguards and compliance measures, particularly regarding Important Agricultural Lands (“IAL”) and constitutional considerations. LUC staff is here to answer any technical concerns or process issues.

Thank you for the opportunity to testify on this matter



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

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

Statement of
MARY ALICE EVANS, Director

before the
**SENATE COMMITTEES ON WATER, LAND, CULTURE AND THE ARTS AND
ENERGY AND INTERGOVERNMENTAL AFFAIRS**

Tuesday, February 17, 2026

3:03 PM

State Capitol, Conference Room 224

in consideration of
SB 2007
RELATING TO LAND USE DECISION-MAKING.

Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and Members of the Senate Committees on Water, Land, Culture and the Arts and Energy and Intergovernmental Affairs.

The Office of Planning and Sustainable Development (OPSD) **supports with comments** SB 2007, which amends HRS §205-3.1 to allow the county land use decision-making authority to approve district boundary amendments, without consideration by the land use commission, for land areas of twenty-five acres or less solely for housing under certain conditions.

OPSD strongly supports the provision of additional housing and expanding the counties' ability to approve district boundary amendments to encourage housing development in areas already identified as residential in a county general plan or community development plan. However, OPSD suggests that this expanded authority be aimed at promoting affordable residential, agricultural workforce, long-term rental, or workforce fee simple ownership projects.

Thank you for the opportunity to testify on this measure.

LATE

SB-2007

Submitted on: 2/16/2026 9:17:56 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Councilmember Tamara Paltin	Individual	Oppose	Written Testimony Only

Comments:

Aloha e Chair and members,

I am writing in strong opposition to SB2007 this bill will reduce the Commission's ability to protect Native Hawaiian traditional and customary rights, protect our food security on ag zoned lands and prevent the LUC from using its transparent and accountable process to review large land use change proposals. There already is the ability to skip LUC review for developments 15 acres or less, increasing the acreage to bypass this review will not allow for public interests that may not be considered or adequately accounted for or addressed in county land use processes and decisionmaking. This measure makes the LUC into a scape goat when more should be done to streamline HHFDC development awards so that county funding does not have to be earmarked for years before it is actually needed to score high on the project.

Unlike existing county land use planning and decisionmaking, the quasi-judicial, "court-like" nature of the LUC DBA process ensures that data and other information from technical experts, cultural practitioners and other stakeholders can be formally considered, vetted and explicitly incorporated in its DBA approvals. Instead of re-introducing a similar measure legislative session after legislative session, I believe it would be more efficient to allow the streamlining of the process. For example with projects on Maui and Lanai recently the county had to do a community plan amendment then go to the LUC for DBA then back to the county for change in zoning, it would be better to have projects go to either the LUC or the county once instead of the ping ponging back and forth, that could save time without skipping review steps, whether county approval or LUC approval comes first, don't require it to be done at the county level then the State LUC then back to the county, possibly one first then the other or concurrently.

Throughout the decades of work, the LUC has consistently balanced the public's interest while overseeing such large-scale land use changes without creating undue delays. Please lets fix the process not get rid of the oversight on larger acreage.

Mahalo for your service to our community and taking the time to read my testimony.

Tamara Paltin - Councilmember West Maui



SIERRA CLUB OF HAWAII

SENATE COMMITTEE ON WATER, LAND, AND CULTURE AND THE ARTS SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

February 17, 2026

3:03 PM

Conference Room 224

In **OPPOSITION** to **SB2007**: RELATING TO LAND-USE DECISIONMAKING

Aloha Chair Lee, Chair Wakai, Vice Chair Inouye, Vice Chair Chang, and Members of the Committees,

On behalf of our over 20,000 members and supporters, the Sierra Club of Hawai'i **OPPOSES SB2007**, which would remove important protections for our natural and cultural resources, Native Hawaiian traditional and customary practices, food security, and other public interests in large-scale land use changes.

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, present and potential future agricultural production, and other public interests that may be affected by the reclassification of conservation, rural, agricultural, and urban lands (otherwise known as "district boundary amendments"). These interests are not necessarily considered much less accounted for in county land use planning and decisionmaking, nor do the counties examine these interests using the quasi-judicial nature of the LUC's unique district boundary amendment process. **The LUC's "contested case" process for district boundary amendments is especially vital: this "court-like" process ensures that data and other information from experts, cultural practitioners, and other stakeholders are formally accepted, cross examined, and explicitly incorporated via protective conditions in its district boundary amendment approvals.** Through its decades of work, the LUC has now garnered substantial institutional knowledge regarding how the public's interests in large-scale land use changes can be consistently protected via its contested case process in a reasonable and efficient manner.

By preventing the LUC from participating in district boundary amendment changes involving up to 25 acres of land, this measure would turn a blind eye to a broad range of public interests potentially affected by large scale land use proposals, and that the LUC would otherwise be able to protect pursuant to its statutory mission.

The Sierra Club appreciates the apparent intent of this measure to promote the production of housing of any type. **However, the Sierra Club notes that the LUC is not the apparent barrier to housing production it is often purported to be.** The LUC is already required to approve or deny completed district boundary amendment applications within a year of receipt; for Chapter 201H "affordable housing" project, 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.**

Notably, by having county planning departments solely shoulder the responsibility of balancing the various cultural, environmental, food security, housing, job production, and



other interests and rights of the public in large-scale and complex development proposals involving up to 25 acres of land, this measure may only inhibit their capacity to process other permits and applications (such as for accessory dwelling units, new or retrofitted infrastructure, increased density for existing housing structures, variances, smaller land use changes, etc.) that may be critical to addressing our multi-faceted housing crisis.

If affordable housing development is a concern, Sierra Club encourages the Committee to explore the potential expansion of the LUC's enforcement authority. 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. Providing the LUC with reasonably enhanced enforcement authority 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.



SIERRA CLUB OF HAWAII

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

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



LATE

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Kaua'i

Aloha Chairs Lee & Wakai, Vice Chairs Inouye & Change, and Committee Members,

The Hawai'i Farmers Union is a 501(c)(5) agricultural advocacy nonprofit representing a network of over 2,500 family farmers and their supporters across the Hawaiian Islands. **HFU offers comments on SB2007.**

SB2007 is an opportunity to address the pressing need for agricultural workforce housing, which is crucial for sustaining Hawaii's agricultural sector.

However, the bill's reliance on the outdated Land Study Bureau (LSB) classification system poses significant risks. Established in the 1960s and 1970s, this system does not account for advances in soil science, irrigation coverage, and agricultural practices that can transform marginal lands into productive assets. Without modernized metrics, the bill could unintentionally facilitate the conversion of valuable agricultural land into residential areas, potentially undermining Hawaii's food security and agricultural sustainability.

The provision allowing counties to amend district boundaries for parcels up to 25 acres without contemporary soil productivity assessments opens the door to speculative development. This loophole could be exploited to bypass the Land Use Commission by leveraging outdated LSB ratings to reclassify lands that should remain dedicated to agriculture.

Ensuring that any district boundary amendments are grounded in today's agricultural realities would protect our land from inappropriate development and maintain its intended use. Agricultural workforce housing should be directly linked to viable food production activities, supported by up-to-date data and assessments, thereby fostering a prosperous and resilient agricultural economy for Hawaii.

Mahalo for the opportunity to testify.

Hunter Heavilin
Advocacy Director
Hawai'i Farmers Union



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

February 17, 2026

HEARING BEFORE THE
SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS
SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

TESTIMONY ON SB 2007
RELATING TO LAND USE DECISION-MAKING

Conference Room 224 & Videoconference
3:03 PM

Aloha Chairs Lee and Wakai, Vice-Chairs Inouye and Chang, and Members of the Committees:

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

The Hawai'i Farm Bureau provides comments on SB 2007, which provides the authority for counties to amend district boundaries up to 25 acres for purposes of residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership.

HFB recognizes and shares the Legislature's concern regarding Hawai'i's housing challenges, including the need for affordable and workforce housing. We also strongly support agricultural workforce housing and farm dwellings that are directly tied to bona fide agricultural operations. However, housing solutions should not come at the expense of agriculture.

SB 2007 authorizes the reclassification of Agricultural District lands to Urban District by county action without Land Use Commission review, under certain conditions. While the bill includes safeguards such as excluding Important Agricultural Lands and Conservation District lands, reclassification from Agricultural to Urban is permanent. Once agricultural land is reclassified to Urban, it is lost to agriculture forever. Agricultural land, once lost, is rarely recovered.

By allowing certain district boundary amendments to proceed without Land Use Commission review, the bill removes an important layer of statewide oversight that has historically served as a safeguard to protect agricultural lands.

HFB is also concerned that the bill's reliance on soil productivity ratings to identify so-called "marginal" lands does not fully reflect modern agricultural realities. Soil rating alone is not determinative of agricultural viability in Hawai'i. Greenhouses, indoor and controlled-environment agriculture, coffee, orchards, nurseries, ranching, and other diversified operations can and do succeed on lands historically considered lower productivity. Permanently converting these lands based on soil classifications risks foreclosing future agricultural opportunities driven by innovation and changing market conditions.

In addition, reclassifying Agricultural land to Urban does not affect only the parcel being converted. It creates new urban-agricultural boundaries that often result in increased conflicts between residential uses and agricultural operations. Despite the protections provided under Hawai'i's Right to Farm law, agricultural producers frequently face complaints related to normal farming practices when urban development encroaches on agricultural areas. These conflicts place additional pressure on farmers and ranchers and can ultimately discourage continued agricultural use of adjacent lands.

HFB has consistently supported efforts to preserve agricultural lands for real and productive agriculture while encouraging housing solutions that prioritize urban infill, redevelopment, and lands already designated for urban use. Expanding county authority to reclassify Agricultural Lands to Urban, even under limited circumstances, sets a concerning precedent and contributes to the incremental erosion of the Agricultural District.

HFB respectfully urges the Committees to consider housing strategies that do not permanently reduce Hawai'i's agricultural land base.

Thank you for the opportunity to provide testimony.

SB-2007

Submitted on: 2/16/2026 3:40:17 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

STRONG OPPOSITION to SB 2007

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 SB 2007.**

We, the people, are tired of lawmakers pointing the finger with lame excuses, trying to pass these “blame the Land Use Commission” kinds of land-grabbing bills.

The LUC has proven time and again to be the balancing entity that protects our lands while responsibly moving us forward.

SB 2007 ignores the facts and scapegoats the LUC in order to grab the land. Hewa.

IMMEDIATELY NO to SB 2007.

Feb. 17, 2026, 3:03 p.m.
Hawaii State Capitol
Conference Room 224 and Videoconference

To: Senate Committee on Water, Land, Culture and the Arts

Sen. Chris Lee, Chair
Sen. Lorraine R. Inouye, Vice Chair

Senate Committee on Energy and Intergovernmental Affairs

Sen. Glenn Wakai, Chair
Sen. Stanley Chang, Vice Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

TESTIMONY IN SUPPORT OF SB2007 — RELATING TO LAND USE DECISION-MAKING

Aloha chairs, vice chairs and other members of the committees,

The Grassroot Institute **supports** [SB2007](#), which would give the counties authority to amend district boundaries up to 25 acres for the purpose of residential housing, agricultural workforce housing, long-term rentals or workforce fee simple ownership.

This measure correctly identifies one of the causes of Hawaii's housing crisis: excessive red tape. As Grassroot explained in its 2020 report "[Reform the Hawaii LUC to encourage more housing](#)," the state Land Use Commission's authority over district boundary amendments greater than 15 acres often puts a roadblock in the way of new housing projects.¹

The LUC review process for DBAs can be lengthy and complicated. Applicants must navigate multiple rounds of filings as well as possible appeals, which can significantly delay even modest housing developments. These delays and the uncertainty that accompanies the approval process add to the cost of construction, which ultimately drives up home prices.

¹ Jackson Makanikeoe Grubbe, "[Reform the Hawaii LUC to encourage more housing](#)," Grassroot Institute of Hawaii, September 2020.

Moreover, LUC review of DBAs often duplicates work done by county councils, zoning boards and planning departments. When a proposed project already complies with county plans and ordinances, redundant state-level review undermines local authority without significantly advancing the public interest.

Expanding the counties' authority to approve DBAs for new housing would help streamline the approval process while reducing the burden on the LUC.

Thank you for the opportunity to testify.

Ted Kefalas
Director of strategic campaigns
Grassroot Institute of Hawaii

SB-2007

Submitted on: 2/13/2026 6:20:03 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

SB2007 seems like a commonsense reform that will simplify and streamline our permitting processes. I urge the committee to **SUPPORT** this proposal!

SB-2007

Submitted on: 2/15/2026 11:31:48 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Noel Shaw	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Noel Shaw, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Noel Shaw

SB-2007

Submitted on: 2/15/2026 11:37:25 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Jason Alexander	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

SB-2007

Submitted on: 2/16/2026 12:10:21 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Lucienne de Naie	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees

The State Land Use Commission has again and again provided a clear benefit to our planning process. The LUC asks the tough questions. Places conditions that benefit out public trust resources and tries to hold landowners accountable for providing the affordable housing they promise. LUC oversight of projects benefits sensible planning and is NOT the reason we are short of affordable housing. It is clear, if one checks out the news nationwide, that most states are facing a shortage of truly affordable housing. They have no Land Use Commission review, but face the same challenges we do in Hawaii- limited focus on creating housing that results in public benefits, but lower profit margins.

Please don't blame the LUC for being there to look at the big picture with multi-unit developments and make sure they follow up on their commitments

mahalo for your consideration

lucienne de naie, Huelo, Maui , Hawaii

SB-2007

Submitted on: 2/16/2026 12:14:18 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

I strongly oppose SB2007 as it would limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not pass this shameful giveaway to developer profit margins at the expense of our local communities.

SB-2007

Submitted on: 2/16/2026 8:38:58 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Madison Owens	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Madison Owens, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision-making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes, for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Madison Owens

SB-2007

Submitted on: 2/16/2026 9:22:37 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Kaila Manuel	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Kaila Manuel, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has consistently balanced the public’s interests while overseeing large-scale land-use changes without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes, for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Kaila Manuel

SB-2007

Submitted on: 2/16/2026 10:01:34 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Lauren Ballesteros-Watanabe	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Lauren, and I am writing in **STRONG OPPOSITION to SB2007.**

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision-making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

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Mahalo nui for the opportunity to testify.

Sincerely,

Lauren Ballesteros-Watanabe

SB-2007

Submitted on: 2/16/2026 10:13:25 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha e Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Anne M. Lorenzo, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes, for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Anne M. Lorenzo

SB-2007

Submitted on: 2/16/2026 11:21:28 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

I strongly oppose this bill. It is not in the public interest.

SB-2007

Submitted on: 2/16/2026 1:36:41 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Andrew Isoda, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

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Mahalo nui for the opportunity to testify.

Sincerely,

Andrew Isoda

Lahaina, Mau'i

SB-2007

Submitted on: 2/16/2026 1:28:25 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Bo Breda, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Bo Breda

SB-2007

Submitted on: 2/16/2026 1:27:18 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Peter Wilson, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Peter Wilson

SB-2007

Submitted on: 2/16/2026 1:59:59 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in **STRONG OPPOSITION** to SB2007.

Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Cheryl Burghardt

Nuuanu Oahu

SB-2007

Submitted on: 2/16/2026 1:18:08 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Georgia L Hoopes	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Georgia Hoopes, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes, for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Georgia Hoopes, Kalaheo

SB-2007

Submitted on: 2/16/2026 12:48:27 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Oppose!

SB-2007

Submitted on: 2/16/2026 1:11:14 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
pahnelopi mckenzie	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify. Pahnelopi McKenzie

LATE

SB-2007

Submitted on: 2/16/2026 2:02:04 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Jonathan Likeke Scheuer	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Members -

Resoectfully, SB 2007 should be deferred, as it will not meaningfully address our housing crisis and will likely subject important projects to litigation.

Do we have a shortage of hosing affordable by local folks near to where they work? Of course. Is there any meaningful evidence that the requirement that the LUC oversees District Boundary Amendements on lands 15 acres or smaller is the cause of the shortage of that housing? I have never seen any such evidence meaningfully offered, including during my eight years of service on the LUC.

I have unfortunately, however, seen repeated instances where county planning bodies, well intentioned but undersupported, have made decisions in clear contradiction to the requirements of HRS 205. Why would we subject important projects to such an uncertain process?

The committee should hold this bill. If it does not it should amend and greatly tighten the meaningless phrases in this draft including "residential housing" and "workforce housing".

Mahalo for consideration of my testimony.

Jonathan Likeke Scheuer

LATE

SB-2007

Submitted on: 2/16/2026 2:05:00 PM
Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Celena	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,
My name is Kahealani, and I am writing in STRONG OPPOSITION to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision-making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes, for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Kahealani

LATE

SB-2007

Submitted on: 2/16/2026 2:21:33 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Susan Gorman-Chang	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

Susan Gorman-Chang ko’u inoa and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities. Mahalo nui for the opportunity to testify.

Sincerely,

Susan Gorman-Chang

Ewa Beach, HI

LATE

SB-2007

Submitted on: 2/16/2026 2:39:54 PM
Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Dr. Kealii Pang. I am a retired federal biologist with 35 years of experience in environmental protection in Hawai‘i, and a resident of Kaimukī, O‘ahu. I am writing in strong opposition to SB2007.

Ecologically, there is no meaningful difference between 24 acres and 26 acres. A 24-acre project can just as easily destroy an aquifer recharge zone, bury cultural sites, or eliminate native forest. Yet under this bill, such projects would bypass the LUC's transparent, quasi-judicial process—the only process that formally vets impacts on food security, public trust resources, and Native Hawaiian rights before development begins.

County processes alone do not adequately account for these public interests. The LUC has consistently balanced development needs with community protections while meeting its statutory deadlines, including for affordable housing.

Please do not support this giveaway to developer profit margins at the expense of our communities and environment.

Mahalo nui for the opportunity to testify.

Sincerely,

Kealii Pang, PhD
Kaimukī, O‘ahu

LATE

SB-2007

Submitted on: 2/16/2026 3:15:06 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Michele Mitsumori, and I am writing in opposition to SB2007.

Stewardship of vital resources like land and water is a foundational responsibility of our government. The Land Use Commission (LUC) has long served in this role by providing a critical, comprehensive process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian traditional and customary rights, food security, and other areas of public interests. Notably, throughout the 2010s until the present day, the LUC has consistently balanced the public interests while overseeing large-scale land use changes, without creating undue delays.

SB2007 needlessly limits the LUC as a critical mechanism of land use oversight, in exchange for little to no benefit to housing development. I encourage you to vote AGAINST SB2007.

Mahalo for the opportunity to testify,
Michele Mitsumori

LATE

SB-2007

Submitted on: 2/16/2026 3:42:22 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in strong opposition to SB2007.

The Land Use Commission (LUC) plays a critical role in protecting food security, public trust resources, Native Hawaiian rights, climate resilience, and other public interests when considering large-scale land use changes. The LUC's comprehensive, court-like process ensures that technical experts, cultural practitioners, and stakeholders are heard and that impacts are thoroughly evaluated and addressed.

The LUC has a long track record of balancing public interests and meeting deadlines, including for affordable housing projects. Limiting its jurisdiction to only cases involving more than 25 acres would weaken an important oversight mechanism and provide little benefit to housing development.

I respectfully urge you to oppose SB2007.

Mahalo for considering my testimony.

Sincerely,
Ezgi Green

Waialua, O'ahu

LATE

SB-2007

Submitted on: 2/16/2026 3:48:54 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Keri Zacher, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely, Keri Zacher

LATE

SB-2007

Submitted on: 2/16/2026 3:49:06 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Malcolm Mackey, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Malcolm Mackey

LATE

SB-2007

Submitted on: 2/16/2026 4:03:49 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

I strongly oppose SB2007.

This bill unfairly blames the Land Use Commission for housing delays while stripping away one of the few statewide safeguards protecting agricultural lands, public trust resources, Native Hawaiian traditional and customary rights, food security, and climate resilience. Weakening oversight does not create housing — it simply makes it easier to reclassify land without meaningful review.

The Commission has consistently met its statutory deadlines, including for affordable housing projects. Claims that it is a bottleneck are not supported by the record.

By limiting its jurisdiction to projects over 25 acres, SB2007 reduces accountability and transparency in major land use decisions while offering little real benefit to housing production. This measure prioritizes developer convenience over the long-term interests of our communities.

I urge you to reject it.

LATE

SB-2007

Submitted on: 2/16/2026 5:25:19 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

CmAloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Diane Choy Fujimura, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision-making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Diane Choy Fujimurad+VCmd+V

LATE

SB-2007

Submitted on: 2/16/2026 5:27:39 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Mahealani Kamau	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Māhealani Kamau, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify,

Māhealani Kamau

LATE

SB-2007

Submitted on: 2/16/2026 6:34:53 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha nui e Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in **STRONG OPPOSITION** to SB2007.

This measure scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections that the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district.

Unlike existing county land use planning and decision-making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing large-scale land use changes, without creating undue delays.

Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - with little to no benefit to housing development.

Please do not support this giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Na‘u nō,

Lisette Puanani Akamine

Kahalu‘u, O‘ahu

LATE

SB-2007

Submitted on: 2/16/2026 7:18:11 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Emily Gambino, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,
Emily Gambino

LATE

SB-2007

Submitted on: 2/16/2026 7:32:47 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Hello Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and Members of the Committees,

My name is **Nanea Lo**, and I am writing in **STRONG OPPOSITION** to **SB2007**.

This measure once again scapegoats the **Land Use Commission** (LUC) for housing construction delays in order to allow developers to sidestep the critical protections the LUC provides. These protections safeguard Hawai'i's food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other vital public interests that are often impacted by large-scale land use changes.

For decades, the LUC has administered a comprehensive and effective process to identify and mitigate impacts to natural and cultural resources, Native Hawaiian rights, food security, and other public interests when conservation, rural, and agricultural lands are proposed for reclassification into the urban district. Unlike county land use planning and decision-making, the LUC's quasi-judicial, court-like **district boundary amendment (DBA)** process ensures that data and testimony from technical experts, cultural practitioners, and affected stakeholders are formally considered, rigorously vetted, and explicitly incorporated into final decisions.

Importantly, the LUC has demonstrated that it can balance these public interests **without creating undue delays**. Throughout the 2010s and continuing to the present, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the expedited 45-day approval timeline for DBAs related to affordable housing projects.

By limiting the LUC's jurisdiction to DBAs involving more than 25 acres, SB2007 would needlessly weaken a critical land use oversight mechanism that consistently and efficiently protects the public trust and Native Hawaiian rights—while providing little to no meaningful benefit to housing production. This bill represents a thinly veiled giveaway to developer profit margins at the expense of local communities, long-term sustainability, and the public interest.

For these reasons, I respectfully urge you to **OPPOSE SB2007**.

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

LATE

SB-2007

Submitted on: 2/16/2026 7:53:40 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

OPPOSE!

LATE

SB-2007

Submitted on: 2/16/2026 8:29:31 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Malia Marquez	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is **Malia Marquez** and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision-making, the quasi-judicial, "court-like" nature of this LUC "district boundary amendment" ("DBA") process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public's interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 "affordable housing" projects.**

By limiting the LUC's jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes, for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Me ka ha'aha'a,
Malia Marquez

LATE

SB-2007

Submitted on: 2/16/2026 8:59:13 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Elizabeth Nelson	Individual	Oppose	Written Testimony Only

Comments:

My name is Elizabeth Nelson and I am writing in Strong Opposition to this measure. It once again scapegoats the Land Use Commission for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs and other public interests that may be impacted by large-scale land use changes.

Thank you.

LATE

SB-2007

Submitted on: 2/16/2026 9:03:37 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha: I ask that you please NOT pass this bill... Mahalo, JW

LATE

SB-2007

Submitted on: 2/16/2026 9:05:57 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Shay Chan Hodges, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Shay Chan Hodges

Maui, Hawaii

LATE

SB-2007

Submitted on: 2/16/2026 10:00:14 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chair Lee, Vice Chair Inouye, Chair Wakai, Vice Chair Chang, and Members of the Committees on Water, Land, Culture and the Arts and Energy and Intergovernmental Affairs,

My name is Cristina Holt and I am a resident of Hilo, Hawai'i, House District 2 and Senate District 1. I am in OPPOSITION to SB2007.

I want to start by acknowledging something that this bill's supporters will undoubtedly raise: Hawai'i has a severe housing crisis. That is real. People are struggling. Families are leaving. The cost of housing is breaking communities apart. I do not dispute any of that.

But this bill is not the answer. And framing it as a housing solution obscures what it actually does, which is bypass one of the most important land use oversight mechanisms we have.

Currently, district boundary amendments involving land areas greater than 15 acres must go through the Land Use Commission (LUC), a state-level body that provides an important check on land use decisions with statewide implications. SB2007 would allow counties to unilaterally amend district boundaries for parcels up to 25 acres for residential housing, agricultural workforce housing, long-term rental, or workforce fee simple ownership, without LUC review.

That is a significant expansion of county authority over agricultural land reclassification, and it deserves far more scrutiny than a single hearing can provide.

The Land Use Commission exists for a reason.

Hawai'i's land use system is unique in the nation. The LUC was established because land use decisions on an island have consequences that extend far beyond the parcel in question. Converting agricultural land to residential use affects food security, watershed health, viewplanes, cultural sites, and the character of entire communities. The LUC process, while imperfect, ensures that these broader impacts are considered before irreversible changes are made.

This bill would remove that layer of review for a significant category of projects and hand that authority entirely to counties, whose decision-making bodies are, by nature, more susceptible to local development pressure.

The agricultural land protections in this bill are weaker than they appear.

The bill limits county authority to lands with soils classified as overall productivity rating C, D, E, or U, and excludes important agricultural lands. On its face, that sounds protective. But in practice, many lands classified as lower productivity are still actively farmed, used for ranching, or provide critical ecosystem services like water retention and erosion control. Soil classification alone is not a sufficient measure of a parcel's agricultural, ecological, or cultural value.

Furthermore, the exclusion of important agricultural lands (IAL) is only meaningful to the extent that IAL designation is complete. Hawai'i's IAL mapping process remains unfinished. Lands that should be designated as IAL but have not yet been may be vulnerable to reclassification under this bill.

The 25-acre threshold is not small.

Twenty-five acres is a substantial piece of land, especially in Hawai'i. For context, that is roughly the size of 19 football fields. Allowing counties to reclassify parcels of that size without state-level review is a meaningful reduction in oversight, not a minor procedural adjustment.

"Housing" is doing a lot of heavy lifting in this bill.

The bill's stated purposes include residential housing, agricultural workforce housing, long-term rental, and workforce fee simple ownership. These are broad categories. There is nothing in this bill that guarantees the housing built on reclassified land will be affordable, will serve local residents, or will remain workforce housing in perpetuity. Without enforceable affordability requirements, deed restrictions, or anti-speculation provisions, there is no guarantee that this bill produces the kind of housing Hawai'i actually needs rather than the kind that developers find most profitable.

We have seen this pattern before. Agricultural land gets reclassified for "housing." What gets built is market-rate or luxury product. Local families still cannot afford it. And the farmland is gone forever.

The housing crisis demands real solutions, not shortcuts.

If we are serious about housing, we should be investing in infrastructure for lands already zoned and entitled for residential use but sitting undeveloped. We should be strengthening affordable housing requirements. We should be addressing the financialization of housing, the proliferation of short-term vacation rentals on residential land, and the systemic barriers that prevent local families from homeownership.

Weakening agricultural land protections and bypassing state oversight is not a housing policy. It is a development policy dressed in housing language.

I urge both Committees to hold this bill. Hawai'i's land is finite, and the decisions we make about how to use it are irreversible. The Land Use Commission's role in reviewing significant

boundary amendments is not a bureaucratic obstacle. It is a safeguard. We should be strengthening it, not carving out exceptions.

Mahalo for the opportunity to testify.

Cristina Holt Hilo, Hawai'i House District 2, Senate District 1

Committee On Water, Land, Culture and the Arts

Senator Chris Lee, Chair, Senator Lorraine R. Inouye, Vice Chair, Members

Committee On Energy and Intergovernmental Affairs

Senator Glenn Wakai, Chair, Senator Stanley Chang, Vice Chair, Members

SB 2007

**17 February 2026
03:03 p.m.
CR 224 & Videoconference**

LATE

I do not support SB 2007

Aloha kākou,

I, Robert Nawahine Mansfield, Jr. do not support SB 2007 and I urge you to do likewise.

Removing the Land Use Commission's oversight over proposed land use changes involving up to 25 acres of land is reckless. Compromising our stewardship of all our water would pose a threat not only to our livelihood and the livelihood of generations yet to be born. It poses a threat to our economy. Speak to the citizens of Flint, Michigan.

You have witnessed the interaction of our citizens with the U.S. Navy recently; dismal. Perhaps we are knocking on the wrong door.

Nevertheless please, please, protect our water!

I urge you not to support SB 2007

Mahalo a nui loa,

Robert Nawahine Mansfield, Jr.
Moiliili

LATE

SB-2007

Submitted on: 2/16/2026 11:02:35 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Martina Kamaka	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Martina Kamaka and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decisionmaking, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Martina Kamaka

LATE

SB-2007

Submitted on: 2/16/2026 11:20:49 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Nakamoto David	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is David Nakamoto and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Sincerely,

David Nakamoto

LATE

SB-2007

Submitted on: 2/16/2026 11:31:43 PM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in STRONG OPPOSITION to SB2007.

Voters are smart. We see right through this bill and its true intent: it's all about continuing to enhance and protect developers and their profit machines.

Supporting this bill will reflect on your lack of commitment to protecting the people and the 'aina.

Don't you care about your island home?

Please do not support this bill.

LATE

SB-2007

Submitted on: 2/17/2026 6:29:13 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

I am writing in STRONG OPPOSITION to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and other public interests in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo for this opportunity to provide testimony.

Noelle Lindenmann, Kailua-Kona

LATE

SB-2007

Submitted on: 2/17/2026 7:25:14 AM
Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Gabrielle Kics	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,
My name is Gabrielle Kics, and I am writing in STRONG OPPOSITION to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

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Mahalo nui for the opportunity to testify.

Gabrielle Kics

LATE

SB-2007

Submitted on: 2/17/2026 7:41:29 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Arika Hultquist	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Arika Hultquist, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

Mahalo,

Arika Hultquist

LATE

SB-2007

Submitted on: 2/17/2026 8:24:27 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

Submitted By	Organization	Testifier Position	Testify
Marshall Hung	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and members of the Committees,

My name is Marshall Hung, and I am writing in **STRONG OPPOSITION** to SB2007.

This measure once again scapegoats the Land Use Commission (LUC) for housing construction delays, in order to allow developers to avoid the critical protections the LUC provides for our food security, public trust resources, Native Hawaiian traditional and customary rights, climate resilience, low-income housing needs, and other public interests that may be impacted by large-scale land use changes.

The 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 large-scale reclassification of conservation, rural, and agricultural lands into the urban district. Unlike existing county land use planning and decision making, the quasi-judicial, “court-like” nature of this LUC “district boundary amendment” (“DBA”) process ensures that data and other information from technical experts, cultural practitioners, and other stakeholders can be formally considered, vetted, and explicitly incorporated in its DBA approvals.

Throughout its decades of work, the LUC has also demonstrated its ability to consistently balance the public’s interests while overseeing such large-scale land use changes, without creating undue delays. **Notably, throughout the 2010s and to the present day, the LUC has consistently met the one-year approval deadline for completed DBA petitions, as well as the 45-day approval deadline for DBAs needed to accommodate HRS § 201H-38 “affordable housing” projects.**

By limiting the LUC’s jurisdiction to DBAs involving more than 25 acres, this bill will needlessly limit a critical land use oversight mechanism that consistently and efficiently safeguards the public trust, Native Hawaiian rights, and the public interest in large land use changes - for little to no benefit to housing development. Please do not support this thinly veiled giveaway to developer profit margins at the expense of our local communities.

Mahalo nui for the opportunity to testify.

Sincerely,

Mashall Hung

LATE

SB-2007

Submitted on: 2/17/2026 9:33:32 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Senators: I oppose this bill for we need oversight on ALL tracts of land.

Acres of land are still impactful and need good oversteie

Thank you for this opportunity to be heard.

Sincerely, Linda Lyerly Lahaina, 96761

LATE

SB-2007

Submitted on: 2/17/2026 9:54:46 AM

Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

oppose

LATE

SB-2007

Submitted on: 2/17/2026 10:44:02 AM
Testimony for WLA on 2/17/2026 3:03:00 PM

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

Comments:

Aloha Chairs Lee and Wakai, Vice Chairs Inouye and Chang, and Members of the Committees,
My name is [Name], and I am submitting testimony in strong opposition to SB2007.

SB2007 would significantly weaken Hawai‘i’s statewide land-use oversight system by limiting the jurisdiction of the Land Use Commission (LUC) to district boundary amendments (DBAs) involving more than 25 acres. This change is not supported by evidence and would undermine critical protections for public trust resources, Native Hawaiian rights, food security, and climate resilience.

1. The LUC plays a legally mandated role in safeguarding statewide public interests.

Under HRS Chapter 205, the LUC is responsible for reviewing petitions to reclassify conservation, agricultural, and rural lands into the urban district. This process ensures that large-scale land-use changes are evaluated for their impacts on:

- natural resources and public trust assets,
- Native Hawaiian traditional and customary practices (as required by Article XII, Section 7),
- agricultural viability and food security,
- climate resilience and hazard mitigation, and
- statewide infrastructure and public-service capacity.

County-level land-use processes do not provide the same level of statewide oversight or constitutional rights protection.

2. The LUC’s quasi-judicial process ensures evidence-based decision-making.

The LUC’s DBA process is a formal, court-like proceeding that allows:

- sworn testimony from technical experts,

- evidentiary review of environmental and cultural impacts,
- cross-examination of witnesses, and
- formal findings of fact and conclusions of law.

This structure ensures that decisions are grounded in verifiable evidence—not political pressure, incomplete information, or unilateral developer claims. County zoning and planning processes do not provide this level of procedural rigor.

3. The LUC has a documented record of timely approvals.

Contrary to claims that the LUC delays housing development, the Commission has consistently met statutory deadlines:

- One-year deadline for completed DBA petitions under HRS § 205-4.
- Forty-five-day deadline for DBAs associated with HRS § 201H-38 affordable housing projects.

Public records from the 2010s to the present show that the LUC has consistently complied with these timelines. There is no evidence that the LUC is a systemic barrier to housing production.

4. Reducing LUC jurisdiction would eliminate critical oversight for projects with significant statewide impacts.

By raising the threshold to 25 acres, SB2007 would remove LUC review for many projects that:

- affect groundwater recharge areas,
- impact Native Hawaiian cultural sites or practices,
- convert agricultural lands essential for food security,
- increase climate-related risks (e.g., wildfire, flooding), or
- strain regional infrastructure.

These impacts do not disappear simply because a parcel is smaller than 25 acres. Many high-impact developments occur on parcels below this threshold.

5. The bill provides no demonstrated benefit to housing production.

There is no empirical evidence that limiting LUC jurisdiction will increase housing supply or reduce development timelines. Housing delays in Hawai‘i are overwhelmingly associated with:

- financing constraints,
- infrastructure capacity limitations,
- county-level permitting backlogs, and
- market-driven decisions by private developers.

Weakening statewide oversight will not resolve these issues but will expose communities and public trust resources to avoidable harm.

Conclusion

SB2007 would eliminate a proven, efficient, and constitutionally important oversight mechanism without providing any measurable benefit to housing development. The LUC's role in protecting public trust resources, Native Hawaiian rights, agricultural lands, and statewide interests is well-established and supported by decades of documented performance.

For these reasons, I respectfully urge the Committees to HOLD SB2007.

Mahalo nui for the opportunity to testify.

Aloha 'āina,

J. Kēhau Lucas