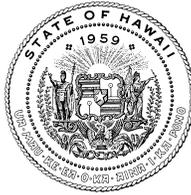


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

SENATE COMMITTEE ON HOUSING

AND

SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

February 17, 2026 at 1:00 p.m.

State Capitol, Room 225

In consideration of

SENATE BILL 2068

RELATING TO AFFORDABLE HOUSING.

Chair Chang and Lee, Vice Chair Hashimoto and Inouye, and members of the Committee.

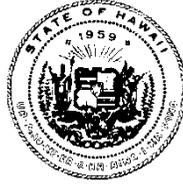
HHFDC has **comments** on Senate Bill 2068, which establishes the Affordable Housing Land Inventory Task Force to conduct a study to inventory and assess the viability of affordable housing development on public lands within transit-oriented development (TOD) areas or planned urban growth areas on state or county lands.

However, we note that the Office of Planning and Sustainable Development (OPSD), together with the Hawaii Community Development Authority and HHFDC, already has an internal working group actively engaged in many of the initiatives outlined in this bill. OPSD is currently leading efforts to identify and analyze public lands suitable for housing development, particularly within TOD and urban growth areas, and is coordinating strategies to streamline data collection and land assessment.

Additionally, House Bill 1726 House Draft 1 complements this work by proposing the creation of a statewide housing and infrastructure data platform. This platform would provide detailed, standardized, and geospatial-ready information on housing projects and infrastructure needs, enabling better coordination, fiscal analysis, and evidence-based decision-making. Together, OPSD's ongoing efforts and HB1726's proposed data platform would achieve the objectives of this bill more efficiently and comprehensively than creating a separate task force.

Thank you for the opportunity to testify.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
KA MOKU'ĀINA O HAWAI'I
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY PLEASE REFER TO:

26:OED

Statement of the
Hawaii Public Housing Authority

Before the
Senate Committee on Housing
and
Senate Committee on Water, Land, Culture and the Arts

Tuesday, February 17, 2026
1:00 PM – Room 225, Hawaii State Capitol

In consideration of
SB 2068
Relating to Affordable Housing

Honorable Chair Chang, Chair Lee, Vice Chair Hashimoto, Vice Chair Inouye, and members of the Senate Committee on Housing, and Senate Committee on Water, Land, Culture and the Arts:

Thank you for the opportunity to provide testimony on Senate Bill (SB) 2068, relating to affordable housing.

The Hawaii Public Housing Authority (HPHA) **supports** SB 2068. This measure establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development to conduct a study, subject to legislative appropriation, on strategies to maximize housing development in transit-oriented development zones or other areas on state or county lands.

HPHA believes this effort represents an important step toward better identifying and leveraging publicly owned lands to address Hawaii's critical housing shortage. A comprehensive inventory and coordinated approach to land use planning will help inform strategic decision-making, improve interagency collaboration, and accelerate the development of affordable housing opportunities statewide.

HPHA stands ready to participate constructively in the Task Force's work and views this measure as an opportunity to strengthen partnerships and contribute meaningfully to a comprehensive, statewide housing solution.

Thank you for your continued leadership and commitment to improving coordination, transparency, and effectiveness in housing development across Hawaii.





**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96813
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

STERLING HIGA
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
CRAIG K. NAKAMOTO
Executive Director
Hawai'i Community Development Authority
before the
SENATE COMMITTEE ON HOUSING
and
SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

Tuesday, February 17, 2026
1:00 p.m.
State Capitol, Conference Room 225 & Videoconference

In consideration of
SB 2068
RELATING TO AFFORDABLE HOUSING.

Chairperson Chang, Chairperson Lee, Vice Chairperson Hashimoto, Vice Chairperson Inouye, and members of the Committees:

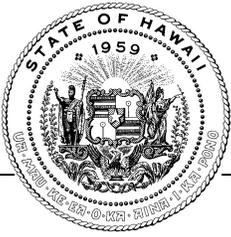
The Hawai'i Community Development Authority (HCDA) respectfully submits **comments on SB 2068**, which would establish the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development (OPSD) to conduct a study, subject to legislative appropriation, on how to maximize housing development within transit-oriented development areas and other suitable state or county lands.

The task force would examine existing land uses, identify development constraints, assess potential housing capacity, and report its findings and recommendations to the Legislature by 2028.

SB 2068's focus on identifying housing opportunities on state and county lands in transit-oriented areas aligns with HCDA's statutory mission under Chapter 206E to promote development near transit and within urban growth areas. The work of the task force could provide valuable data and analysis to help HCDA better prioritize sites and development strategies.

Additionally, by including the HCDA Executive Director as a member of the task force, this measure ensures that HCDA's perspective and expertise directly inform statewide housing and land-use planning efforts, strengthening interagency coordination.

Thank you for the opportunity to provide testimony.



**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, Hawaii'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii'i 96804

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

LATE

Statement of
MARY ALICE EVANS, Director

before the
SENATE COMMITTEE ON HOUSING

&
COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

Tuesday, February 17, 2026

1:00 PM

State Capitol, Conference Room 225

in consideration of

SB 2068

RELATING TO AFFORDABLE HOUSING.



Chairs Chang and Lee, Vice Chairs Hashimoto and Inouye, and Members of the Senate Committees on Housing and Water, Land, Culture and the Arts.

The Office of Planning and Sustainable Development (OPSD) **provides comments** on SB 2068, which establishes the Affordable Housing Land Inventory Task Force to conduct a study to inventory and assess the viability of affordable housing development on public lands within transit-oriented development (TOD) areas or planned urban growth areas on state or county lands, and requires a report to the 2028 Legislature.

OPSD, together with the Hawaii Community Development Authority and Hawaii Housing Finance and Development Corporation, are a part of an internal DBEDT working group actively engaged in many of the initiatives outlined in this bill. OPSD is currently leads the effort to identify and analyze public lands suitable for housing development, particularly within TOD and urban growth areas, and the working group is coordinating strategies to streamline data collection and land assessment.

Additionally, House Bill 1726, HD 1 complements this work by proposing a study of the creation of a statewide housing and infrastructure data platform. This study is envisioned to identify a platform that would provide detailed, standardized, and geospatial-ready information on housing projects and infrastructure needs, enabling better coordination, fiscal analysis, and evidence-based decision-making.

Together, the working group's ongoing efforts and HB1726's study would achieve the objectives of this bill more efficiently and comprehensively than creating a separate task force.

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

February 17, 2026

TO: Chair Chang and Members of the Senate Housing Committee
Chair Lee and Members of the Senate Water, Land, Culture and the Arts
Committee
RE: SB 2068, Relating to Affordable Housing

Dear Chair Chang, Chair Lee, and Committee Members,

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

We support Senate Bill 2068. This bill would establish a task force to study how to maximize the development of public lands in transit-oriented development zones.

The State and counties collectively control substantial parcels that may present opportunities for strategically located housing. However, there is currently no comprehensive inventory that evaluates these public lands specifically through the lens of housing feasibility, infrastructure readiness, or TOD alignment.

Establishing a dedicated task force ensures that this analysis is deliberate, data-driven, and cross-jurisdictional. A formal inventory and study can identify parcels near transit corridors, employment centers, and existing infrastructure where housing could be delivered more efficiently and at lower cost. Beyond identifying parcels, the task force can examine barriers to development on public lands, including zoning constraints, permitting bottlenecks, and interagency coordination issues.

This measure represents a practical, evidence-based step toward unlocking the right publicly owned land to meet our public's housing needs. **Let's advance SB2068.**

Thank you,



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



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



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The Thirty-Third Legislature
Senate Committees on Housing and on Water, Land, Culture and the Arts
Tuesday, February 17, 2026
Conference Room 225
1:00 p.m.

TO: The Honorable Stanley Chang, Chair
The Honorable Chris Lee, Chair
FROM: Keali'i S. López, State Director
RE: Support for S.B. 2068 Relating to Affordable Housing

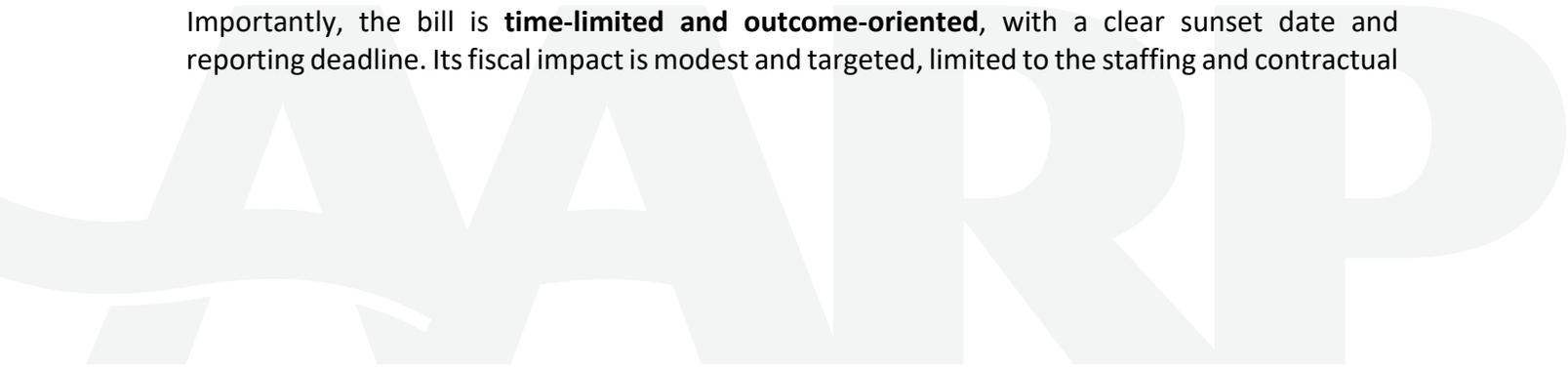
Aloha Chair Chang, Chair Lee, and Members of the Committees:

My name is Keali'i López, and I serve as the State Director of AARP Hawai'i. On behalf of our 135,000 members statewide, thank you for the opportunity to testify in **support of S.B. 2068**. AARP is a nonprofit, nonpartisan, social impact organization dedicated to **empowering people fifty and older to choose how they live as they age**. Central to that mission is **access to stable, affordable housing**. Housing stability is essential to ensuring that Hawai'i residents can **age with dignity, remain in their communities**, and stay connected to family, caregivers, and vital support systems.

S.B. 2068 takes an **important and practical step toward addressing Hawai'i's housing crisis** by establishing an **Affordable Housing Land Inventory Task Force** within the Office of Planning and Sustainable Development. The task force would collaborate with public landowners and counties to evaluate how **state and county lands can be better leveraged for housing development**, particularly in **transit-oriented development areas, near transit hubs and bus stations, and within urban growth areas**.

This measure creates a **coordinated and transparent framework** for assessing public land, moving away from fragmented, ad hoc efforts toward a comprehensive, data-driven approach. By requiring a formal study and a report with findings and potential legislative recommendations, S.B. 2068 ensures that future housing policy decisions are **grounded in documented analysis and shared accountability**.

Importantly, the bill is **time-limited and outcome-oriented**, with a clear sunset date and reporting deadline. Its fiscal impact is modest and targeted, limited to the staffing and contractual



services necessary to complete the study and support the task force's work. This approach reflects **responsible stewardship of public resources** while addressing an urgent statewide need.

AARP also strongly encourages the inclusion of **organizations beyond county officials** on the task force. Community-based and stakeholder perspectives are essential to ensuring that the inventory process reflects the **real-world housing needs of Hawai'i's residents**. **AARP Hawai'i is interested and willing to participate** and contribute our experience and member insights to this effort.

Hawai'i continues to face a **severe housing shortage** that has priced out local families, including those with steady employment and deep roots in their communities. This measure helps counties retain the ability to **facilitate mixed-use developments that include attainable housing**, strengthening community stability across the state.

For **kūpuna, housing stability is more than an economic concern**, it is the foundation of **aging with dignity**. Stable housing allows older adults to remain close to family, caregivers, and essential services. Many AARP members live in **multigenerational households**, caring for children, grandchildren, or aging parents. When housing is accessible and affordable for younger generations, it directly supports the well-being and resilience of entire families.

For these reasons, AARP Hawai'i respectfully urges the Senate Committees on Housing and on Water, Land, Culture and the Arts to **pass S.B. 2068 with our recommended added representation on the Task Force**. Mahalo for your leadership and continued commitment to addressing Hawai'i's housing challenges.

SB-2068

Submitted on: 2/13/2026 5:39:40 PM

Testimony for HOU on 2/17/2026 1:00:00 PM

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

Comments:

Aloha Committee Members,

Please **SUPPORT** SB2068! We've got to do more to address the affordability crisis driving working- and middle-class families out of Hawaii!

SB-2068

Submitted on: 2/13/2026 7:00:41 PM

Testimony for HOU on 2/17/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Johnnie-Mae L. Perry	Individual	Support	Written Testimony Only

Comments:

I, Johnnie-Mae L. Perry, Support

2068 SB RELATING TO AFFORDABLE HOUSING.

SB-2068

Submitted on: 2/14/2026 2:22:23 PM

Testimony for HOU on 2/17/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sara Lenzer Medeiros	Individual	Comments	Written Testimony Only

Comments:

Aloha,

My name is Sara Medeiros and I live in Kailua Kona, Hawai'i. I am choosing to provide a comment for consideration of more sites that provide for temporary parking, restroom facilities, cell phone, charging stations and kitchen facilities. These would be used by people who are otherwise without shelter, and sleep in their cars.

If you happen to be traveling before the sun comes up, along Kona's roads and by ways in areas that are mostly rural or undeveloped, you will find as many as 30 to 60 cars on the sides of the road. Although these people are working people, they can't find housing. At all. Available housing is mostly for short term rentals. And far too expensive. Whole families, multiple generations, are housed side by side in their cars. Even with everyone working, they can't find permanent housing. These people are mostly in service jobs, working as cashiers, stock people, custodians, waitresses, hotelroom cleaners, crossing guards at schools...all important, but low paying jobs.

Until such time as housing everyone can find is available, a temporary "drive-in" facility, with security and services, may be a good, affordable option.

Thank you for the opportunity to comment.

LATE

SB-2068

Submitted on: 2/16/2026 2:26:57 PM
Testimony for HOU on 2/17/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Rebecca Kauwe	Individual	Oppose	Written Testimony Only

Comments:

SB2068 — Strong Testimony (Support Intent, Opposed Until Action Is Taken)

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

My name is Rebecca Kauwe. I support the intent of SB2068 to study and maximize housing development. However, I must **oppose the bill until firm tenant-centered protections and accountability requirements are added.**

Development Without Accountability Fails Tenants

New units mean nothing if tenants end up in:

- unsafe buildings
- unmanaged or under-managed properties
- environments where drug activity goes unaddressed
- properties with unclear ownership or licensing

This is how the revolving door of homelessness begins.

Mass Turnover Reflects Mismanagement

Properties without transparency and enforcement experience:

- rapid staff turnover
- tenants moving out en masse
- failure to maintain basic safety or sanitation
- unstable communities

These are predictable outcomes when management accountability is missing.

Laws Not Being Followed

- **HRS 521-42** (habitability)
- **HRS 521-51** (privacy)
- **HRS 521-67** (owner disclosure)
- **HRS 521-74** (anti-retaliation)

Without enforcement, development alone **cannot protect residents**.

Tenants Need Guaranteed Rights

- Health and safety protections
- Privacy protections
- Fair access to amenities
- Clear lines of responsibility
- Immediate recourse for violations

Action Required

- Add enforcement mechanisms tied to public funding
- Require ownership/management transparency
- Expand assistance acceptance to increase availability
- Make tenant rights foundational to any development plan

Conclusion

I support SB2068's intent, but **oppose its passage** until tenant protections and accountability measures are included to prevent further displacement and instability.

Mahalo,
Rebecca Kauwe