

March 18, 2026, 9:00 a.m.
Hawaii State Capitol
Conference Room 430 and Videoconference

To: House Committee on Housing
Rep. Luke Evslin, Chair
Rep. Tyson Miyake, Vice Chair

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

RE: TESTIMONY IN SUPPORT OF SB2192 SD1 — RELATING TO HOUSING

Aloha Chair, Vice Chair and other Committee Members,

The Grassroot Institute of Hawaii **supports** [SB2192 SD1](#), which would allow counties to decrease the number of housing units that can be built in one area of the county only if the county allows more housing units to be built in another area of the county — so there is no net loss in residential development potential.

This bill would prevent counties from exacerbating the housing crisis, because changing a zoning code to reduce the amount of housing that is allowed in a certain zone reduces the overall potential housing supply.

After all, Hawaii's housing shortage is acute. The Hawaii Department of Business, Economic Development and Tourism pointed out in a March 2024 report that Hawaii needs an average of 3,297 new housing units per year between 2025 and 2035 to satisfy demand.¹

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ "[Hawai'i Housing Demand: 2025-2035](#)," Research and Economic Analysis Division, Hawaii Department of Business, Economic Development and Tourism, March 2024, p. 2.