

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

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Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HOUSING

SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS AND

SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

February 17, 2026 at 3:02 p.m.

State Capitol, Room 224

In consideration of

SENATE BILL 2422 RELATING TO HOUSING.

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

HHFDC **supports with comments** Senate Bill 2422, which seeks to address the State's severe housing shortage by establishing a Pro-Housing Score Program, creating a public dashboard, and introducing measures to streamline housing approvals in transit-oriented development (TOD) areas.

HHFDC supports the bill's overall goal of accelerating housing production and increasing accountability for meeting housing needs. We also support provisions that encourage higher-density housing near transit hubs, which can help reduce sprawl, protect agricultural lands, and create sustainable communities.

Having said that, we offer the following comments for your consideration:

1. **Complexity of Housing Production Factors.** While performance metrics are important, housing production is influenced by factors beyond county control, such as: (1) economic conditions and interest rates, (2) market readiness and developer financing, and (3) site availability and infrastructure constraints.
2. **Noncompliance Designation.** The bill deems counties noncompliant if housing production falls below 50% of targets. HHFDC suggests allowing administrative rules to provide

flexible or contextual adjustments for counties facing extraordinary circumstances (e.g., natural disasters, economic downturns).

Thank you for the opportunity to testify.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.
GOVERNOR

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

Tuesday, February 17, 2026
3:02 p.m.
State Capitol, Conference Room 224 & Videoconference

In consideration of
SB 2422
RELATING TO HOUSING.

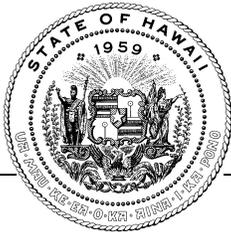
Chairperson Chang, Chairperson Wakai, Chairperson Lee, Vice Chairperson Hashimoto, Vice Chairperson Chang, Vice Chairperson Inouye and members of the Committees. The Hawai'i Community Development Authority (HCDA) respectfully offers **comments** on SB 2422 for the committees consideration.

This bill establishes the Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities and reducing regulatory barriers and requires the counties to publish either respective pro-housing scores online and HHFDC to publish certain related information and data on a public dashboard, among other endeavors. While the intent of this bill is to improve the efficiency of housing development planning, the criteria to be used in the evaluation process may omit some key factors that impact housing development, such as economic conditions, interest rates, market demands, etc. that are difficult to anticipate and control.

This bill establishes that the Hawaii Interagency Council for Transit-Oriented Development, or a committee or panel of its members, shall serve as the transit-oriented development housing appeals body. The HCDA shares the same concerns as

OPSD in that the Hawaii Interagency for Transit-Oriented Development lacks regulatory authority, and therefore may not be the appropriate entity to carry out such responsibilities.

Thank you for the opportunity to provide testimony.



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

JOSH GREEN, M.D.
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SYLVIA LUKE
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Statement of
MARY ALICE EVANS, Director

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

Tuesday, February 17, 2026
3:02 PM
State Capitol, Conference Room 224

in consideration of
SB 2422
RELATING TO HOUSING.

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

The Office of Planning and Sustainable Development (OPSD) offers **comments with concerns** on SB 2422, which establishes the Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities and reducing regulatory barriers. The bill also requires the creation of a statewide public dashboard to display county pro-housing scores and related data provided by the Hawai'i Housing Finance and Development Corporation (HHFDC); defines county non-compliance; amends Hawai'i Revised Statutes (HRS) Chapter 46 regarding housing development projects; and designates the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) as the housing appeals body for any project denied by a county that is alleged to be inconsistent with the new provisions.

OPSD supports higher density housing around rail stations and transit hubs as a key strategy to addressing the State's housing backlog, protecting working agricultural lands and conservation areas, and creating more walkable, healthy communities. OPSD understands the importance of expediting housing production and we recognize the importance of monitoring performance toward the achievement of housing production goals.

However, OPSD has **concerns** about the measure in its current form. The proposed score card for each county may not fully account for the many factors that impact housing production—economic conditions, interest rates, market readiness, changes in site availability, etc. over which public agencies have no control.

OPSD also has **concerns** about establishing a TOD housing appeals body within the TOD Council. The TOD Council was established as an advisory body and lacks regulatory authority. As such, it is not clear that the TOD Council, in which the counties are members, is a suitable venue for such an appeals process.

Thank you for the opportunity to testify on this measure.

February 17, 2026

TO: Chair Chang and Members of the Senate Housing Committee
Chair Wakai and Members of the Senate Energy and Intergovernmental Affairs
Chair Lee and Members of the Senate Water, Land, Culture and the Arts
Committee
RE: SB 2422, Relating to Housing

Dear Chair Chang, Chair Wakai, 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 2422. This bill would establish a Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities.

Hawai'i's chronic housing shortage is not solely a function of market conditions; it is also a function of process. Even when home production occurs, unpredictable permitting and inconsistent standards increase development costs and deter construction. Working families, renters, and first-time homebuyers pay the price.

A transparent, data-driven scorecard builds accountability into the process. By measuring performance across counties and publishing results, the State of Hawai'i creates incentives for reform while giving policymakers and the public clear visibility into where bottlenecks exist. Over time, this can support evidence-based reforms rather than anecdotal policymaking.

This bill encourages counties to remove barriers to housing production proactively, supports data-informed decision-making, and creates practical remedies when benchmarks are not met. **Let's advance SB 2422.**

Thank you,



Lee Wang
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Housing Hawai'i's Future
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Director of Policy
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WRITTEN TESTIMONY IN SUPPORT OF S.B. 2422

Avalon Development Company LLC

Avalon Development Company LLC strongly supports S.B. 2422 and its establishment of the Pro-Housing Score Program to accelerate housing production statewide.

Hawai'i faces a severe and well-documented housing shortage, exceeding 62,000 units in 2022 and projected to grow substantially in the coming years. As a local developer working across multiple islands, we see how delays, unpredictability, and discretionary approval processes frequently stall or reduce otherwise viable projects. Financing tools alone cannot solve this crisis; structural reform is necessary.

S.B. 2422 creates a transparent, production-based framework to evaluate county performance based on actual housing delivery, including income-restricted units. By aligning accountability with measurable outcomes, the bill helps ensure that areas designated for growth contribute meaningfully to meeting statewide housing needs.

The bill's targeted builder's remedy provisions are appropriately limited to transit-oriented development areas within the urban district and apply only to projects that provide long-term affordability. These provisions do not eliminate county authority but ensure that compliant projects in designated growth areas cannot be blocked through discretionary processes.

Equally important, the requirement for ministerial processing using objective standards provides the predictability necessary to make housing financially feasible, while maintaining safeguards for health, safety, and infrastructure capacity.

S.B. 2422 is a balanced and urgently needed reform. Avalon Development Company LLC respectfully urges passage of this measure.



Hawai'i YIMBY
Honolulu, HI 96814
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February 17, 2026

Senate Committee on Housing
Senate Committee on Energy and Intergovernmental Affairs
Senate Committee on Water, Land, Culture and the Arts
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for SB 2422 - RELATING TO HOUSING

Aloha Chairs Chang, Wakai & Lee, Vice Chairs Hashimoto & Inouye, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of SB 2422**.

We support the intent of this measure to strengthen accountability and ensure measurable outcomes in our housing efforts. Hawai'i's housing shortage demands coordinated action from all levels of government, and this bill appropriately recognizes that counties play a critical role in whether homes actually get built. By establishing clear production benchmarks, publicly reporting progress, and tying performance to meaningful consequences, the bill promotes transparency and data-driven decision making. A consistent framework for tracking both overall and affordable housing production will help align state and county efforts and focus attention on results rather than process. Clear expectations, objective standards, and measurable outcomes are essential if we are serious about addressing the housing crisis and restoring public confidence in our ability to deliver homes for local families.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing



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shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,
Damien Waikoloa
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega
Chapter Lead, Hawai'i YIMBY

Huey Kwik
Chapter Lead, Hawai'i YIMBY



SB-2422

Submitted on: 2/13/2026 6:21:51 PM

Testimony for HOU on 2/17/2026 3:02:00 PM

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

Comments:

I, Johnnie-Mae L. Perry,

COMMENT to include DHHL

2422 SB RELATING TO HOUSING.

SB-2422

Submitted on: 2/13/2026 6:26:49 PM

Testimony for HOU on 2/17/2026 3:02:00 PM

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

Comments:

Aloha Committee Members,

This proposal is excellent in its scope and purpose. It provides clear data, outcomes and accountability for efforts to tackle our affordability crisis. Working- and middle-class families are being driven out of Hawaii because they cannot afford housing here. SB2422 is necessary solution to these challenges! I urge the committee to **SUPPORT** this bill!