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Tuesday, March 24, 2026
1:04 p.m.
State Capitol, 225

SR103 / SCR110

REQUESTING THE DEPARTMENT OF TRANSPORTATION, IN COORDINATION WITH THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, TO CONVENE A WORKING GROUP TO EVALUATE THE FEASIBILITY OF ESTABLISHING STATE-OWNED OR STATE-CONTROLLED WAREHOUSE AND LOGISTICS FACILITIES NEAR PORTS, HARBORS, AND AIRPORTS TO REDUCE MATERIAL COSTS ASSOCIATED WITH PUBLICLY FINANCED HOUSING PROJECTS.

Senate Committees on Transportation and Housing

The Department of Transportation (HDOT) supports SR103 and SCR110 offers the following comments.

HDOT recognizes the State's need to reduce housing construction costs and acknowledges the role that transportation, storage, and logistics play in overall project delivery. The proposal to improve supply chain coordination and explore material staging near ports, harbors, and airports warrants further evaluation.

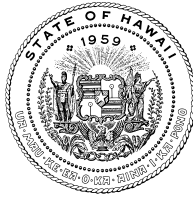
HDOT can provide technical guidance on site availability, access, and logistical considerations for state-owned lands within its jurisdiction. However, the Department's role is limited to identifying suitable lands proximate to transportation facilities. Items (2) through (8) identified in the resolution, which address cost analysis, procurement, financing, and statutory considerations, fall outside HDOT's expertise. Accordingly, HDOT recommends that the working group be chaired by an agency or entity with subject matter expertise in these areas, with HDOT participating in an advisory capacity.

HDOT also notes that airport and harbor lands are limited, highly regulated, and often revenue-generating, which may constrain their availability for alternative uses. Potential impacts on existing private sector logistics providers should also be carefully considered.

Thank you for the opportunity to provide testimony.

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 TRANSPORTATION

AND

SENATE COMMITTEE ON HOUSING

March 24, 2026 at 1:04 p.m.

State Capitol, Room 225

In consideration of

SENATE CONCURRENT RESOLUTION 110 / SENATE RESOLUTION 103
REQUESTING THE DEPARTMENT OF TRANSPORTATION, IN COORDINATION WITH THE
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, TO CONVENE A
WORKING GROUP TO EVALUATE THE FEASIBILITY OF ESTABLISHING STATE-OWNED
OR STATE-CONTROLLED WAREHOUSE AND LOGISTICS FACILITIES NEAR PORTS,
HARBORS, AND AIRPORTS TO REDUCE MATERIAL COSTS ASSOCIATED WITH
PUBLICLY FINANCED HOUSING PROJECTS.

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

HHFDC **supports** Senate Concurrent Resolution 110 / Senate Resolution 103, which requests that the Department of Transportation (DOT), in coordination with HHFDC, convene a working group to evaluate the feasibility of establishing state-owned or state-controlled warehouse and logistics facilities near ports, harbors, and airports for the purpose of reducing construction costs for publicly financed housing.

We appreciate the resolution's recognition that construction material costs remain one of the most significant cost drivers in delivering affordable housing across the state. As the State's lead agency for housing finance and development, HHFDC can participate and contribute to the working group and provide its specialized expertise in housing development, including:

1. Analysis of cost drivers for publicly financed housing projects.
2. Insight into procurement and supply chain challenges experienced by developers and lenders.

3. Expertise in financing structures, underwriting considerations, and how material costs impact per-unit development feasibility.
4. Practical perspectives on how supply chain interventions could improve project timelines and reduce risk.

By contributing this housing-specific analysis, HHFDC can help ensure that any logistical or warehousing solutions being considered are aligned with real-world development needs, financing constraints, and the long-term production of affordable housing.

Thank you for the opportunity to testify.

SR-103

Submitted on: 3/21/2026 12:20:53 PM

Testimony for TRS on 3/24/2026 1:04:00 PM

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

Comments:

I, Johnnie-Mae L. Perry, Support w/COMMENT

TO INCLUDE DHHL PROJECTS

103 SR REQUESTING THE DEPARTMENT OF TRANSPORTATION, IN COORDINATION WITH THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, TO CONVENE A WORKING GROUP TO EVALUATE THE FEASIBILITY OF ESTABLISHING STATE-OWNED OR STATE-CONTROLLED WAREHOUSE AND LOGISTICS FACILITIES NEAR PORTS, HARBORS, AND AIRPORTS TO REDUCE MATERIAL COSTS ASSOCIATED WITH PUBLICLY FINANCED HOUSING PROJECTS.