



**HAWAI'I COMMUNITY  
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR

STERLING HIGA  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

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Statement of  
**CRAIG K. NAKAMOTO**  
**Executive Director**  
Hawai'i Community Development Authority  
before the  
**HOUSE COMMITTEE ON HOUSING**

Wednesday, January 29, 2025  
9:15 AM  
State Capitol, Conference Room 430 & Videoconference

In consideration of  
**HB1451**  
**RELATING TO AFFORDABLE HOUSING.**

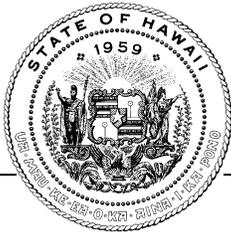
Chair Evslin, Vice Chair Miyake and members of the Committee.

The Hawai'i Community Development Authority (HCDA) respectfully offers comments on HB1451 for the committee's consideration.

This measure establishes the Affordable Housing Land Inventory Task Force within the HCDA.

After conferring with the Office of Planning and Sustainable Development (OPSD) and the Hawai'i Interagency Council for Transit-Oriented Development, OPSD is willing to take the lead on this measure.

Thank you for the opportunity to provide testimony.



**STATE OF HAWAI'I  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**MARY ALICE EVANS**  
DIRECTOR

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Statement of  
**MARY ALICE EVANS, Director**

before the  
**HOUSE COMMITTEE ON HOUSING**  
Wednesday, January 29, 2025  
9:15 AM  
State Capitol, Conference Room 430

in consideration of  
**HB 1451**  
**RELATING TO AFFORDABLE HOUSING.**

Chair Evslin, Vice Chair Miyake, and Members of the Committee:

The Office of Planning and Sustainable Development (OPSD) supports the bill's intent **and offers comments** on HB 1451, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan, and requires a report to the Legislature. This effort would build on OPSD's prior work in 2016 and 2017 with the Special Action Team on Affordable Rental Housing, which reported to the Legislature in 2018.

This measure is similar to a broader study that OPSD proposed to undertake in a bill that was submitted for inclusion in the Administration's 2025 legislative package, but was excluded due to funding concerns. The proposed bill was intended to implement a key recommendation contained in OPSD's [Toward a TOD Housing Investment Strategy, Report to the 2024 State Legislature](#) to undertake a similar project to inventory public lands in transit-oriented development areas statewide for their suitability for housing and to work with State and County agencies to assess their feasibility for housing onsite. The proposed bill appropriated funds for contractual services to conduct the study and for a staff planner to manage the project. A copy of the proposed measure is attached for your reference.

OPSD stands ready to undertake the project contained in the proposed measure, provided that sufficient funds are appropriated for consulting services and staff support.

Thank you for the opportunity to testify on this measure.

\_\_\_\_.B. NO.\_\_\_\_

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# A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that the use of public  
2 lands for housing is necessary to meet Hawaii's affordable  
3 housing needs. The legislature further finds that a report  
4 issued in December 2023 by the office of planning and  
5 sustainable development estimated there are roughly 15,500 acres  
6 of state and county lands statewide in areas identified for  
7 transit-oriented development. The report, prepared in response  
8 to Senate Concurrent Resolution 162 and House Resolution 188  
9 passed in 2023, tasked the office with identifying sites with  
10 the capacity to accommodate 10,000 new homes per year for the  
11 next fifty years. The study estimates that over 65,000 new  
12 housing units could be provided by projects planned for housing  
13 within transit-oriented development areas statewide, including  
14 the transit-oriented development projects identified in the  
15 state strategic plan for transit-oriented development.

16           However, the report also states that the full housing  
17 potential for much of the public lands has yet to be determined.  
18 Therefore, the legislature seeks to address this gap by

\_\_\_\_.B. NO.\_\_\_\_

1 implementing a key report recommendation for a study to  
2 inventory and assess the housing potential of public lands  
3 within transit-oriented development areas statewide that have  
4 yet to be evaluated for the development or co-location of  
5 affordable housing.

6 The purposes of this Act are to:

- 7 (1) Require the office of planning and sustainable  
8 development to conduct a study to: research the  
9 viability of housing development on public lands in  
10 transit-oriented development areas; prioritize sites  
11 identified as suitable for affordable housing  
12 development; and incorporate the priority transit-  
13 oriented development housing sites in the state  
14 strategic plan for transit-oriented development for  
15 project implementation; and
- 16 (2) Appropriate funds for the conduct of the study and for  
17 one additional full-time planner position that would  
18 be responsible for the conduct of the study and  
19 supporting ongoing implementation of the state  
20 strategic plan for transit-oriented development and  
21 the priority housing and other transit-oriented  
22 development projects in the plan.

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1 SECTION 2. The study shall include but not be limited to  
2 the following:

3 (1) Collaboration with public landowners to assess the  
4 viability of housing development on their lands, with  
5 consideration given to but not limited to:

6 (A) Agencies planned or intended use of the  
7 properties;

8 (B) Existing uses, facilities, and conditions;

9 (C) Site constraints, environmental conditions, and  
10 entitlements required;

11 (D) Constraints to development readiness, such as  
12 tenancy agreements and funding;

13 (E) Estimates of potential housing units and housing  
14 types that could be accommodated on the sites;

15 (F) Opportunities to integrate mixed-use development  
16 and transit service at the sites; and

17 (G) Infrastructure improvements that would be needed  
18 to support potential housing or mixed-use  
19 development;

20 (2) Update the existing inventory of public lands for  
21 potential housing development and include such parcels

\_\_\_\_.B. NO.\_\_\_\_

1           in the state strategic plan for transit-oriented  
2           development; and

3           (3) Recommendations for actions to advance housing  
4           development on lands shortlisted for development.

5           The office shall establish a steering committee composed of  
6 representatives from the Hawaii housing development and finance  
7 corporation, Hawaii community development authority, Hawaii  
8 public housing authority, the departments of accounting and  
9 general services and land and natural resources, and each  
10 county, to advise and assist the office in the conduct of the  
11 study. The study shall include consultation with key public  
12 facility and landholding agencies, including the department of  
13 education and the University of Hawaii and its community  
14 colleges.

15           SECTION 3. The office shall submit an interim report to  
16 the legislature no later than twenty days prior to the convening  
17 of the regular session of 2027, and a final report of its  
18 findings and recommendations to the legislature no later than  
19 twenty days prior to the convening of the regular session of  
20 2028.

21           SECTION 3. There is appropriated out of the general  
22 revenues of the State of Hawaii the sum of \$400,000 or so much

\_\_\_\_.B. NO.\_\_\_\_\_

1 thereof as may be necessary for fiscal year 2025-2026 for the  
2 conduct of the study.

3 The sum appropriated shall be expended by the office of  
4 planning and sustainable development for the purposes of this  
5 Act.

6 SECTION 4. There is appropriated out of the general  
7 revenues of the State of Hawaii the sum of \$100,000 or so much  
8 thereof as may be necessary for fiscal year 2025-2026 and the  
9 sum of \$85,000 or so much thereof as may be necessary for fiscal  
10 year 2026-2027 for the establishment of one full-time equivalent  
11 (1.0 FTE) planner V position and related expenses for the  
12 management of the study and performance of related duties for  
13 the update and ongoing implementation of the state strategic  
14 plan for transit-oriented development and the priority housing  
15 and other transit-oriented development projects contained  
16 therein.

17 The sum appropriated shall be expended by the office of  
18 planning and sustainable development for the purposes of this  
19 Act.

\_\_\_\_.B. NO.\_\_\_\_

1           SECTION 6. This Act, upon its approval, shall take effect  
2 on July 1, 2025.

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INTRODUCED BY: \_\_\_\_\_

\_\_\_\_.B. NO.\_\_\_\_\_

**Report Title:**

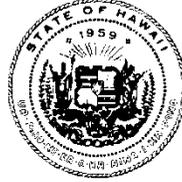
Transit-oriented Housing Potential; TOD; Public Lands;  
Appropriation

**Description:**

Requires the Office of Planning and Sustainable Development to develop an inventory and assessment of sites with housing potential on state and other public lands in transit-oriented development areas statewide and to incorporate priority housing project sites in the state strategic plan for transit-oriented development for project implementation. Appropriates funds for the study and a new planner position to support implementation.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

JOSH GREEN, M.D.  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of  
**Hakim Ouansafi, Executive Director**  
**Hawaii Public Housing Authority**

Before the  
**HOUSE COMMITTEE ON HOUSING**

**Wednesday, January 29, 2025**  
**9:15 AM – Room 430, Hawaii State Capitol**

In consideration of  
**HB 1451**  
**RELATING TO AFFORDABLE HOUSING**

Honorable Chair Evslin, and members of the House Committee on Housing, thank you for the opportunity to provide testimony concerning House Bill (HB) 1451, relating to affordable housing.

The Hawaii Public Housing Authority (HPHA) **supports** HB 1451. This measure establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development.

The HPHA stands ready and looks forward to assisting the Legislature in this endeavor and looks at this measure as an opportunity to be part of the overall solution needed to address all housing related issues in Hawaii.

The HPHA appreciates the opportunity to provide the Committee with its testimony. We thank you very much for your dedicated and continued support.

**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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HONOLULU, HAWAII 96813  
FAX: (808) 587-0600

Statement of  
**DEAN MINAKAMI**

Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON HOUSING**

January 29, 2025 at 9:15 a.m.  
State Capitol, Room 430

In consideration of  
**H.B. 1451**  
**RELATING TO AFFORDABLE HOUSING.**

Chair Evslin, Vice Chair Miyake, and members of the Committee.

HHFDC **supports** HB 1451, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development.

HHFDC is named as a member of the task force and agrees that the updates resulting from this bill will be a helpful tool for the development of new affordable housing.

Thank you for the opportunity to testify on this bill.