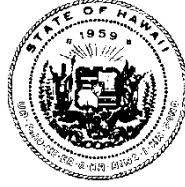


JOSH GREEN, M.D.
GOVERNOR

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

HOUSE COMMITTEE ON HOUSING

January 31, 2025 at 9:15 a.m.
State Capitol, Room 430

In consideration of
H.B. 1008

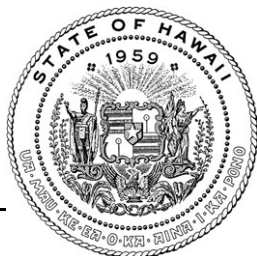
RELATING TO HISTORIC PRESERVATION REVIEWS OF STATE AFFORDABLE HOUSING PROJECTS.

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

HHFDC supports HB 1008, which requires the Department of Land and Natural Resources (DLNR) to determine the effect of any proposed State affordable housing project within ninety days of a request for determination. It sets forth the historic review requirements based on the project area's known historic, cultural, and archaeological resources.

Lengthy and backlogged historic preservation reviews historically prevent the timely development of affordable housing, increase costs, and add uncertainty to projects. It is common for the historic review process to require over a year to complete. HHFDC supports streamlining the historic review process while avoiding or minimizing any effect on significant historic properties.

Thank you for the opportunity to testify on this bill.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**
KA 'OIHANA HO'OMOHALA PĀ'OIHANA, 'IMI WAIWAI
A HO'OMĀKA'IKA'I

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

JAMES KUNANE TOKIOKA
DIRECTOR

DANE K. WICKER
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Statement of
JAMES KUNANE TOKIOKA
Director
Department of Business, Economic Development, and Tourism
before the
HOUSE COMMITTEE ON HOUSING

Friday, January 31, 2025
9:15AM
State Capitol, Conference Room #430

In consideration of
HB 1008
**RELATING TO HISTORIC PRESERVATION REVIEWS OF STATE AFFORDABLE
HOUSING PROJECTS.**

Chair Evslin, Vice Chair Miyake, and members of the Committee. The Department of Business, Economic Development and Tourism (DBEDT) supports HB 1008, which would help expedite the historic review process under HRS 6E for State affordable housing projects.

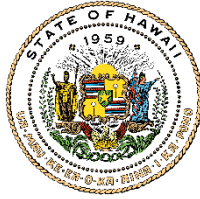
Affordable housing projects must comply with various regulatory requirements intended to minimize the adverse effects of development on the environment. However, these requirements add complexity and delays to project planning and implementation, which could affect affordability considerations. In particular, the State Historic Preservation Division is resource constrained, which means its historic review process could add more time to the approval process. This is a challenge because historic reviews are required for "any building, structure, object, district, area, or site which is 50 years and older," regardless of historical significance.

This bill will streamline the historic review process while avoiding or minimizing any effect on significant historic properties.

Thank you for the opportunity to testify.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

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DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Testimony of
DAWN N. S. CHANG
Chairperson

Before the House Committee on
HOUSING

Friday, January 31, 2025
9:15 AM

House Conference Room 430 & Videoconference

In consideration of
HOUSE BILL 1008
RELATING TO HISTORIC PRESERVATION REVIEWS
OF STATE AFFORDABLE HOUSING PROJECTS

House Bill 1008 would amend Chapter 6E, Hawaii Revised Statutes (HRS) to require the Department of Land and Natural Resources to determine the effect of any proposed State affordable housing project within ninety days of a request for determination and sets forth the historic review requirements based on the project area's known historic, cultural, and archaeological resources. **The Department of Land and Natural Resources (Department) supports this measure and offers recommended amendments.**

Chapter 6E, HRS, provides the framework for a comprehensive statewide historic preservation program in Hawai'i. A key part of that program is the review of projects as required by sections 6E-8, 6E-10, 6E-42, and 6E-43 HRS. These statutory provisions reflect the Legislature's intent to require project proponents to consider the impact of their projects on 'iwi kūpuna, as well as historic and cultural resources.

The Department recognizes the need to streamline the historic preservation review process in order to help address the current housing crisis in Hawai'i and support the State's efforts to provide affordable housing. This bill will allow affordable housing project to proceed in an expedited manner while establishing measures that will support the identification, documentation, and avoidance of 'iwi kūpuna, as well as historic and cultural resources during planning and construction of affordable housing projects. The amendments and additions to Chapter 6E, HRS and alternative approaches established within this bill are both reasonable and feasible.

To further strengthen this bill, the Department recommends the following edits and additions for clarity and completeness:

Pg. 2, line 1-12

“(1) If the department determines that the proposed project is located in a highly sensitive area known to include a high density of historic, cultural, or archaeological resources, or in an area that is likely to contain a high density of historic, cultural, or archaeological resources, the department shall require an archaeological inventory survey in accordance with rules adopted by the department unless an archaeological inventory survey has already been previously reviewed and accepted by the department for the same or a substantially similar project located in the same project area, in which case the department may allow the project to proceed under an archaeological monitoring program in accordance with rules adopted by the department.”

Pg. 2, line 13-18

“(2) If the department determines that the proposed project is located in a moderately sensitive area where an archaeological inventory survey has already been previously reviewed and accepted by the Department, in which no significant historic properties have been previously identified, the department may allow the project to proceed under an archaeological monitoring program in accordance with rules adopted by the department.”

Pg. 3, line 6-8

“The department shall provide its written determination within ninety days after the filing of a complete and accurate project request with the department.”

Pg. 3, line 17-21

“(c) The agency or officer of the State or its political subdivisions shall obtain state inventory of historic places numbers for all historic properties ~~located within the affordable housing project area prior to the start of construction~~ identified within the affordable housing project area during the archaeological inventory survey, if an archaeological inventory survey is conducted, prior to the start of construction, and for all historic properties identified within the affordable housing project area during archaeological monitoring prior to completion of construction.”

Pg. 4, line 1-13

“(d) Before any agency or officer of the State or its political subdivisions commences any affordable housing project that may adversely affect a significant historic property, the agency or officer shall make a reasonable and good faith effort to avoid or minimize any effect to significant historic properties. If an adverse effect cannot reasonably be avoided, the agency or officer shall mitigate the adverse effect. Mitigation may take different forms, including but not limited to preservation, archaeological data recovery, burial treatment, ethnographic documentation, historic data recovery, and architectural recordation. The terms under which mitigation will be implemented shall be approved by the department prior to the agency or officer commencing the affordable housing project.”

Pg. 4, line 14-19

“(e) If human remains are identified during archaeological monitoring or affordable housing project construction, all work within a 20-foot-radius the vicinity of the finding and within a 20-foot radius of the back-dirt pile containing the soil removed during excavation in proximity of the finding of human remains shall be stopped, and both areas shall be securely covered and protected from the natural elements and adjacent activities. ~~although w~~ Work in other areas of the project may continue, and may only proceed in accordance with section 6E-43.6.

Pg. 4, line 20-22 and Pg. 5, line 1-2

“(f) If historic property is identified during archaeological monitoring or affordable housing project construction, all work within a 20-foot radius the vicinity of the finding shall be stopped and the agency or officer shall contact the Hawaii state historic preservation division.

Mahalo for the opportunity to provide testimony on this measure.



January 30, 2025

Representative Luke Evslin Chair
Representative Tyson Miyake Vice Chair
Committee on Housing

RE: **HB 1008 - Relating to Historic Preservation Reviews**
Hearing date: January 31, 2025 at 9:15 AM

Aloha Chair Evslin, Vice Chair Miyake and members of the committee,

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii in **SUPPORT** on HB 1008. NAIOP Hawaii is the local chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB 1008 is intended to promote more timely reviews of projects by requiring the Department of Land and Natural Resources to determine the effect of any proposed State affordable housing project within ninety days of a request for determination. Moreover, the measure sets forth the historic review requirements based on the project area's known historic, cultural, and archaeological resources.

Delays in the historic review process have been a persistent barrier to the timely development of housing in Hawaii, leading to increased project costs and prolonged housing shortages. HB1008 establishes clear and efficient guidelines for historic preservation reviews while maintaining protections for significant cultural and archaeological sites. By setting reasonable timelines and risk-based review criteria, this measure will provide much-needed certainty for developers and agencies working to deliver housing for local families.

NAIOP Hawaii greatly appreciates the language of the measure as currently drafted and recommends that following amendments to further the intent of HB 1008.

1. Amend the last portion of the new subsection (2) to read: "the department ~~may~~ shall allow the project to proceed under an archaeological monitoring program in accordance with rules adopted by the department.

Representative Luke Evslin Chair
Representative Tyson Miyake Vice Chair
Committee on Housing
January 30, 2025
Page 2

2. Amend the last portion of the new subsection (3) to read: “the department ~~may~~ shall allow the project to proceed without further review under this section.

This bill ensures that housing projects move forward without unnecessary delays while upholding Hawaii’s commitment to historic and cultural preservation. We urge the committee to pass HB1008 to support faster, more cost-effective housing development for our communities. Ultimately, the measure addresses a critical issue in the development of more affordable housing and critical infrastructure for Hawaii residents. NAIOP appreciates the Legislature’s commitment to collaborating on this issue and look forward to working together.

Mahalo for your consideration,



Reyn Tanaka, President
NAIOP Hawaii



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON HOUSING
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 430
Friday, January 31, 2025 AT 9:15 A.M.**

To The Honorable Representative Luke A. Evslin, Chair
The Honorable Representative Tyson K. Miyake, Vice Chair
Members of the Committee on Housing

SUPPORT FOR HB1008 RELATING TO RELATING TO AFFORDABLE HOUSING

The Maui Chamber of Commerce would like testify in **SUPPORT for HB1008** which requires the Department of Land and Natural Resources to determine the effect of any proposed State affordable housing project within ninety days of a request for determination and sets forth the historic review requirements based on the project area's known historic, cultural, and archaeological resources.

Housing is a top priority for the Maui Chamber of Commerce and remains critical as the crisis worsens following the wildfires, directly impacting businesses and our economic revitalization. Prior to the wildfires, the need for over 10,000 housing units by 2025 was already a pressing issue, but that number has increased due to the loss of 3% of our housing stock in Lahaina. This is a key factor driving the ongoing rise in housing prices.

The Chamber notes that the longer the development process takes, the higher the associated costs, which in turn drives up housing prices. This bill will help affordable housing projects navigate the process more quickly, thereby lowering development expenses and making housing more affordable.

For these reasons, we **SUPPORT HB1008**.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.