

**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 CONSUMER PROTECTION & COMMERCE**

February 11, 2025 at 2:00 p.m.  
State Capitol, Room 329

In consideration of  
**H.B. 1325 HD1**  
**RELATING TO HOUSING.**

Chair Matayoshi, Vice Chair Chun, and members of the Committee.

HHFDC **supports** HB 1325 HD1, which requires developers developing an affordable housing project under HHFDC to assist certain tenants who are subject to displacement or eviction by the proposed project by: granting those tenants the right of first refusal of a comparable unit in the housing project at an affordable rate; establishing a fund to provide relocation benefits and offer assistance; providing information, either directly or through a contracted service, on how to obtain assistance and exercise the right of first refusal; and establishing procedures to track and maintain communication with those tenants.

HHFDC typically requires developers to provide relocation assistance if their project causes displacement, and this bill establishes a standard that all projects must meet.

Thank you for the opportunity to testify on this bill.

**HB-1325-HD-1**

Submitted on: 2/8/2025 2:27:01 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nadine Ortega	Tagnawa for Maui	Support	Written Testimony Only

Comments:

Dear Chair Matayoshi, Vice Chair Chun and Honorable Members,

Please **pass** H.B.1325 H.D. 1.

Tagnawa was the first organization to provide Ilokano and Tagalog translations and resource navigation to survivors in the immediate aftermath of the 2023 Lahaina fire, and went on to conduct the largest needs assessment post-disaster of the Lahaina Filipino community to date. Our study revealed that the top priority identified by Filipino survivors in the rebuilding was Lahaina lands in Lahaina hands—tied with job creation. Additionally, housing instability remains a pervasive issue, with many Filipino tenants uncertain about long-term housing (38%), waiting for lottery results for affordable housing (33%), facing imminent expiration of housing contracts in February 2025, and dependent on temporary support from FEMA and other agencies. H.B. 1325 would help address these community concerns and protect Filipino survivors from permanent displacement from Lahaina and statewide. Accordingly, we ask that the Committee pass this crucial measure.

**Mahalo,**

**Nadine Ortega, J.D.,**

**Executive Director of Tagnawa + Ilokano Instructor at the University of Hawai'i**



**Hawai'i YIMBY**  
Honolulu, HI 96814  
hawaiiyimby.org  
info@hawaiiyimby.org

February 11, 2025

House Committee on Consumer Protection & Commerce  
Hawai'i State Capitol  
Honolulu, HI 96813

**RE: SUPPORT for HB 1325 HD1 - RELATING TO HOUSING**

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1325 HD1** which would require assistance to tenants who are displaced by an affordable housing project. Our housing shortage is severe and will require us to redevelop many existing residential areas into more dense residential uses. However, in the process of redeveloping existing homes, we must ensure that those who currently live there are treated fairly, equitably and are allowed the opportunity to return to their community.

We believe in increasing housing stability. This involves protecting existing tenants from displacement and minimizing the effects when their home is redeveloped into more housing. We support the main points of this bill: (1) To give displaced tenants the right of first refusal and to return to a comparable unit at an affordable rate or provide relocation assistance to those displaced; (2) Ensure adequate education and communication about the existing tenant's rights during this process and the progress of the redevelopment.

To emphasize, existing tenants should be offered the right of first refusal to a comparable unit in the new development. Every effort should be made to ensure the existing resident is offered the opportunity to return and can afford to do so.

Whatever the mechanism that ensures the existing tenant is able to afford to return, it is especially important that an existing tenant is never put in the position where they return to a comparable unit and will pay more than 30% of their income.



**Hawai'i YIMBY**

Honolulu, HI 96814

[hawaiiyimby.org](http://hawaiiyimby.org)

[info@hawaiiyimby.org](mailto:info@hawaiiyimby.org)

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 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





## TESTIMONY IN SUPPORT OF HB1325 HD1, RELATING TO HOUSING

House Committee on Consumer Protection & Commerce  
February 11, 2025

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Consumer Protection & Commerce committee:

The Democratic Party of Hawai'i **SUPPORTS** HB1325 HD1, RELATING TO HOUSING. Pursuant to the Platform of the Democratic Party of Hawai'i, the Party supports policies that preserve housing for residents, including the expansion of tenant protections.

In the process of developing or redeveloping affordable housing projects under the Hawaii Housing Finance & Development Corporation, existing tenants can be evicted or displaced. When that happens, tenants must have rights and protections in place to ensure that they remain housed or can relocate to new housing with as little disruption as possible in the lives of tenants and their families. The stability and community that housing brings must not be taken lightly. The Democratic Party of Hawaii supports public resources going towards meaningfully addressing the uncertainty that displaced/evicted tenants might have to face.

Mahalo nui loa for the opportunity to testify in Support of HB1325 HD1, RELATING TO HOUSING. Should you have any questions or require further information, please contact the Democratic Party of Hawai'i at [legislation@hawaiidemocrats.org](mailto:legislation@hawaiidemocrats.org).



# Adult Friends for Youth

*"Redirecting lives to stop Violence"*

## PRESIDENT AND CEO

*Deborah L.K. Spencer-Chun,  
M.S.W.*

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*\*Past Chair of the Board*

## Testimony on HB1325 HD1

Submitted to: Committee on Consumer Protection & Commerce  
Representative Scot Matayoshi, Chair  
Representative Cory Chun, Vice Chair

From: Debbie Spencer-Chun, President and CEO of Adult Friends for Youth (AFY).

In support of HB1325 HD1.

Mahalo nui loa for allowing me to testify. My testimony is based on my conversations with residents and my meetings with other community organizations, government staff and leaders, and concerned citizens.

When I met with residents back in December regarding the new redevelopment of Kuhio Park Terrace, there were many concerns, such as:

1. There was a lack of communication and/or miscommunication between them and the developer, Hawaii Housing Public Authority, and Seneca, the contracted company to help them relocate. They were getting different information from different sources. This lack of communication and/or miscommunication caused confusion, apprehension, a lack of trust, and, in some cases, anxiety.
  - We need to have a better mechanism to help these residents relocate.
2. The lack of communication or reassurance that they will have the right or opportunity to return.
  - We need a better mechanism to help these residents understand their legal and moral rights to return to the new redevelopment upon completion. They need reassurance, especially our kupuna. (Note: Maintaining contact via a website is not the answer. I don't know about you, but at AFY, we sometimes have a hard time keeping our website updated to provide the most accurate information daily. How or who will keep this website updated accurately daily for these residents to get information? It's possible that it will not happen.)
3. The disruption of their children's education, especially if they must move out of the district.
  - We need a point of contact from the DOE to work directly with these impacted families. (Note: I know this is a housing issue, but it impacts various facets of the residents' lives.)

4. Safety concerns.

- We need to have a mechanism in place that is knowledgeable of various aspects of the residents' concerns. It is not a one-size-fits-all solution.

(Note: I know it is easy to just say to place them in different public housing in the same or other communities, but it is not that simple. There is a history between public housing complexes that could potentially be dangerous. Again, I know this is a housing issue, but we need to consider these things.)

Other comments: Other public housing projects will be redeveloped very soon, and we hope to prevent these situations from reoccurring. We have a large homeless problem in Hawaii, and if we don't get this right, I worry that others will fall into this category. I also agree with some of the other testimonies already submitted.

Mahalo for your time. I appreciate you allowing me to share my mana'o.

Respectfully submitted, Deborah Spencer-Chun

**HB-1325-HD-1**

Submitted on: 2/10/2025 11:02:36 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Andrea DeCosta	Hui Malama Pono Hawai'i	Support	Written Testimony Only

Comments:

Mahalo for the opportunity to testify in strong support of HB1325, which would protect local residents from being displaced due to new housing developments.

Unlike Japan, where the population aging and decline have led to a plethora of affordable housing options, Hawai'i's youthful population is plagued by an inordinately high cost of living. No wonder some folks are considering Akiya.

Unless state legislators step in to protect local residents from displacement, a growing diaspora of workers will continue and the Hawai'i we now know will be a playground for the rich.

Since the cost of housing is far outpacing salaries, the situation does warrant legislative intervention. The legislature was able to approve tax credits for developers, but never made any equivalent guarantees for renters - who bear the brunt of the lack of affordable housing.

Hawai'i - especially O'ahu - doesn't lack sufficient units, what we lack is a political climate that protects residents who aren't landowners from being displaced into a harsh rental environment.

This harsh environment includes the lack of income equity to match the cost of housing, increasing cost of food and medical care, as well as competition from outside investors, seeking only to profit off our inequitable economic climate and not necessarily support individuals and families.

Please support passage of this measure. Mahalo



# HAWAII APPLSEED

## CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Applesseed Center for Law and Economic Justice  
**Support for HB 1325 HD1 – Relating to Housing**  
House Committee on Consumer Protection & Commerce  
Tuesday, February 11, 2025 at 2:00 PM Conf. Rm. 329 and via Videoconference

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Dear Chair Matayoshi, Vice Chair Chun, and Committee Members:

Mahalo for the opportunity to testify in **strong support of HB1325 HD1**, which establishes a method of stabilizing residents who may be displaced by new 201H projects which may cause the displacement of residents. This thoughtful legislation creates a framework that addresses both our urgent need for new affordable housing, addresses community concern of new developments, while protecting our existing communities and their residents.

One of the primary concerns raised by community members about new housing development is the displacement of current residents and the disruption of established neighborhood bonds. This bill directly addresses these valid concerns by creating a clear process for displaced residents to return to their communities once development is complete. By guaranteeing residents the right of first refusal for comparable units at affordable rates, the bill ensures that new development serves both current and future residents of our communities.

The bill's provisions for relocation assistance and ongoing communication demonstrate a commitment to treating displaced residents with dignity and respect throughout the development process. The requirement to establish a fund providing at least three months' worth of relocation benefits will help ease the financial burden of temporary displacement, while the mandated communication procedures will help residents stay informed and connected to their community during the transition.

These protective measures transform what could be a traumatic displacement into a structured, supported transition with a clear path back to the community. **This approach helps build trust between developers and residents, potentially reducing opposition to much-needed housing development projects.**

Moreover, research from UCLA Lewis Center conducted a study on common rhetoric in opposition to new development and found that often the argument is distilled down to opposition to the developers themselves, not necessarily the development<sup>1</sup>. Despite evidence to the contrary that new development actually slows the increase of housing cost in the area at scale and lowers displacement through providing more housing options<sup>2</sup>, the feeling of change and actual displacement can lead to larger neighborhood opposition to new developments. This

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1

<https://www-tandfonline-com.eres.library.manoa.hawaii.edu/doi/full/10.1080/07352166.2019.1623684#d1e127>

<sup>2</sup> <https://escholarship.org/content/qt7bx938fx/qt7bx938fx.pdf>



# HAWAII APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice  
**Support for HB 1325 HD1 – Relating to Housing**  
House Committee on Consumer Protection & Commerce  
Tuesday, February 11, 2025 at 2:00 PM Conf. Rm. 329 and via Videoconference

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legislation builds on a model for redevelopment that acknowledges the human impact of housing construction while still moving forward with crucial affordable housing projects. By ensuring that current residents have the option to return to these new developments, we can build more housing while preserving the social fabric that makes our neighborhoods strong and resilient.

HB1325 HD1 addresses both our critical need for more affordable housing and our obligation to protect vulnerable residents who might otherwise be displaced without support or recourse. It represents a thoughtful solution that allows us to grow our housing supply while maintaining the stability and cohesion of our existing communities.

We urge you to support this important legislation that will help us build a more inclusive and equitable housing future for Hawaii.

Mahalo for the opportunity to testify.



Testimony of **Lahaina Strong**  
Before the House Committee on  
**Consumer Protection and Commerce**

In Consideration of House Bill No. 1325 HD1  
RELATING TO HOUSING

To Chair Matayoshi, Vice Chair Chun, and the honorable members of the committee,

We are writing on behalf of Lahaina Strong, an organization deeply rooted in our community's resilience and advocacy. Originally formed in 2018 following the Hurricane Lane fire in Lahaina and revitalized after the devastating fires of August 8, 2023, Lahaina Strong has become the largest grassroots, Lahaina-based community organization, with over 35,000 supporters. Our mission is to amplify local voices and champion community-driven solutions, which are more critical than ever as we continue rebuilding and recovering.

Lahaina Strong, stands in **full support of House Bill 1325 HD1**, which requires developers developing an affordable housing project under HHFDC to assist certain tenants who are subject to displacement or eviction by the proposed project. This bill is a critical measure to prevent displacement and protect our community. Too often, redevelopment pushes longtime residents out, replacing affordable homes with projects that no longer serve the people who need them most. This bill helps ensure that new housing benefits the community, not just developers.

By requiring developers to offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance, this bill creates essential safeguards for renters. It also holds developers accountable by ensuring they maintain communication with tenants throughout the process. These protections are especially crucial now, as many of our families are still struggling to find stable housing.

We respectfully urge the **support of House Bill 1325 HD1** to strengthen protections for tenants so that rebuilding truly serves the people who call Hawai'i home.

Mahalo for your attention to this critical matter.

Sincerely,

Lahaina Strong



## HB1325 HD1 RELATING TO HOUSING

House Committee on Consumer Protection & Commerce

Feb. 11, 2:00pm, Room 329

Aloha mai e Chair Matayoshi, Vice Chair and members of the Committee:

The Medical-Legal Partnership for Children in Hawai'i provides free, direct legal services to patients in community health settings. Many of our clients are low-income tenants and tenants in public housing projects. We testify in **STRONG SUPPORT** for **HB1325 HD1**, and offer some amendments to further strengthen the law to protect local families from permanent displacement.

Currently, there are almost no clear and enforceable state level displacement protections for tenants in projects that are being re-developed under state funded government schemes. Public Housing tenants, representing our most low-income and needy families at 30% AMI who are displaced to make way for "new" affordable housing redevelopment by private developers are left to cite [promises made in funding documents](#) and hope that they can return to their community. This has been made abundantly clear in the redevelopment of Kūhiō Park Terrace low-rise, where a private developer is implementing a \$200M+ project that will displace hundreds of current tenants -- tenants who are a month away from being forced to move, and many of whom have no clear options for housing despite assurances that they would receive relocation assistance and the right to return.<sup>1</sup>

Other jurisdictions, such as the State of Georgia's Department of Community Affairs, equivalent to our HHFDC, provides clear relocation plans, engagement, and assistance to ensure their most needy state residents are not left beyond by new 'affordable housing' developments<sup>2</sup>. Most importantly, they have clear enforceable penalties for developers who do not provide the assistance.

As our state moves to implement and build affordable housing – increasingly through public-private partnerships similar to the privatization and redevelopment of Kūhiō Park Terrace low-rise – new laws must be enacted to protect displacement of local tenant families. **Without HB1325 HD1, our displaced local families are forced to compete just to return to a community they lived in for generations.** HB1325 HD1 is needed to make clear that developers receiving state government subsidies must take the time to ensure that displaced families receive services, and a clear and operationalized right to return to the project in their community first.

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<sup>1</sup> Dillon Ancheta, “**Help us’: Public housing redevelopment forces 60 Kalihi tenants to relocate,**” available at <https://www.hawaiinewsnow.com/2025/01/24/public-housing-redevelopment-forces-60-kalihi-tenants-relocate/>

<sup>2</sup> See Georgia Department of Community Affairs available at: <https://dca.georgia.gov/affordable-housing/housing-development/housing-tax-credit-program/qualified-allocation-plans-and-12>



To further strengthen and clarify the projects for which this applies, I offer the following new amendments.

**Amendment 1:**

Clarify the record keeping and compliance monitoring of the relocation plan, similar to requirements established in other jurisdictions.<sup>3</sup>

“(iv) Establish procedures to track and maintain communication with displaced or evicted tenants starting prior to the 120 days notice to vacate, maintain throughout the entire construction, and then offer and implement the right of return to tenants, ending only when all displaced tenants have either declined or exercised the right to return and are considered relocated only when moved into the new project. A record of copies and records of communications with/sent to residents (e.g., certified mailing) and all notices (as applicable) displaying the person's name and mailing address, evidence of delivery by certified or registered first class mail, return receipt requested, or certification of hand delivery shall be maintained; A record of dates of personal contacts and advisory services provided shall be maintained.

**Amendment 2:**

Clarify enforcement abilities should developers not comply, similar to other jurisdictions.

(3) If at any point the developer does not comply with these requirements, the HHFDC shall:  
(i) Delay or Fail threshold review of the developer's application for funding;  
(ii) Halt relocation until non-compliance is cured;  
(iii) Withhold disbursements of program funds until non-compliance is cured; or  
(iv) Deem the developer ineligible to participate in all HHDFC programs in one or more future years.”

Accordingly I respectfully ask that you **PASS HB1325 HD1** and consider the proposed amendments modeled from other jurisdictions.

Mahalo for the opportunity to provide testimony in support.

Deja Ostrowski, Esq.  
Medical-Legal Partnership for Children in Hawai'i  
808-728-0004; dejao@hawaii.edu

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<sup>3</sup> See Georgia Department of Community Affairs Relocation Manual, available at: <https://dca.georgia.gov/document/qualified-allocation-plans-qaps/2024relocationmanualpdf/download>



# HAWAII WORKERS CENTER

(503) WORKERS

**LATE** \*Testimony submitted late may not be considered by the Committee for decision making purposes.

Defending and Respecting the workers of  
Hawaii'i

hawaiiworkerscenter@gmail.com  
Mail: 2252 Puna St., Honolulu, HI 96817  
hawaiiworkerscenter.org

February 11, 2025

**LATE**

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Hawaii'i State House of Representatives  
Committee on Consumer Protection and Commerce  
Rep. Scot Z. Matayoshi, Chair  
Rep. Cory M. Chun, Vice Chair

RE: STRONG SUPPORT for H.B. 1325 Relating to Housing

Dear Chair Rep. Matayoshi, Vice-Chair Rep. Chun, and Members of the Committee on Consumer Protection and Commerce:

The Hawaii Workers Center (HWC) envisions a Hawaii in which all workers are empowered to exercise their right to organize for their social, economic and political well-being.

It is a resource of information, education, training and organizing for Hawaii's workers.

The HWC stands in strong support of H.B. 1325 which requires developers developing an affordable housing project under HHFDC to assist certain tenants who are subject to displacement or eviction by the proposed project by: 1. granting those tenants the right of first refusal of a comparable unit in the housing project at an affordable rate or establishing a fund to provide relocation benefits and offer assistance; 2. providing information, either directly or through a contracted service, on how to obtain assistance and exercise the right of first refusal; and 3. establishing procedures to track and maintain communication with those tenants.

Our primary office is currently located in the Towers of Kuhio Park, a large public housing complex here on Oahu. While the buildings are greatly in need of repair, the people that call them home are at the heart of the working class community of Kalihi. Many come from immigrant and migrant backgrounds and most have called this place home for years. Currently, there is a strong sense of uncertainty and fear as many are now forced to find alternative housing while the redevelopment is underway. We continue to hear from residents, some requiring reasonable accommodations due to a disability, unable to find alternative housing. As the deadline to move out looms, the question remains as to where will residents go?

We believe H.B. 1325 will help avoid the consequences of such a scenario and will provide much needed relief to tenants now and in the future. Thank you for your willingness to support this important measure.

Sincerely,

Sergio Alcubilla  
Executive Director

**LATE**

**HB-1325-HD-1**

Submitted on: 2/11/2025 1:44:31 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maui Housing Hui	Maui Housing Hui	Support	Written Testimony Only

Comments:

We are in support of this measure.

**HB-1325-HD-1**

Submitted on: 2/7/2025 7:33:16 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laura Ellen Maile Pokipala	Individual	Support	Written Testimony Only

Comments:

The stress and grief that is happening at the KPT redevelopment project is uncalled for. When the residents at the Kuhio Park low-rise asked for a written guarantee to be able to return to the new building that would be taking the place of their neglected homes of 40 years, they were told that HUD does not require a written agreement, but out of the kindness of their hearts they would make it happen. A formal agreement does not seem like a difficult task, and it should be required for any future redevelopment projects for our most neediest residents.

**HB-1325-HD-1**

Submitted on: 2/9/2025 10:39:33 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amy Sanchez	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Amy Sanchez

**HB-1325-HD-1**

Submitted on: 2/9/2025 10:46:11 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
mary drayer	Individual	Support	Written Testimony Only

Comments:

support this and all efforts to assist those struggling with secure housing.

mahalo

**HB-1325-HD-1**

Submitted on: 2/9/2025 11:05:45 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stacey Alapai	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

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This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

**HB-1325-HD-1**

Submitted on: 2/9/2025 11:13:06 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessie Nogaro	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Jessie Nogaro

**HB-1325-HD-1**

Submitted on: 2/9/2025 11:23:40 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
India cote	Individual	Support	In Person

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery

India Maile Cote-Cosme

**HB-1325-HD-1**

Submitted on: 2/9/2025 11:30:29 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keila Paahana	Individual	Support	Written Testimony Only

Comments:

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

**HB-1325-HD-1**

Submitted on: 2/9/2025 12:03:00 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shay Chan Hodges	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Shay Chan Hodges

Maui, Hawaii

**HB-1325-HD-1**

Submitted on: 2/9/2025 12:24:26 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aviva Libitsky	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Aviva Libitsky

**HB-1325-HD-1**

Submitted on: 2/9/2025 1:15:34 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
De Andre Makakoa	Individual	Support	Written Testimony Only

Comments:

Hawai‘i’s housing crisis is not just a statistic—it’s a lived reality for thousands of local families, many of whom have already been forced out of their communities. **House Bill 1325 HD1 is a critical step toward ensuring that new developments do not come at the cost of displacing the very people who make Hawai‘i home.**

As a fire survivor, a father, and a Native Hawaiian, I have seen firsthand how quickly land and housing can be taken from us. **HB1325 HD1 demands accountability**—requiring developers to either offer displaced tenants the **right of first refusal at comparable rents** or provide **meaningful relocation assistance**. It also ensures transparency, keeping tenants informed and preventing the usual pattern of families being blindsided by evictions in the name of “progress.”

For too long, “redevelopment” has meant removing locals to make way for wealthier buyers. **We cannot keep allowing our own people to be priced out and pushed away.** This bill helps shift the balance by prioritizing **people over profit** and ensuring that new housing actually serves the communities it’s built in.

I urge you to pass **HB1325 HD1** to protect Hawai‘i’s working families, stop predatory development, and ensure that the future of our islands includes the people who have called it home for generations.

Mahalo for your time and your commitment to housing justice.

De Andre Makakoa

**HB-1325-HD-1**

Submitted on: 2/9/2025 1:45:03 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kara Kiernan	Individual	Support	Written Testimony Only

Comments: Support for House Bill 1325 HD1 Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee, I am writing in support of House Bill 1325 HD1, which provides essential protections for tenants displaced by new housing developments. This bill safeguards residents by requiring developers to offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also mandates transparency and accountability, ensuring tenants are kept informed throughout the redevelopment process. Far too often, redevelopment forces longtime residents out of their homes. HB1325 HD1 ensures that new housing serves the community, not just developers. I respectfully urge your support for HB1325 HD1 to protect Hawaii's families and help them remain in their homes and communities. Mahalo for your time and dedication to Lahaina's recovery. Kara Kiernan

**HB-1325-HD-1**

Submitted on: 2/9/2025 1:49:29 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lana Rose Olson	Individual	Support	Written Testimony Only

Comments:

Please protect tenant's rights in Hawaii and support this bill.

**HB-1325-HD-1**

Submitted on: 2/9/2025 2:34:42 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristy Lam	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,**

**I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.**

**This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.**

**Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.**

**We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.**

**Mahalo for your time and commitment to Lahaina's recovery.**

**Me ke aloha 'āina,**

**Kristy**

**HB-1325-HD-1**

Submitted on: 2/9/2025 3:48:18 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
pahnelopi mckenzie	Individual	Support	Written Testimony Only

Comments:

**SUPPORT for House Bill 1325 HD1**

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in **support of House Bill 1325 HD1**, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your **support for HB1325 HD1** to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Pahnelopi McKenzie

**HB-1325-HD-1**

Submitted on: 2/9/2025 4:58:51 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Kau'i Young	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

**HB-1325-HD-1**

Submitted on: 2/9/2025 9:06:14 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kazuo Flores	Individual	Support	Written Testimony Only

Comments:

Aloha,

I'm in full support of Bill HB1325 HD1

**HB-1325-HD-1**

Submitted on: 2/9/2025 10:32:03 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Carter	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Paul carter

201 River Rd.

Wailuku, Hawaii

**HB-1325-HD-1**

Submitted on: 2/10/2025 6:38:28 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Deborah Surace	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Sincerely

Deborah Surace

**HB-1325-HD-1**

Submitted on: 2/10/2025 6:39:30 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cardenas Pintor	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support this bill.

Mahalo nui,

Cardenas (Cards) Pintor

**HB-1325-HD-1**

Submitted on: 2/10/2025 6:42:48 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lana Bilbo	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

sincerely,

Lana B

**HB-1325-HD-1**

Submitted on: 2/10/2025 6:47:00 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Karen J Comcowich	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

Please support of House Bill 1325 HD1 to ensure that tenants displaced by new housing developments have protections and an opportunity to stay in their community.

Offering displaced tenants a right of first refusal at comparable rents or providing meaningful relocation assistance ensures developers keep tenants informed and prioritized throughout the process.

This bill helps ensure that new housing benefits the current residents, and protects Hawaii's families from being priced out of their communities.

Mahalo for your time,

Karen Comcowich

Lahaina, HI

**HB-1325-HD-1**

Submitted on: 2/10/2025 7:15:57 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth ray	Individual	Support	In Person

Comments:

I support ensuring all dislocated Hawaiian residents get housing priority and developers must work with community to ensure the greater benefit for the local Hawaiian residents

**HB-1325-HD-1**

Submitted on: 2/10/2025 7:37:19 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nathan Brown	Individual	Support	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and members of the committee. I strongly support this bill, which ensures that tenants displaced by affordable housing projects under HHFDC are treated with dignity and fairness. By granting tenants the right of first refusal for comparable units and providing relocation assistance, this bill prioritizes the needs of vulnerable communities and helps prevent homelessness. It also establishes clear procedures to keep tenants informed and supported throughout the process, fostering trust and accountability. This measure strikes a balance between development and compassion, and I urge your support for its passage. Mahalo for your commitment to equitable housing solutions.

**HB-1325-HD-1**

Submitted on: 2/10/2025 8:46:16 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Doneileen Willets	Individual	Support	Remotely Via Zoom

Comments:

Aloha,

My name is Doneileen Willets, I'm a current resident of Kuhio Homes apart of the first phase. The reason my family and I are refusing to move is due to the lack of communication, our priority wasn't put first, and the places offered by the redevelopers are either run down, unavailable or too far from our schools and clinics. The 90 day notice reads that we would be offered reasonable accommodation and to be kept in equal units, but the redevelopers offered to split my family into two separate 2 bedroom units. We were advised that there will be no parking, no family visitation, not even a playground for our children as promised in the first action plan. It's mentally draining as we fight against time, in hopes to figure out a better solution to all the chaos.

**HB-1325-HD-1**

Submitted on: 2/10/2025 8:47:02 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Winternitz	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

I urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Elizabeth Winternitz, Kula, Maui

**HB-1325-HD-1**

Submitted on: 2/10/2025 8:54:19 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sierra Mcveigh	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Sierra Mcveigh

**HB-1325-HD-1**

Submitted on: 2/10/2025 8:55:02 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lana Albright	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

I am writing in support of House Bill 1325 HD1, which will ensure that tenants displaced by new housing developments have real protections.

We have seen big developers with big money and lawyers move and act freely changing numbers and literature of proposed developments and this is never in favor of residents or community.

Please support this bill so residents have a chance to live and thrive in their own home.

Lana Albright

**HB-1325-HD-1**

Submitted on: 2/10/2025 9:49:03 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hi'ilani Luke	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of the House Bill 1325 HD1, which ensures that those displaced by new housing developments have equal opportunities and access to fair and affordable housing. The cost of living here in Hawai'i is at its highest and continues to increase.

This bill prevents displacement by requiring developers to offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures that developers keep all tenants informed and accountable throughout this process.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time recovery,

Hi'ilani

**HB-1325-HD-1**

Submitted on: 2/10/2025 10:26:54 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Diliaur Tellei	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill and urge the committee to pass it. We need to do everything possible to avoid permanently displacing community members for the purpose of developing new housing, and especially for the development of new affordable housing which would be the saddest of ironies. This bill levels the playing field by providing more legal options for tenants and promotes stability in our community.

**HB-1325-HD-1**

Submitted on: 2/10/2025 11:00:26 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Mara Garcia	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT HB1325 to protect our local families.

- We need this bill to make sure local residents who have lived in an area for generations are not being displaced to make way for new “affordable housing” development.

- We need this law change to ensure all tenants get comprehensive relocation assistance and the ability to move back to their community. Kuhio Park Terrace Low-Rise tenants want to make sure no one in Mayor Wright or other pending redevelopment projects face [the same struggles they are having](#). KPT Low-Rise residents have asked for the following to be explicitly required by law:

1. A CLEAR PROCESS FOR THE RIGHT TO RETURN after redevelopment, as promised by the developer when they were approved for LIHTC (Low-Income Housing Tax Credit) and RHRF (Rental Housing Revolving Fund) subsidies [from HHFDC](#) (Hawaii Housing Finance and Development Corporation).

2. INDIVIDUALIZED RELOCATION SERVICES, including assistance locating and leasing in comparable housing and communication with tenants for the life of the redevelopment project. Unlike [promises made to receive HHFDC funding](#), the KPT Low-Rise developer has contracted a company from Los Angeles to only assist tenants during the move-out phase, leaving displaced tenants with no further support to return after redevelopment.

- We need this law change to make clear that developers that receive government benefits -- including tax breaks, loans, subsidies, relaxed zoning, and breaks from permitting and fees -- must give back to our community and not displace local residents, only to have the newly constructed units offered to others.

- Requiring developers to offer the right to return to local communities displaced by development projects means we are making sure proposed affordable housing projects serve local families who have often lived in the area for generations.

- These protections will also ensure that new redevelopments in places affected by disaster do not permanently displace local residents.

**HB-1325-HD-1**

Submitted on: 2/10/2025 11:09:32 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Brissa Christophersen	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in **support of House Bill 1325 HD1**, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

The Maui community urges your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Brissa Christophersen

**HB-1325-HD-1**

Submitted on: 2/10/2025 11:24:40 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gloria Spondike	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT HB1325 to protect our local families.

- We need this bill to make sure local residents who have lived in an area for generations are not being displaced to make way for new “affordable housing” development.

- We need this law change to ensure all tenants get comprehensive relocation assistance and the ability to move back to their community. Kuhio Park Terrace Low-Rise tenants want to make sure no one in Mayor Wright or other pending redevelopment projects face [the same struggles they are having](#). KPT Low-Rise residents have asked for the following to be explicitly required by law:

1. A CLEAR PROCESS FOR THE RIGHT TO RETURN after redevelopment, as promised by the developer when they were approved for LIHTC (Low-Income Housing Tax Credit) and RHRF (Rental Housing Revolving Fund) subsidies [from HHFDC](#) (Hawaii Housing Finance and Development Corporation).

2. INDIVIDUALIZED RELOCATION SERVICES, including assistance locating and leasing in comparable housing and communication with tenants for the life of the redevelopment project. Unlike [promises made to receive HHFDC funding](#), the KPT Low-Rise developer has contracted a company from Los Angeles to only assist tenants during the move-out phase, leaving displaced tenants with no further support to return after redevelopment.

- We need this law change to make clear that developers that receive government benefits -- including tax breaks, loans, subsidies, relaxed zoning, and breaks from permitting and fees -- must give back to our community and not displace local residents, only to have the newly constructed units offered to others.

- Requiring developers to offer the right to return to local communities displaced by development projects means we are making sure proposed affordable housing projects serve local families who have often lived in the area for generations.

- These protections will also ensure that new redevelopments in places affected by disaster do not permanently displace local residents.

Sincerely,

Gloria Spondike

**HB-1325-HD-1**

Submitted on: 2/10/2025 12:00:42 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lauralee Dice	Individual	Support	Written Testimony Only

Comments:

I support HB 1325. There's a lot of development happening that proposes "Affordable housing" but at the end of the day it doesn't benefit the actual residents who were originally living there and most times lead to displacement from place and home. HB 1325 will ensure that local people get treated with the dignity, care and compassion that they deserve above profits.

Mahalo,

Lauralee Dice

1479 Thurston Ave #201

Honolulu, HI 96822

**HB-1325-HD-1**

Submitted on: 2/10/2025 12:07:11 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kelcy Durbin	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,**

**I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.**

**This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.**

**Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.**

**We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.**

**Mahalo for your time and commitment to Lahaina's recovery.**

**Kelcy Durbin**

**HB-1325-HD-1**

Submitted on: 2/10/2025 12:10:43 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Barbara O'Connor	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Barbara O'Connor

**HB-1325-HD-1**

Submitted on: 2/10/2025 12:17:15 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nicki Tedesco	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,**

**I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.**

**This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.**

**Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.**

**We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.**

**Mahalo for your time and commitment to Lahaina's recovery.**

**Nicki Tedesco**

Dina Shek  
Honolulu, HI 96822

COMMITTEE ON CONSUMER PROTECTION & COMMERCE  
Rep. Scot Z. Matayoshi, Chair  
Rep. Cory M. Chun, Vice Chair

Hearing Date: February 11, 2025 at 2:00PM (Room 329)

**Re: SUPPORT for HB 1325 HD 1, Relating to Housing**

Dear Committee Members,

I offer this testimony in strong support of HB 1325 HD 1 which prevents further displacement of low-income residents impacted by affordable housing redevelopment. In my professional work as the Legal Director of the Medical-Legal Partnership for Children in Hawai‘i, I have seen the redevelopment of low-income housing result in the permanent uprooting of tight-knit local communities, with longtime resident families left to face further housing instability. This frequently occurs despite developers promising the “right to return” and relocation services.

As recently highlighted in stories by [Hawaii News Now](#)<sup>1</sup> and [Honolulu Star-Advertiser](#)<sup>2</sup>, sixty Kūhiō Park Terrace (KPT) Low-Rise units are set to be demolished in about 20 days, yet most residents have not been provided adequate relocation services and there is no clear process to facilitate their legal right to return. Despite a clear contractual obligation to provide a right to return, the developer of this project is using a [google form](#) to fulfill this obligation, and no contractor has been hired to monitor and communicate with the displaced residents following their displacement. This is wholly unacceptable and does not bode well for redevelopment projects at Mayor Wright, Pālolo Homes, Hālawa and other housing currently under contract.

The problems faced by KPT residents exemplify what occurs in the absence of meaningful enforcement – residents are left to self-advocate without clear requirements or accountability. HB 1325 HD 1 is a critical step to prevent further displacement of local families, and to begin building accountability into future redevelopment projects in Hawai‘i.

Thank you for this opportunity to submit testimony in support of HB 1325 HD 1.

/s/

Dina Shek

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<sup>1</sup> Dillon Ancheta, *‘Help us’: Public Housing Redevelopment Forces 60 Kalihi Tenants to Relocate*, HAWAI‘I NEWS NOW, January 23, 2025, <https://www.hawaiinewsnow.com/2025/01/24/public-housing-redevelopment-forces-60-kalihi-tenants-relocate/>.

<sup>2</sup> Talia Sibilla, *Kuhio Park Terrace Tenants Say Lives Upended by Relocation*, HONOLULU STAR-ADVERTISER, February 9, 2025 at B1, <https://www.staradvertiser.com/2025/02/09/hawaii-news/kuhio-park-terrace-tenants-say-lives-upended-by-relocations/>.

## **HB 1325 Relating to Housing**

Feb. 11, 2025

Aloha Chair Matayoshi, Vice Chair Chun, and members of the Committee:

My name is Joyce Martin, and I am writing in **STRONG support of HB 1325** to ensure that there is protection for families, a clear process for the right to return, and individualized relocation services.

Stories are key components when shaping policies! I implore the committee to pay attention to the families enduring uncertain times and potentially facing displacement without support. Relocation forces families to adapt to new communities, resources, schools, and jobs. Those with a deep-rooted history in Kalihi perceive the area as their home. A childhood friend of mine shares that KPT has been her home since she moved away from Guam. For her, living at KPT gives her and her children hope that life will be alright. Despite the negative stereotypes portrayed against KPT, the family finds peace and solidarity within the community.

Mahalo for keeping HB 1325 in your mind and heart as the committee creates conversation regarding a safe space for KPT's keikis and kupunas!



Joyce M. Martin

Honolulu

joezmartin@gmail.com



**Parents And  
Children Together**

**BUILDING THE RELATIONSHIPS  
THAT MATTER MOST**

ParentsAndChildrenTogether.org

## **TESTIMONY IN SUPPORT OF HB 1325 HD1 RELATING TO HOUSING**

**TO:** Chair Matayoshi, Vice-Chair Chun, & Members,  
House Committee on Consumer Protection & Commerce  
**FROM:** Trisha Kajimura, Vice-President of Strategy and External Affairs  
**DATE:** February 11, 2025 at 2:00 PM

**Parents and Children Together (PACT) supports HB 1325 HD1**, which assists certain tenants who are subject to displacement or eviction due to the development of affordable housing projects.

PACT's origins are in public housing. We were founded by residents of Kuhio Park Terrace in 1968 and have had a home-base there ever since. Currently we have programs based at KPT, including our Family and Economic Opportunities Centers, Head Start and Early Head Start classrooms and offices, and our Tenacious, Rooted Youth Center (formerly known as the Teen Center). We also have a Youth Center at Pu'uwai Momi Public Housing in Halawa. These roots in public housing and our relationship with families over the years are key to PACT's values and identity as an organization.

Through these programs we provide direct services and partner with families to connect them with support for their health, safety, and economic stability. Displacement and relocation without intensive support disconnects people from critical services such as healthcare, childcare, and the school environments they are familiar with. It's important to us that the community we have been nurtured in is similarly treated with respect and dignity as their legal rights are protected. Residents forced to relocate during development or redevelopment must retain their access to services and schools, so their healthcare, social services and education are not interrupted.

Over the years, PACT has developed into a statewide community-based organization providing a wide array of innovative and educational social services to families in need. Assisting more than 15,000 people across the state annually, we help identify, address, and successfully resolve challenges through our 20 programs. Among our services are early education programs, domestic violence prevention and intervention programs, child abuse prevention and intervention programs, childhood sexual abuse supportive group services, child and adolescent behavioral health programs, sex trafficking intervention, poverty prevention and community building programs.

Thank you for the opportunity to testify. Please contact me at (808) 847-3285 or [tkajimura@pacthawaii.org](mailto:tkajimura@pacthawaii.org) if you have any questions.

**HB-1325-HD-1**

Submitted on: 2/10/2025 1:27:39 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Noelani Ahia	Individual	Support	Written Testimony Only

Comments:

SUPPORT for House Bill 1325 HD1

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee,

I am writing in support of House Bill 1325 HD1, which ensures that tenants displaced by new housing developments have real protections.

This bill prevents displacement by requiring developers to either offer displaced tenants a right of first refusal at comparable rents or provide meaningful relocation assistance. It also ensures developers keep tenants informed and accountable throughout the process.

Too often, redevelopment pushes longtime residents out. This bill helps ensure that new housing benefits the community, not just developers.

We urge your support for HB1325 HD1 to protect Hawaii's families from being priced out of their own homes.

Mahalo for your time and commitment to Lahaina's recovery.

Noelani Ahia

**HB-1325-HD-1**

Submitted on: 2/10/2025 1:48:13 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lauren Carson	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT HB1325.

Having witnessed the lack of communication between developers and our local communities, I believe this bill is essential to protect vulnerable families.

**LATE**

**HB-1325-HD-1**

Submitted on: 2/10/2025 3:51:42 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Safia Gravel	Individual	Support	Written Testimony Only

Comments:

Support

**LATE**

**HB-1325-HD-1**

Submitted on: 2/10/2025 8:42:46 PM

Testimony for CPC on 2/11/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kyle Burchard	Individual	Support	Written Testimony Only

Comments:

I am writing in strong support of HB1325. While it is essential to continue the development of affordable housing in Hawaii, this bill recognizes the importance of protecting communities from displacement caused by redevelopment. It seeks to balance the need for new housing with safeguards for vulnerable populations who risk losing their homes. By preventing unnecessary displacement, this bill will help ensure that housing projects benefit local residents without exacerbating social instability. This thoughtful approach will help build both more homes and stronger, resilient communities.

Mahalo for your consideration.

**LATE**

**HB-1325-HD-1**

Submitted on: 2/11/2025 8:54:57 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nanea Lo	Individual	Support	Written Testimony Only

Comments:

Hello Chair, Vice Chair, and Members of the Committee,

My name is Nanea Lo, and **I am submitting testimony in strong support of HB 1325 HD 1**, which would require developers of affordable housing projects to assist tenants facing displacement or eviction. This bill also grants tenants the right of first refusal for a comparable unit at an affordable rate, establishes a fund for relocation benefits, and ensures access to vital information about these services.

Too often, "affordable housing" projects disregard the very people and communities they claim to serve. Families who have lived in these spaces for generations are displaced without adequate support, and the cycle of instability continues. HB 1325 HD 1 is a necessary measure to ensure that affordable housing projects truly uplift and protect those most impacted by Hawai'i's housing crisis.

By prioritizing tenant protections, right of first refusal, and relocation support, this bill recognizes that housing is not just about buildings—it's about the people who call them home. Development should not come at the cost of displacing local families, many of whom are already struggling to remain in their ancestral lands due to the rising cost of living.

I strongly urge the passage of HB 1325 HD 1 to prevent displacement, promote housing security, and uphold the dignity of our communities.

me ke aloha 'āina,  
Nanea Lo  
Mō'ili'ili, HI 96826  
Sierra Club of Hawai'i Executive Commission Member  
Board Member, Hawai'i Workers Center  
Kanakanaka Maoli/Lineal Descendant of the Hawaiian Kingdom

**LATE**

**HB-1325-HD-1**

Submitted on: 2/11/2025 8:59:24 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Pearl Sheck	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT HB1325 to protect our local families.

As leaders, it is our responsibilities to protect our families from the politics of companies and individuals simply trying to make a profit. Yes, I strongly agree that "housing" is one of the big problems in Hawaii and we do need affordable housing but not at the expense of families that have lived in the community for generations. Yes we need change and we need redevelopment but WE need to do it the right way. We need this law change to ensure the PROTECTION of our tenants because the private companies and redevelopers can agree and promise certain things but turn around find loopholes to achieve their quota but the tenants and long-time residents are the ones facing the consequences of it.

We need this law change to hold the private companies accountable by providing clear process for right to return, individualized relocation services and most importantly protect our people and the future generation. These protections will also ensure that new redevelopments in places affected by disaster do not permanently displace local residents.

**LATE**

**HB-1325-HD-1**

Submitted on: 2/11/2025 9:08:01 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
May Sinhvongsa	Individual	Support	Written Testimony Only

Comments:

Aloha,

I hope you are doing well and have the grace to hear my support for HB1325. I STRONGLY SUPPORT HB1325 to protect our local families. This bill is critical in ensuring that local families who have lived in an area for generations are not being displaced by new affordable housing developments.

While the state’s affordable housing projects are meant to give local families hope and a future, it is becoming increasingly clear that these same families are at risk of losing the communities they have built for generations. We need this bill to make sure residents who have lived in an area for generations are not being displaced to make way for new “affordable housing” development. We need this law change to ensure all tenants get comprehensive relocation assistance and the ability to move back to their community.

As a navigator for a community health center, I hear firsthand the frustration, worries, and grief of parents facing displacement. They fear they will not be able to return to the neighborhoods where they raised their children, built relationships, and thrived. They struggle to reassure their children that they will return to a community that once felt like home.

I am writing to share the story of a hardworking father of four who recently sought assistance due to uncertainty about his family’s future.

This father, who works full-time to provide for his family, was told he might need to relocate for work. His 8-year-old daughter could sense his distress, as he worried about where they would go. With limited English, he did his best to express his concerns but hesitated to ask for help due to misinformation that made him fear the process even more.

He shared how much he loves this community because it allows his wife to walk their four children to school, access medical care, and be part of a strong and supportive Chuukese network at KPT Low Rise. Leaving this environment would disrupt not only his job stability but also his children’s education, healthcare, and sense of security.

This story is just one of many that highlight the urgent need for clear communication, accessible resources, and policies that protect local hardworking families from unnecessary displacement. I

urge you to support HB1325 initiatives that provide stable housing options and better assistance for families navigating relocation challenges.

The KPT Low-Rise residents have made it clear that they do not want others—whether at Mayor Wright or pending/future redevelopment projects—to endure the same uncertainty and hardship they are facing. They are asking for the following protections to be required by law:

1. A CLEAR PROCESS FOR THE RIGHT TO RETURN after redevelopment, as promised by the developer when they were approved for LIHTC (Low-Income Housing Tax Credit) and RHRF (Rental Housing Revolving Fund) subsidies [from HHFDC](#) (Hawaii Housing Finance and Development Corporation).

2. INDIVIDUALIZED RELOCATION SERVICES, including assistance locating and leasing in comparable housing and communication with tenants for the life of the redevelopment project. Unlike [promises made to receive HHFDC funding](#), the KPT Low-Rise developer has contracted a company from Los Angeles to only assist tenants during the move-out phase, leaving displaced tenants with no further support to return after redevelopment.

We need this law change to make clear that developers that receive government benefits -- including tax breaks, loans, subsidies, relaxed zoning, and breaks from permitting and fees -- must give back to our community and not displace local residents, only to have the newly constructed units offered to others.

Requiring developers to offer the right to return to local communities displaced by development projects means we are making sure proposed affordable housing projects serve local families who have often lived in the area for generations.

These protections will also ensure that new redevelopments in places affected by disaster do not permanently displace local residents.

I am in support of HB1325 and stand with the families who are fighting to remain in the communities they built. Mahalo for your time and please concern HB1325.

**LATE**

**HB-1325-HD-1**

Submitted on: 2/11/2025 11:43:55 AM

Testimony for CPC on 2/11/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Alicia Turlington	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT HB1325 to protect our local families.

I am a pediatrician in Kalihi where many of my patients are already being affected by the redevelopment of the housing project known as "KPT low-rise" by the families who have lived their for generations. The chaos that this has caused to parents, many with limited English proficiency and already busy working multiple jobs and raising children, is tremendous.

Besides the toll this stress is taking on parents, I'd like to share the view of a pediatrician and how this affects my patients, children. Since I cannot share identifying medical information with you, I will tell you about a fictional story of a patient that reflects what I am seeing. A child with autism, a teenager, let's say, is attending school at Farrington High School. He has been attending this school for years and is used to his routine of catching his school bus, being met by aides and teachers he knows when he gets to school, learning and preparing for life after high school, and then getting his bus home. A child with autism is especially sensitive to change and transitions. New people are challenging, not understanding the triggers and needs of the child. New environments can provoke sensory sensitivities than can lead to behavioral problems including self-harm and non-stop crying. Discomfort can lead to elopement. Why should this child be forced into a new school district, new people, new sensory challenges, at the whims of a housing developer, to meet their timeline, for their profit? Why should a parent be forced to make a housing choice that does not put their child's needs first?

It should be a right that parent being forced to leave their housing be guaranteed that their child can at least attend the same school. When we say comparable housing, it must include allowing the child(ren) to attend the same school(s). We know that moving schools can be disruptive for neurotypical children as well as they may lose learning progress or be introduced to a classroom learning material they didn't yet see in their old class, leading to gaps in learning that can never be filled. Imagine the impact on children with special needs who have Individualized Education Plans developed with parents and their schools?

Lastly, I want to introduce to you the concept of the medical home. This concept was championed by a Hawai'i pediatrician, the late, great Dr. Calvin Sia. In Kalihi, my clinic serves as a medical home to many families. I cherish the relationships that I have formed with families over 17 years of practicing. A medical home means that you value your patient, you put their needs at the center of all that you do, but they are the decision makers and we work collaboratively to improve health. A medical home must also be accessible. What that means is

that families can get to the clinic when they need it. If families are forced to move, many who do not have transportation, they may no longer be able to access the medical home of their choice. They may be forced to lose the relationships they've developed for years with their health care providers.

We need this bill to make sure local folks who have lived in an area for generations are not being displaced to make way for 'new affordable housing' development. We need this law change to ensure all tenants get comprehensive relocation assistance and the ability to move back to their community. KPT low-rise tenants want to make sure no one in Mayor Wright or other redevelopment projects face [the same struggles they are having](#). KPT low-rise residents have asked for the following to be explicitly required by law:

- a. The right to return to the project, as promised by the developer when they were approved for LIHTC and RHRF subsidies [from HHFDC](#).
- b. Individualized relocation counseling, which provides assistance locating and leasing up in comparable housing and follows tenants for the life of the redevelopment project. Unlike [promises made to received HHFDC funding](#), the developer has contracted a company from Los Angeles to only assist tenants during move out, and left tenants with no further support.

I have heard of meetings that have not offered language support. I have not heard any discussion of how children can be kept in their same school districts. I have heard of tenants being shown units that are boarded up and not even habitable. How is this relocation assistance?

We need this law change to make clear that developers that receive tax breaks, loans, subsidies and relaxed zoning and breaks from permitting and fees from government must give back to our community and not displace local residents then offer the newly constructed units to others.

Requiring developers to offer the right to return to our local community displaced by development projects means we are making sure any proposed supposed affordable housing project serves those most in need in our **local** community who have often lived in the area for generations. These protections will assist us in making sure new redevelopments in places affected by disaster, like the Lahaina Fire do not permanently displace folks.

Thank you for your time and consideration. I hope that you will support HB1325.