

BILL011(26)

Testimony

MISC. COMM. 427

*HOUSING, HOMELESSNESS & PARKS (HHP)

***HOUSING, HOMELESSNESS & PARKS (HHP) Meeting**

Meeting Date: Oct 20, 2026 @ 02:30 PM

Support: 0

Oppose: 0

I wish to comment: 2

Name: Roxanne Bolden	Email: systemsadvocacy@alohailhawaii.org	Zip: 96782
Representing: Aloha Independent Living Hawaii	Position: I wish to comment	Submitted: Oct 16, 2026 @ 09:41 AM

Name: Dylan Armstrong	Email: dylan.p.armstrong@gmail.com	Zip: 96822
Representing: Self	Position: I wish to comment	Submitted: Oct 20, 2026 @ 09:49 AM

Testimony:

Aloha Chair Tupola, Vice Chair Tulba, and Members of the Committee on Housing, Homelessness, and Parks

I support the intent of Bill 11 (2026). I believe that consistent data is always, all things being equal, desirable for policymakers, because it reduces variability (and potential favoritism or negligence) and increases the potential for meaningful comparisons, in this case, being able to evaluate the development of affordable housing.

I share the concerns raised by YIMBI Hawai'i in that the Department of Housing and Land Management, like any bureaucracy, must always have adequate resources when it is mandated to carry out a new or expanded mission.

In his written testimony, Kevin Auger indicated that this measure may increase the appearance of useful data without actually being able to derive meaningful conclusions. The 2010s saw a fad in government of incorporating "performance measures" and metrics into planning missions. Such a tool may be of interest to the Council in the future, perhaps even for an amendment.

Mahalo nui loa,

Dylan P. Armstrong, Urban Planner and Advocate

individual capacity.



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Aloha Independent Living Hawaii (AILH) dedicated to providing independent living programs and services for persons with disabilities in Hawaii.

We work together with the community and consumers to improve the quality of life through individual choices and access to services.

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Roxanne U. Bolden

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Testimony of Aloha Independent Living Hawai'i

Bill 11 (2026) — Relating to Affordable Housing Incentives

Committee on Housing, Homelessness & Parks

Tuesday, October 20, 2026, 2:30 p.m. — City and County of Honolulu

Position: Comments

Thank you for the opportunity to comment on Bill 11 (2026).

Aloha Independent Living Hawai'i (AILH) is a federally designated Center for Independent Living serving people with disabilities statewide, across all disabilities and ages. We support this bill. Regular, open-data reporting on the incentives the City awards is sound practice. AILH submitted comments on September 22, 2026, and we renew our request that the Committee add one reporting field. The Proposed CD1 amends only the definition of Area Median Income and does not address it.

Requested Amendment

Proposed Section 2-___.2(b)(2)(H) requires the total number of dwelling units in each project and the number of affordable units. We respectfully recommend adding a new subparagraph:

“The number of dwelling units in the project that are accessible units, the accessibility standard each meets, and whether the project provides an elevator and an accessible building entrance.”

Reason

The City awards substantial public value through these incentives. This bill will tell the Council what each project received and how many units it produced. It will not tell the Council whether disabled residents can use those units.



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The draft analysis of Chapter 32 prepared by the University of Hawai'i Economic Research Organization, transmitted to the Council as Department Communication 218 (2026), recommends greater public visibility of the unit types actually being produced. This amendment carries out that recommendation. The information is already generated in the permit record, so the added administrative burden is minimal.

The question matters more now. Bill 18, also before this Committee today, would expand the same Chapter 32 program while continuing to provide that elevators are not required. Without this field, the Council will have no way to see how many of the units it incentivizes a disabled resident can actually reach.

Mahalo for your consideration.

Roxanne Bolden
Executive Director