



1001 Bishop Street #625 | Honolulu, HI 96813  
866-295-7282 | [aarp.org/hi](http://aarp.org/hi) | [hiaarp@aarp.org](mailto:hiaarp@aarp.org) |  
[Twitter.com/aarphawaii](https://twitter.com/aarphawaii) | [facebook.com/aarphawaii](https://facebook.com/aarphawaii)

**The State Legislature  
Senate Committee on Housing  
Tuesday, February 4, 2025  
Conference Room 229  
Room 225, 1:00 p.m.**

TO: The Honorable Stanley Chang  
FROM: Keali'i S. López, State Director  
RE: Support for S.B. 1632 Relating to Affordable Housing

Aloha Chair Chang and Members of the Committee:

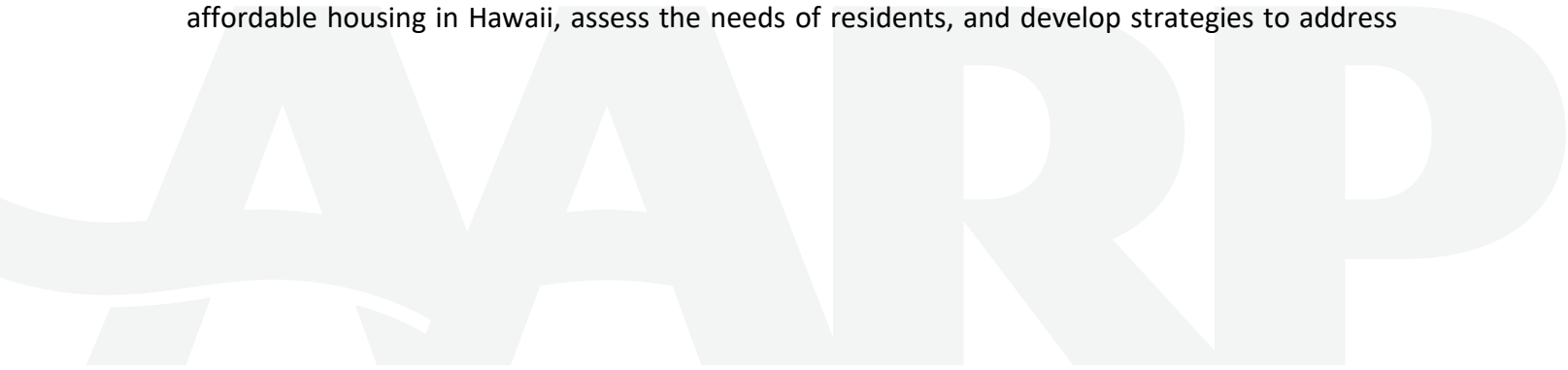
I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people 50 and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families. On behalf of our nearly 135,000 members statewide, thank you for the opportunity to share our testimony.

**AARP is in support of S.B. 1632 which requires the Department of Business, Economic Development, and Tourism to create a comprehensive action plan for a local housing market in Hawaii. AARP also recommends that the study examine the legality and constitutionality of creating different housing laws for residents and non-residents.**

Hawaii, like many other states, faces significant challenges in providing affordable housing for its residents. The high cost of living, limited land availability, and increasing demand for housing have created a situation where many families and individuals struggle to find safe and affordable places to live. This issue is particularly acute for older adults, who often live on fixed incomes and face additional barriers to securing affordable housing.

AARP's affordable housing policy emphasizes the importance of creating and preserving affordable housing options for people of all ages, with a particular focus on the needs of older adults.

Senate Bill 1632 aligns with AARP's policy by proposing a study to identify the current state of affordable housing in Hawaii, assess the needs of residents, and develop strategies to address



these needs. This study will provide valuable data and insights that can inform future policy decisions and ensure that our state is taking meaningful steps to address the housing crisis.

Thank you for the opportunity to testify in support.



*Hawaii's Thousand Friends*

335 Hahani Street #342132 \* Kailua, HI 96734 \* Phone (808) 262-0682 E-Mail: [htf3000@gmail.com](mailto:htf3000@gmail.com)

February 4, 2025

COMMITTEE ON HOUSING

Senator Stanley Chang, Chair  
Senator Troy N. Hashimoto, Vice Chair

Aloha,

SB 1632 RELATING TO AFFORDABLE HOUSING

Hawaii's Thousand Friends, a non-profit organization dedicated to ensuring that appropriate planning, management and land use decisions are made that protect the environment, human health and cultural resources and that decision are made in conformity with the law supports SB 1632 which appropriates moneys to the Department of Business, Economic Development and Tourism to fund a comprehensive action plan to establish a local housing market through the creation of land trusts.

Hawaii isn't alone in seeking answers to the affordable housing crisis. Several states have created housing land trusts as part of their affordable housing solution. As of January 2024, there are 300 community land trust in the US managing more than 40,000 affordable housing units.

Community land trusts are mechanisms for creating affordable homeownership units and maintaining the units as affordable over the long-term.

Traditionally, community land trusts achieve and maintain affordability by retaining ownership of the land and requiring the homebuyer to purchase only the home that is situated on the land.

Community land trusts are generally managed by a nonprofit or quasi-governmental organization and governed by community land trust home purchasers, members of the public and governmental and nonprofit stakeholders to ensure they remain grounded in the needs of the community.

Hawaii's current housing model of building more homes is not working. We can't out build the national and internation demand to own a home in Hawaii. This demand is so great that it drives up the cost of housing.

On Maui 31% of homes are owned by nonresidents. On Maui a new developer Ledcor intends to build 975 homes with only 75 homes being affordable because the homes will be sold as second homes to part-time residents.

To help stem the tide of nearly 60,000 Hawaii residents annually moving to more affordable states we urge the committee to pass SB 1632.



**SB-1632**

Submitted on: 1/31/2025 6:46:40 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
cheryl burghardt	Individual	Support	Written Testimony Only

Comments:

Aloha,

I SUPPORT SB 1632 with some reservations. Having lived here in the islands for almost twenty years and renting during that time, I can share that this bill seems to have the people, especially the Native Hawaiians, people of this place in mind. This being said our hale has learned that "affordable" housing isn't always affordable to the very people who want to stay here and are active members of the community. In our case, to qualify and to own a place, we would have a house but nothing else. Please take some time to really think about the people for whom this bill is being designed and find out what they can really afford which may be quite different.

Again, I SUPPORT the intent of SB 1632.

C. Burghardt

Kou, Oahu

TESTIMONY OF  
**LARRY S VERAY**

TO THE COMMITTEE ON HOUSING

***IN STRONG SUPPORT OF SB1632***

**RELATED AFFORDABLE HOUSING**

February 1, 2025

Aloha, Chair Chang and Vice Chair Hashimoto and Committee on Housing members. I am Larry Veray, Chairman for the Pearl City Neighborhood Board No. 21. I am submitting this testimony as an individual. I am in STRONG SUPPORT OF SB1632. Although this bill requires the Department of Business, Economic Development, and Tourism, to establish comprehensive action plan to establish a local housing market in Hawai'i; **funding must be appropriated** to develop that action plan with creativity, innovation and resourceful land trust ideas as follows in this bill:

- Condos Transit Oriented Development neighborhoods
- Master- Planned communities
- Rent-to-Own housing
- Family Inheritance
- Agricultural communities
- Manufactured housing communities

There is a great need for issuing awards for development of land use:

- Building exemptions
- Increased density and height limits
- Tax credits and exemptions
- State backed loans for development

Amendments are required for family land trust opportunities:

- Ensure multi-generational inheritance for families and individuals
- Exemptions for families and individuals from estate taxes

There is also a need for residential dwellings for Agriculture workers and their families. One of the great challenges is to eliminate investors and out of state buyers from this local housing program.

We have too many of our families and individuals leaving Hawai'i because they just can't afford to buy or even rent a home. We need to act fast and I most strongly ask that SB1632 be approved to establish a comprehensive action plan to establish a local housing market in Hawai'i; **FUNDING MUST BE APPROPRIATED TO DEVELOP THIS ACTION PLAN.** Mahalo!

*Larry S. Veray*

**SB-1632**

Submitted on: 2/3/2025 9:35:46 AM

Testimony for HOU on 2/4/2025 1:00:00 PM

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

Comments:

I am in strong support of SB1632 as establishing Community Land Trust (CLT) is a key way to address the lack of affordable housing in Hawaii that now is at a crisis level. We advocated similar approaches like limited equity housing cooperatives decades ago and LEHC was made into HRS but there was no real effort to make it work, so now we are at a crisis level with too many people living on the islands. CLT is a tool to transform "housing need" into effective "housing demand" because government land laws and incentives, mortgage banking, small contractors and small developers and Hawaii residents provide the tool for this housing demand to be met. The Land Readjustment system (LR), advocated since the 1980s, would have allowed infill in the Honolulu urban corridor providing affordable housing by including small landowners and avoiding the suburbanization of Oahu, its rail disaster and Kakaako luxury projects. Respectfully submitted.

Luciano Minerbi

**SB-1632**

Submitted on: 2/3/2025 11:50:47 AM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marcia Kemble	Individual	Support	Written Testimony Only

Comments:

Greetings Committee Chair and Committee members,

I'm writing in strong support of SB1632, for a comprehensive action plan to establish a local housing market in Hawai'i. We desperately need solutions to keep housing affordable to local residents to stop the exodus of the huge number of local people who need to move to the mainland because they are unable to find affordable housing here at home.

From my preliminary understanding, this bill proposes a bold and promising plan to restructure the housing market in a way that provides an avenue to maintain a housing market that would be truly affordable to local people. Please give this bill your full consideration.

Mahalo,  
Marcia Kemble  
Makiki



**SB-1632**

Submitted on: 2/3/2025 12:15:04 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dale Kobayashi	Individual	Support	In Person

Comments:

This particular housing initiative represents our best hope to stem the tide of local people being priced out of our home. Traditional supply side solutions don't provide relief in the face of the insatiable demand for our property. Results don't lie, the outflow of people from the state for pure economic reasons is only accelerating. The data is clear: In the face of bottomless demand building more units paradoxically increases market prices. We have 2 generations at most before there are virtually no local people left here. It's easy enough to visualize our bleak future, it already exists in many Asia/Pacific resort communities where the local population has long been priced out, a few remain in resort dormitories because somebody has to make the beds and carry the suitcases. Unless we create a separate local property market which will maintain affordability in perpetuity it's no stretch to see the inevitability of us ending up in the same place. This initiative is a moral imperative of the highest degree.

**LATE**

**SB-1632**

Submitted on: 2/3/2025 8:06:03 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Erendira Aldana	Individual	Support	Written Testimony Only

Comments:

I suppoort SB1632

**LATE**

**SB-1632**

Submitted on: 2/3/2025 8:26:05 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sidney Lynch	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill. It is an important step in the right direction on providing truly affordable housing for local people.

**LATE**

**SB-1632**

Submitted on: 2/3/2025 8:50:58 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sarah Chinen	Individual	Support	Written Testimony Only

Comments:

I support this bill - it is a much needed solution to controlling the out of control real estate prices that are driving local hard working families away because outside interests are willing and able to pay for million dollar homes and resell them for more.

This is one of the best solutions to our housing crisis. We don't need more "affordable" housing that locals cannot afford. We need a way to have prices controlled by what our people can afford.

Thank you very much for your vision and caring.

Sarah Chinen

**LATE**

**SB-1632**

Submitted on: 2/3/2025 9:02:23 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christine Otto Zaa	Individual	Support	In Person

Comments:

Aloha Senators,

I wholeheartedly support SB1632. We have a severe housing crisis because we have failed to address demand from investors and outsiders. We cannot build our way out of this crisis unless we restrict the demand. A bifurcated market is necessary to create a local housing market that cannot be influenced by investors and outside demand.

We need to try a new approach since the status quo approach has not worked for years. We need to prioritize our local residents over profits.

Thank you,

Christine Otto Zaa

**LATE**



LIMBYHawaii.org

### **Support for SB1632**

Aloha e Senators, Chair, Vice Chair:

We are testifying on behalf of Locals In My Backyard (LIMBY) Hawai'i. LIMBY Hawai'i is a hui of concerned kama'āina and kānaka working to help develop solutions to our state's housing crisis.

We are concerned that NIMBYism has driven up costs and driven our friends and families out by opposing all development. We are equally concerned that the apparent answer to this, YIMBYism, insists that anything resembling true affordability is impossible so instead they promote building housing that gets bought by overseas investors. ***We know we won't solve our housing woes without building more, but we won't solve them by simply building more.***

The true solution is to create a housing market for locals: one that houses locals first, is tied to local wages, and is managed in trust. We detail real solutions to our housing woes on our website and through our newsletter.

The future for kama'āina and kānaka will be LIMBY or Las Vegas.

SB1632 decisively tips things in favor of a future in Hawaii.

Community land trusts as a model are the critical missing piece in long term affordable homes. They, and equivalent systems, are the fundamental tool behind affordable housing in markets across the globe.

We strongly urge the committee to pass this legislation studying how these tools could resolve our housing crisis.

Makana Hicks-Goo,  
Organizer on behalf of LIMBY Hawaii

**SB-1632**

Submitted on: 2/3/2025 11:16:11 PM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elton Fukumoto	Individual	Support	Written Testimony Only

Comments:

Chair Chang, Vice Chair Hashimoto and members of the Senate Committee on Housing:

I support SB1632. Behind this bill lies a bold and innovative solution to Hawaii's housing crisis, Piecemeal measures do not seem to have worked. This presents a comprehensive program to deal with the problem by creating two housing markets: an open market and a local market.

To me, the main problem for this bill, and the stumbling block for similar measures, is that it may run afoul of the Privileges and Immunities Clause of the Fourteenth Amendment. This bill addresses this difficulty by calling for DBEDT to examine the case law and to see if the Clause can be finessed.

This is worth a try.

Thank you.

Elton Fukumoto

**LATE**

**SB-1632**

Submitted on: 2/4/2025 2:42:09 AM

Testimony for HOU on 2/4/2025 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Whitney Bosel	Individual	Support	Written Testimony Only

Comments:

The scale of this issue and how often attempts have been made through all manner of deregulation to solve it on the supply side, bears looking into in a serious manner whether the demand side instead could provide the needed relief for local residents to find affordable housing. I am in support of this bill, and hope that through the created action plan a new way forward can be found. It certainly bears giving it an earnest try, and in the scheme of things this is a small amount of money to commit to the issue. If the plan results in a constitutional and actionable way to create housing that can remain affordable for residents it will certainly be worth it. The route of deregulating, exemption after exemption at the expense of researched plans and schemes for responsible growth to protect environment and neighborhood character is not solving the issue, and is only degrading this beautiful place in the meantime.



Testimony on SB 1632 Before the  
Senate Committee on Housing  
February 4, 2024

Chair Chang, Vice Chair Hashimoto, and Members of the Committee,

My name is Richard Oshiro, and I strongly support SB 1632. This bill requires the Department of Business, Economic Development, and Tourism to establish a comprehensive action plan to establish a local housing market in Hawaii.

As a long time neighborhood board member for well over thirty years in Waipahu, I have heard from numerous public and private sector individuals seeking to build housing in our community. Many projects were well intentioned and sought to meet the housing needs of the community. However, as you know we are still struggling to meet the demand for affordable housing and because we have not done a good job, so many of our friends and families are leaving the islands because they have been priced out of Hawaii.

The ideas contained in SB 1632 push back on the status quo and asks us to consider different approaches on how we view the market and the need to bifurcate Hawaii's housing market into two markets, one for residents, and the other for national and international buyers. The intent is to use the principles of community land trusts to preserve houses for residents in perpetuity. These ideas are espoused by local developer Peter Savio who has created affordable housing for residents for decades. We need to consider these ideas since our current approaches have not delivered the housing we need.

Thank you for your consideration and I urge your favorable action on this bill.

Sincerely,

Richard Oshiro