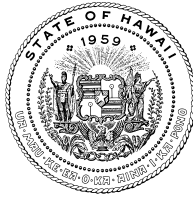


JOSH GREEN, M.D.
GOVERNOR

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

SENATE COMMITTEE ON HOUSING

March 24, 2026 at 1:05 p.m.

State Capitol, Room 225

In consideration of

HOUSE BILL 1732 HOUSE DRAFT 2 RELATING TO HOUSING.

Chair Chang, Vice Chair Hashimoto, and members of the Committee.

HHFDC **supports** House Bill 1732 House Draft 2, which establishes the Kama'aina Homes Program to provide funding to counties for the purchase of voluntary deed restrictions that reserve homes for local residents.

This measure offers a strategic and forward-looking approach to strengthening long-term housing opportunities for Hawaii's workforce and families. By enabling counties to acquire equity in the form of deed restrictions, the program creates a permanently dedicated stock of homes for local households, which is an important tool in stabilizing communities and preserving opportunities for those who live and work in the islands.

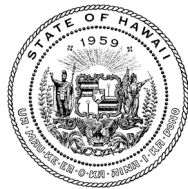
HHFDC also appreciates that the bill incorporates strong accountability and stewardship measures, including:

1. Deed restrictions that run with the land in perpetuity, ensuring that future owners remain subject to the same requirements.
2. Annual compliance reporting to maintain program integrity.
3. Clear remedies for noncompliance, including the ability to recapture appreciated value.
4. Prioritization of essential workers in occupations facing critical labor shortages.

Thank you for the opportunity to testify.

JOSH GREEN M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



STATE OF HAWAII'
DEPARTMENT OF TAXATION

Ka 'Oihana 'Auhau
P.O. BOX 259

HONOLULU, HAWAII'1 96809
PHONE NO: (808) 587-1540
FAX NO: (808) 587-1560

GARY S. SUGANUMA
DIRECTOR

KRISTEN M.R. SAKAMOTO
DEPUTY DIRECTOR

**TESTIMONY OF
GARY S. SUGANUMA, DIRECTOR OF TAXATION**

TESTIMONY ON THE FOLLOWING MEASURE:

H.B. No. 1732, H.D.2, Relating to Housing

BEFORE THE:

Senate Committee on Housing

DATE: Tuesday, March 24, 2026

TIME: 1:05 p.m.

LOCATION: State Capitol, Room 225

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

The Department of Taxation (DOTAX) offers the following comments regarding H.B. 1732, H.D.2, for your consideration.

H.B. 1732, H.D.2, establishes a new "Kamaaina Homes Program" to provide funding to the counties to purchase voluntary deed restrictions from eligible homeowners or buyers who limit occupancy to owner-occupants or resident tenants that live and work in the State. The purpose is to secure a dedicated housing supply for locals.

Section 2 of the bill, on page 16, creates a new section 201H-E(b), Hawaii Revised Statutes (HRS), providing a conveyance tax exemption for property that is sold with a county deed restriction pursuant to the Kamaaina Homes Program.

Section 6 of the bill, on page 36, amends section 247-3, HRS, by adding a conveyance tax exemption for any document or instrument conveying real property that contains a county-owned deed restriction pursuant to the Kamaaina Homes Program, including any document or instrument conveying the county-owned deed restriction.

This measure has a defective effective date of July 1, 3000, with section 6, relating to the conveyance tax exemption, taking effect on January 1, 2027. On June 30, 2032, this Act shall be repealed and section 247-3, HRS, will be reenacted in the form in which it read on the day before the effective date of this Act.

DOTAX can implement the conveyance tax exemption in section 6 of the bill with the January 1, 2027, effective date.

Thank you for the opportunity to provide comments on this measure.

KAUA'I COUNTY HOUSING AGENCY

ADAM ROVERSI, DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
MICHAEL A. DAHLIG, MANAGING DIRECTOR

Testimony of Adam P. Roversi
Director, Kaua'i County Housing Agency

Before the
Senate Committee on Housing
Tuesday, March 24, 2026, 1:05 p.m.
Conference Room 225 & Videoconference

In consideration of
House Bill 1732, HD2 Relating to Housing

Honorable Chair Stanley Chang, Vice Chair Troy N. Hashimoto, and Members of the Committee:

The Kaua'i County Housing Agency **strongly supports** HB 1732, HD2, and recommended two amendments set forth below. HB 1732, HD 2 establishes the Kamaaina Homes Program within the Hawaii Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers.

The Kaua'i County Housing Agency has spent significant time studying similar residential deed restriction programs successfully implemented in several rocky mountain communities. Like Kaua'i, these mainland communities experience significant external housing demand pressure that drives home values beyond the reach of even upper middle class Kaua'i working families.

With sufficient resources, residential deed restriction programs have a demonstrated track record of creating a significant pool of housing permanently set aside for local working families. Kaua'i County is committed to implementing just such a program. Accordingly, we strongly support the intent of HB 1732, HD2 with the following two proposed amendments that we feel would make the program more effective.

First, HB 1732, HD2 is currently structured to implement or purchase residential deed restrictions during only two trigger events: 1) the purchase of a home by an eligible homebuyer, or 2) during the process of constructing an additional dwelling unit. The first trigger geared toward creating home ownership opportunities, the second more toward creating resident rental opportunities.

We believe the goal of building a pool of deed restricted homes would be well served by expanding the approved "trigger" events to include simply acquiring a deed restriction on existing homes already occupied by an eligible owner or tenant. For example, a landlord of an existing long-term rental might be willing to accept a deed restriction on an existing home or a current owner might similarly be willing to accept a deed restriction on their residence. While these additional "trigger" events do not create new housing units, they do ensure that existing housing will be preserved for residents in the future.



Though unlikely from a financial perspective, it is also within the realm of possibility that the owner of a vacation home might be willing to accept a deed restriction on the home turning it into a home for a working family. It would be illogical to preclude such possibilities from the program.

Second, HB 1732, HD2, Section C restricts the purchase of deed restrictions to “neighborhoods within the county that data show are primarily occupied by persons who work in the county and properties located within those neighborhoods are at risk of being sold to persons who will not work in the county.” In other words, residential deed restrictions may only be purchased in neighborhoods that are already primarily occupied by local working families.

While we agree it is important to preserve residential housing in such areas through the use of deed restrictions, we do not believe the use of deed restrictions should be limited only to such areas. For example, on Kaua‘i, the north shore from Haena to Hanalei has been gentrified and converted to vacation rentals to the point that the number of homes occupied by local working families has been dramatically reduced over the past 10 to 20 years. Virtually every employee of a business in this area commutes to work from somewhere else, often 25 or more miles away. If opportunities were to arise to acquire deed restriction in this area at reasonable costs, doing so clearly serves the stated purpose of HB 1732, HD2, ensuring that resident can live where they work, “reducing traffic” and “building stronger communities.” While maintaining working residential neighborhoods is certainly important, we should not foreclose the opportunity to expand residential housing options in areas where they are lacking.

Thank you for the opportunity to testify and for your consideration.



March 18, 2026

Testimony in Support of H.B. 1732 HD2 Relating to Housing

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

Aloha United Way strongly supports H.B. 1732, HD2, which establishes the Kama'āina Homes Program within the Hawai'i Housing Finance and Development Corporation to help preserve housing for local working residents.

Hawai'i's housing crisis continues to drive families out of the state and out of the communities they serve. According to Aloha United Way's ALICE data, nearly 40%¹ of households struggle to afford the basic cost of living. Housing is the single largest expense for most of these families, and rising home prices have placed ownership far beyond the reach of many local workers.

These pressures are contributing to significant outmigration. Aloha United Way's 2024 *Facts and Figures Report* found that 37% of households have someone considering leaving Hawai'i, rising to 41% among ALICE households. These are working families who are essential to our economy and communities, yet they are increasingly unable to afford to stay.

H.B. 1732 HD2 takes an innovative approach by allowing counties to purchase voluntary deed restrictions that keep homes occupied by local working residents. By creating a dedicated inventory of homes for people who live and work in Hawai'i, this program helps preserve community stability, supports the local workforce, and ensures that public investment in housing generates long-term public benefit.

This measure is especially important for essential workers, including educators, health care workers,

¹ <https://www.auw.org/about/alice-initiative/alice-reports/>



public safety personnel, and others whose presence is critical to community well-being. Helping workers live closer to where they work can reduce commute times, strengthen neighborhoods, and improve quality of life for families across the state.

We respectfully urge your support for H.B.1732 HD2.

Mahalo,

Michelle Bartell
President & CEO
Aloha United Way



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

**The Hawaii State Legislature
Senate Committee on Housing
Tuesday, March 24, 2026
Conference Room 225
1:00 p.m.**

TO: The Honorable Stanley Chang
FROM: Keali'i S. López, State Director
RE: Support for H.B. 1732, HD2 Relating to Housing

Aloha Chair Chang and Members of the Committee:

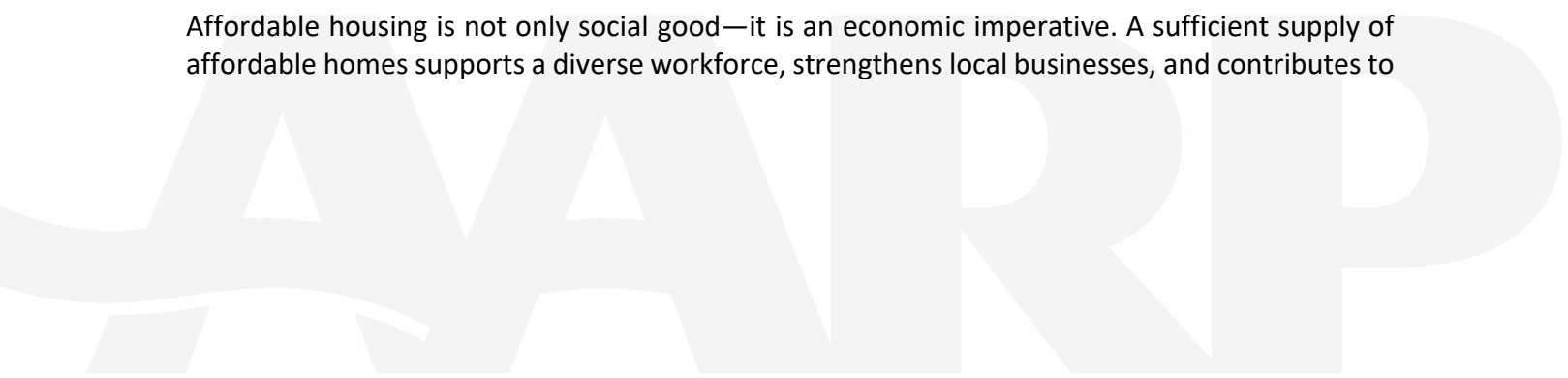
I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people 50 and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families.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

AARP is in support of H.B. 1732, HD2 which seeks to establish the Kama'āina Homes Program that provides funding to the counties to purchase voluntary deed restrictions from eligible homeowners or home buyers. AARP believes this bill is an important step towards addressing the housing affordability crisis in Hawai'i.

H.B. 1732, HD2 aligns with AARP's longstanding housing policy priorities, which emphasize expanding access to affordable, stable, and suitable housing—especially for older adults. By enabling voluntary deed restrictions, this bill creates a pathway for property owners to help increase and preserve affordable housing options, directly contributing to the growing need across the state.

Stable and affordable housing is foundational to strong, resilient communities. By supporting this measure, the state can help promote long-term community stability and reduce displacement pressures that arise from escalating housing costs. The mechanism established in this bill helps protect and maintain affordable housing stock, benefiting residents across generations.

Affordable housing is not only social good—it is an economic imperative. A sufficient supply of affordable homes supports a diverse workforce, strengthens local businesses, and contributes to



the overall economic vitality of our state. H.B. 1732, HD2 can play a pivotal role in advancing these economic benefits. When working families can remain in their communities, they are better able to support older adults and enable them to age in place, which is essential for the well-being of Hawai'i's growing kūpuna population.

H.B. 1732, HD2 represents a thoughtful and balanced approach to one of Hawai'i's most pressing challenges. By establishing the Kama'āina Homes Program, the state can make meaningful progress toward ensuring that all residents—at every age—have access to safe, affordable, and stable housing.

Thank you for the opportunity to testify in support of this important measure.

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March 24, 2026

Support for HB1732, HD2 – Relating to Housing

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

My name is **Robert Nobriga, President and CEO of Tradewind Group**, and I am testifying in **strong support of HB1732, HD2** and the establishment of the Kama'āina Homes Program.

Hawai'i's housing crisis is forcing local families to leave—but the Kama'āina Homes Program offers a solution. The Program imagines a future where local families can stay in Hawai'i—home by home, neighborhood by neighborhood, by ensuring there is housing available just for local residents.

Skyrocketing home and rental prices have resulted in many local families struggling to secure places to live, pressuring local working families to leave Hawai'i in search of attainable living options elsewhere. The Kama'āina Homes Program would create a dedicated housing inventory for local working families by empowering the counties to purchase voluntary and perpetual deed restrictions from homeowners and homebuyers. The restrictions would come with a requirement that both owner-occupants and renters of record work locally. This prevents homes from being lost to non-resident buyers or short-term vacation rentals.

The Kama'āina Homes Program is an investment in our future. By keeping local families here, we create stronger communities, reduce out-migration, and build a more sustainable economy. It's an opportunity to ensure that our islands remain vibrant, diverse, and truly home to those who cherish it most—our people. I urge the committee to pass HB1732, HD2 to support Hawai'i's housing future.


Mahalo for the opportunity to testify.

Robert Nobriga

rnobriga@tradewindgrp.com



 808-733-7060
 808-737-4977

 1259 A'ala Street, Suite 300
Honolulu, HI 96817

March 24, 2026

The Honorable Stanley Chang, Chair

Senate Committee on Housing
State Capitol, Conference Room 225 & Videoconference

RE: House Bill 1732, HD2, Relating to Housing

HEARING: Tuesday, March 24, 2026, at 1:05 p.m.

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

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR provides **comments** on House Bill 1732, HD2, which establishes the Kamaaina Homes Program within the Hawaii Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers. Sunsets 6/30/2032. Effective 7/1/3000.

Hawai'i REALTORS® supports the creation of more workforce housing for Hawaii residents. We do however have concerns that the deed restrictions contained in this measure are in perpetuity. Having deed restrictions on a property in perpetuity can be problematic especially in land use planning, as communities can change and uses for a property may need to change as well over time. We respectfully suggest that the deed restrictions be amortized over 10 years but are open to other proposals for alternative timeframes. We look forward to further discussions on this matter.

Mahalo for the opportunity to provide testimony on this measure.



TAX FOUNDATION OF HAWAII

735 Bishop Street, Suite 417

Honolulu, Hawaii 96813 Tel. 536-4587

SUBJECT: CONVEYANCE, Exempt Kamaaina Homes Program Voluntary Deed Restrictions

BILL NUMBER: HB 1732 HD2

INTRODUCED BY: JHA

EXECUTIVE SUMMARY: Establishes the Kamaaina Homes Program within the Hawai'i Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers. Sunsets 6/30/2032. Effective 7/1/3000. (HD2)

SYNOPSIS: Adds a new part to chapter 201H, HRS, to establish the program. Under the program, the HHFDC is allowed to allocate funds from the Dwelling Unit Revolving Fund to counties to purchase deed restriction from eligible homeowners or homebuyers to be placed on the primary dwelling unit.

An eligible homebuyer shall use the entirety of the funds provided by the county as a portion of the down payment on the property that the eligible homebuyer intends to purchase and on which the deed restriction shall be placed, or for the construction of additional dwelling units on the main dwelling unit property, both of which would be subject to the deed restriction.

The deed restriction placed on a property and owned by a county shall require that the property be occupied by at least one owner-occupant or tenant who:

- (1) Works an average of thirty hours or more per week at a qualified business;
- (2) Previously worked an average of thirty hours or more per week at a qualified business, was an occupant of a deed-restricted property pursuant to this subpart, and
 - (A) is retired,
 - (B) is involuntarily unemployed, or
 - (C) has a disability, as defined in section 515-2; or
- (3) Is a relative, by blood, marriage, or adoption, of an owner-occupant or tenant of the property who satisfies (1) or (2).

Makes conforming changes to section 46-15.2, HRS, to allow the counties power to participate in the program.

Amends section 103D-102, HRS, to provide that purchasing deed restrictions under the program is exempt from the Procurement Code.

Makes a conforming change to section 201H-191, HRS, that governs the DURF.

Amends section 247-3, HRS, to allow a conveyance tax exemption for any conveyance of real property with a county -owned deed restriction under this program.

Makes a conforming change to section 525-4, HRS, to allow the deed restriction to be permanent and not subject to the rule against perpetuities.

EFFECTIVE DATE: July 1, 3000; except section 247-3, HRS, amendments effective on January 1, 2027. Act repealed on June 30, 2032.

STAFF COMMENTS: The program proposed by this bill allows counties to buy an easement over property that would restrict future use of the property in a way that presumably would make it unattractive to or unusable for vacation home or second home use, and thus would rein in housing costs for those eligible to live in the property.

The bill would make the purchase of such easements exempt from conveyance tax. We note that the conveyance tax now provides an exemption for documents conveying title to the United States or to the State pursuant to the eminent domain power. The exemptions do appear to be analogous.

Digested: 3/2/2026

TO: SENATE COMMITTEE ON HOUSING
The Honorable Stanley Chang, Chair
The Honorable Troy N. Hashimoto, Vice Chair, and
Members of the Committee

FROM: Elise Inouye, Director of Policy and Public Affairs

RE: Testimony in Support for HB 1732 HD 2, Relating to Housing

DATE: Tuesday, March 24, 2026 at 1:05 pm

LOCATION: Conference Room 225

The Hawai'i Community Foundation (HCF) **supports HB 1732 HD 2**, which would help create a dedicated housing supply for local residents and slow down outmigration by funding a Kama'āina Homes Program. Housing is a priority area within HCF's CHANGE Framework to make Hawai'i more affordable for families and individuals, and advances goals that are part of the CHANGE Community-Centered Economy sector. Through the House Maui Initiative, HCF has been working to support the development of more than 4,000 new housing units on Maui. HCF invests in housing and collaborates with many partners because increased units allow local residents to stay here.

Per UHERO, Hawai'i has some of the highest costs of housing in the country with our home prices being the highest in the nation¹ and our median rents being the second highest in the nation.² The unmet demand for affordable housing is at a critical level, which has contributed to a record outmigration of working families and local residents. This reality is punctuated by the fact that more Hawaiians now live outside Hawai'i than within Hawai'i.

Additionally, ALICE (Asset Limited, Income Constrained, Employed) families pay a large portion of income on housing and are challenged to fulfill a dream of homeownership because of the current housing market. Hawai'i's high cost of living and limited housing options mean that homeownership is a challenge for working families and residents, including essential members of our workforce such as first responders, health care workers, and teachers.

¹ [UHERO 2025 Hawai'i Housing Factbook](#) – page 2.

² [UHERO 2025 Hawai'i Housing Factbook](#) – page 6.

HB 1732 HD 2 would help create a dedicated housing supply for local residents by enabling the Counties to purchase perpetual deed restrictions on properties that require occupants to live and work in Hawai'i. The Kama'āina Homes Program would facilitate a State-County partnership to create a permanent supply of homes for local working residents.

Hawai'i residents need more places to call home that do not strain their household budgets to the maximum. **We respectfully urge you to advance HB 1732 HD 2** to expand access to housing for local residents and working families in Hawai'i.



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

March 24, 2026

Senate Committee on Housing
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for HB 1732 HD2 - RELATING TO HOUSING

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

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1732 HD2**.

Hawai'i's housing shortage continues to worsen, and no single policy will solve it. Addressing this crisis will require a variety of approaches and the willingness to take bold action to keep local families and workers from being forced to leave Hawai'i.

HB 1732 HD2 offers a thoughtful and practical tool. It creates a county-driven, voluntary deed-restriction model that helps keep homes occupied by local workers. This approach supports workforce stability, preserves community character, and helps prevent the continued outmigration that threatens the social and cultural fabric of our islands.

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'aina 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, Edgardo Díaz Vega & Huey Kwik
Chapter Leads, Hawai'i YIMBY

March 24, 2026

Senate Committee on Housing
Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair

Tuesday, March 24, 2026, 1:00 p.m.
Conference Room #225 and via video conference



RE: HB 1732 HD2 Relating to Housing

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

My name is Kiran Polk, and I am the Executive Director & CEO of the Kapolei Chamber of Commerce. The Kapolei Chamber of Commerce is an advocate for businesses in the Kapolei region including Waipahu, Kapolei, 'Ewa Beach, Nānakūli, Wai'anae, and Mākaha. We work on behalf of our members and the broader business community to improve the regional and State economic climate and to help West O'ahu businesses thrive.

The Kapolei Chamber of Commerce **supports HB 1732 HD2**, which establishes the **Kama'āina Homes Program** within the Hawai'i Housing Finance and Development Corporation to provide funding to the counties to purchase **voluntary deed restrictions from eligible homebuyers**.

As the chamber representing **West O'ahu, the fastest-growing region in the State**, we represent a diverse membership that includes **real estate developers, builders, employers, and small businesses** who are all directly impacted by Hawai'i's housing shortage and workforce challenges.

HB 1732 is thoughtfully structured to support homebuyers, with program funds used exclusively for **down-payment assistance** and does not impose requirements on existing homeowners. This distinction is important, as it positions the program as **complementary to housing production**, rather than a constraint on development.

From a business and development perspective, this measure helps expand the pool of qualified local buyers who can successfully purchase newly built homes. In growing regions like West O'ahu, aligning new housing supply with the ability of local residents to buy those homes is essential to long-term economic stability, workforce retention, and successful project absorption.

The Kamaʻāina Homes Program is **voluntary, targeted, and market-supportive**. It helps level the playing field for local working residents while respecting private property rights and supporting continued housing construction. By retaining a public equity interest through voluntary deed restrictions, the program also reflects responsible stewardship of public funds.

Housing affordability and housing supply must move forward together. HB 1732 recognizes that balance and provides a practical tool that supports **local homeownership, workforce stability, and sustainable growth**.

For these reasons, the Kapolei Chamber of Commerce **supports HB 1732 HD2** and respectfully urges the Committee to pass this measure.

Respectfully,

Kiran Polk
Executive Director & CEO

March 23, 2026

TO: Chair Chang and Members of the Senate Committee on Housing
RE: HB 1732 HD2, Relating to Housing

Dear Chair Chang and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We urge the Senate Committee on Housing to advance House Bill 1732 HD2.

The Kama'āina Homes Program is modeled on a similar program in Vail, Colorado. Like many of Hawai'i's communities, Vail is heavily reliant on tourism. Furthermore, tourism has adversely impacted their locality's supply of affordable housing.

As HHF concluded in our sixth policy brief, the Vail InDeed model is uniquely tailored to Hawai'i's housing constraints.¹ Deed restrictions can preserve local housing supply. By purchasing deed restrictions from homeowners, county governments can ensure deed-restricted homes remain permanently affordable for residents.

This program, if implemented, could have a tangible benefit on Hawai'i's emerging workforce. Hawai'i presently enjoys the lowest rate of homeownership in the United States among young adults, specifically those under the age of 35. We need to expand homeownership opportunities for our young residents, especially those members of our workforce who want to stay in Hawai'i for decades to come.

We appreciate your careful consideration of House Bill 1732 HD2.

Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

¹ Housing Hawai'i's Future. "Policy Brief #6: Deed Restrictions in Maui County." 2024.
<https://www.hawaiisfuture.org/resources/policy-brief-mau-deed-restrictions>.

**Testimony to the Senate Committee on Housing
Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair**

**Tuesday, March 24, 2026, at 1:05PM
Conference Room 225 & Videoconference**

RE: HB1732 HD2 Relating to Housing

Aloha e Chair Chang, Vice Chair Hashimoto, and Members of the Committee:

My name is Sherry Menor, President and CEO of the Chamber of Commerce Hawaii ("The Chamber"). The Chamber supports House Bill 1732 House Draft 2 (HB1732 HD2), which establishes the Kamaaina Homes Program within the Hawai'i Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers.

HB1732 HD2 aligns with our 2030 Blueprint for Hawaii: An Economic Action Plan, specifically under the policy pillar for Economic Action. This measure represents a meaningful investment in Hawaii's workforce housing supply, designed to retain local residents and strengthen community stability amid ongoing housing affordability challenges. By purchasing these voluntary deed restrictions from eligible homebuyers, this measure improves the buying power of local residents and expands their access to the local housing market.

By enabling counties to secure deed-restricted homes for residents, this program helps increase the supply of attainable ownership opportunities and aligns with broader economic objectives, such as workforce retention and a healthy housing market. The voluntary nature of the program offers a practical mechanism to keep homes in local hands, support stable neighborhoods, and promote economic resilience across the islands. These deed restrictions help to balance housing supply allocation between short-term rentals, international investment, and local workforce. Such improved harmony lowers the cost of living in Hawaii and improves the states' economic resilience by making residence in Hawaii more feasible for the local workforce.

The Chamber of Commerce Hawaii is the state's leading business advocacy organization, dedicated to improving Hawaii's economy and securing Hawaii's future for growth and opportunity. Our mission is to foster a vibrant economic climate. As such, we support initiatives and policies that align with the 2030 Blueprint for Hawaii that create opportunities to strengthen overall competitiveness, improve the quantity and skills of available workforce, diversify the economy, and build greater local wealth.

We respectfully ask to pass House Bill 1732 House Draft 2. Thank you for the opportunity to testify.



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for HB1732 HD2 – Relating to Housing
Senate Committee on Housing
Tuesday, March 24, 2026 at 1:05PM Conf. Rm. 225 and via Videoconference

Aloha Chair Chang, Vice Chair Hashimoto, and members of the committee;

Mahalo for the opportunity to testify in **strong support of HB1732 HD2**, which would establish the *Kama‘āina Homes Program* to help local residents purchase and preserve homes for our workforce.

This is a voluntary program designed to create a dedicated stock of workforce housing through the purchase of deed restrictions on residential properties. Most of the program’s functions and logistics remain the same as last year; however, this year’s bill includes a change which we strongly support.

The program would now also serve as a down-payment assistance program for homebuyers. Previously, both homebuyers and current homeowners were eligible to receive funds in exchange for placing a deed restriction, with funds provided unencumbered. We support using monies for down payment assistance in exchange for long term deed restrictions, in kind to how the DURF Equity Pilot (DEP) Program functions.

This legislation builds on proven national models like Colorado’s *Vail InDEED* program, which has successfully preserved workforce housing through similar voluntary deed restrictions.¹ In 2020, Vail reported securing 153 homes for \$10.5 million—compared to a 288-unit apartment built for \$200 million—demonstrating the efficiency of this model.²

In Hawai‘i’s current market, with median home prices now exceeding \$900,000 and only 20% of residents able to afford a home,³ such an innovative, scalable tool like long term deed restrictions are urgently needed. The *Kama‘āina Homes Program* would create a sustainable, locals-first housing inventory while helping working families achieve homeownership.

By pairing deed restriction affordability with targeted down-payment support, HB1732 HD2 creates a pragmatic and values-driven approach to preserving homes for Hawai‘i’s working residents.

Mahalo for the opportunity to testify.

¹ <https://www.huduser.gov/portal/casestudies/study-081121.html>

² <https://www.vaildaily.com/news/vail-indeed-program-earns-national-recognition-for-innovation/>

³ <https://uhero.hawaii.edu/the-hawaii-housing-factbook-2025/>



TITLE GUARANTY
HAWAII



March 24, 2026

Testimony in support of HB 1732 HD 2, Relating to Housing

Aloha Chair Chang, Vice Chair Hashimoto, and Committee Members,

We write in support of HB 1732 HD 2, Relating to Housing, which would establish the Kama'āina Homes Program to place voluntary deed restrictions on homes dedicated to local working residents.

Title Guaranty of Hawai'i is the oldest and largest title company in the state. We have been owned and operated by a kama'āina family since 1896, and we are proud to employ over 250 residents across our branches statewide. As an organization that has worked for over a century to connect local families with housing, we see firsthand the economic shift preventing them from achieving the dream of homeownership.

The Kama'āina Homes Program is an innovative proposal to create a new pool of residential real estate that is restricted to local residents. This will enable locals to get into Hawai'i's tight housing market by restricting housing stock for local families and promoting a local workforce. This program, in part, offers property buyers incentives in exchange for voluntarily placing a deed restriction on their property that limits future buyers and/or tenants to Hawai'i residents. The proposal achieves this by linking the voluntary deed restriction to residency and employment requirements. It enables locals to compete with mainland buyers for homes and encourages property owners to rent to locals long-term rather than leave homes vacant.

HB 1732 HD 2 is an original solution that invests in our community and culture, and I hope you will support this effort to keep local residents in Hawai'i.

Sincerely,

Mike B. Pietsch
President and Chief Operating Officer
Title Guaranty of Hawai'i



Title and Escrow is our business. Hawaii is our home.





March 24, 2026

Committee: Senate Committee on Housing
Bill Number: HB1732 HD2, Relating to Housing
Hearing Date and Time: March 24, 2026, 1:05pm
Re: Testimony of HPM Building Supply in Support

Dear Chair Chang, Vice Chair Hashimoto, and Committee Members:

I would like to submit this testimony in support of HB1732 HD2, Relating to Housing. HB1732 HD2 aims to create a dedicated local housing market by establishing the Kama'āina Homes Program.

HPM Building Supply is a 100% employee-owned company serving Hawai'i's home improvement market and building industry, operating since 1921. With 18 locations across Hawai'i and Washington State, HPM offers a range of services and products, including retail stores, building supply and lumber yards, home design centers, drafting and design services, and manufacturing facilities. HPM is dedicated to enhancing homes, improving lives, and transforming communities.

A significant portion of our community's workforce is comprised of skilled tradespeople such as carpenters, electricians, and plumbers, all integral to the construction process. However, as housing and rental prices rise, these workers are forced to leave the state in search of more affordable housing. The result is a shortage of skilled labor in the construction sector, leading to delays and higher costs for homeowners and developers alike. The Kama'āina Homes Program would address this by ensuring local workers have safe and secure housing in the same communities where they work.

HB1732 HD2's approach—creating deed-restricted housing for local working residents—will help stabilize the housing market by giving local workers a better chance in a competitive market where wealthier non-residents often have an advantage. With more local residents able to afford homes and stay in the state, we will have a stronger, more sustainable construction industry that benefits everyone, from homeowners to contractors and beyond.

I ask for your support of HB1732 HD2, as it provides the foundation for a more robust, locally employed, and efficient building industry that will meet the needs of Hawai'i's growing population.

Sincerely,

Jason Fujimoto
Chairman & CEO





Statement of
Meli James and Brittany Heyd
Cofounders
Mana Up

HB1732 HD2, Relating to Housing

Aloha Chair Chang, Vice Chair Hashimoto, and Committee Members,

We support HB1732 HD2, which establishes the Kama'āina Homes Program to provide voluntary deed restrictions to willing, eligible homebuyers and those building ADUs who agree to limit the use of their property for local working occupants.

Mana Up is a statewide initiative that provides Hawai'i entrepreneurs with the resources and tools to grow their businesses and scale globally. As these entrepreneurs continue to grow, they also contribute to the expansion of our local economy. As part of our mission, we aim to sustain the local economy through economic diversification, local job creation, community giveback, investment, and a regenerative culture of entrepreneurship, providing a better future for generations to come here in Hawai'i. To keep these entrepreneurs in Hawai'i and expand our entrepreneurial ecosystem, we need to provide affordable housing.

We repeatedly hear from our entrepreneurs about the difficulty they face in finding affordable housing that provides the safety and security they need to focus on their business and family. Local entrepreneurs want to create and expand their business in Hawai'i, but far too often feel that opportunities for housing and business are better on the continent.

Creating a dedicated housing stock for our local workforce will help our families feel secure as they navigate the State's challenging economic conditions. The Kama'āina Homes Program incentivizes local buyers to voluntarily help create a permanent, dedicated housing stock for local families. Housing is a challenge for everyone, and by coming together, we can find shared solutions that help all the people of Hawai'i.

Sincerely,

Meli James | Cofounder, Mana Up
Brittany Heyd | Cofounder, Mana Up



Testimony in Support of HB 1732 HD2, Relating to Housing

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

We write in strong support of HB 1732 HD2, which will establish the Kama'āina Homes Program, allowing interested homebuyers to voluntarily place a deed restriction on their property to limit occupancy to our local workforce.

aio is a locally owned company with holdings across a broad range of industries. Our companies are purpose-driven and firmly rooted in local values. At aio, Hawai'i is at our core, and through our products and services, we work hard to make Hawai'i a better place for future generations.

Hawai'i is in the midst of a housing crisis. Our employees are our greatest asset, and we want to ensure they have access to quality, affordable housing. This program is a good first step toward establishing a housing market dedicated to local working families rather than out-of-state purchasers.

Mahalo for the opportunity to submit testimony in support of HB 1732 HD2.

A handwritten signature in black ink that reads "Brandon Kurisu".

Brandon Kurisu
aio Family of Companies



TORI RICHARD

March 24, 2026

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

We write in support of HB 1732 HD2 and the creation of the Kama'āina Homes Program.

Tori Richard has manufactured in Honolulu for over 70 years, and we continue to proudly do so today. As a long-time medium-sized Hawai'i employer, we recognize the challenge high housing costs pose to everyone working to make ends meet in Hawai'i.

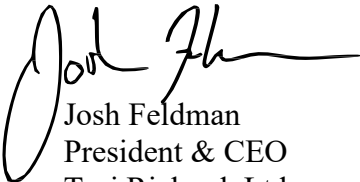
Our business is deeply committed to supporting Hawai'i's local workforce, and the growing housing crisis makes it increasingly difficult for our employees to remain in the islands. Attainable housing is key to keeping talented, creative people in Hawai'i, and this bill offers a much-needed solution to that challenge.

Many of our employees are struggling to find affordable housing. As their employer, I see firsthand the impact this has on their lives. When workers are forced to move away or leave the state altogether, it hurts our ability to operate and expand. The Kama'āina Homes Program ensures that local workers, like those in the fashion, manufacturing, and retail industries, have a place to call home. This stability will allow them to continue contributing to Hawai'i's vibrant economy and support local businesses.

Moreover, as a company that takes pride in being part of the local community, we understand the importance of preserving Hawai'i's unique cultural identity. The housing crisis threatens that identity, as local residents are pushed out by non-resident investors and wealthy buyers. HB 1732 HD2 will help reverse this trend by providing a steady supply of affordable homes for local residents, ensuring our workforce and community remain strong and diverse.

I urge you to support HB 1732 HD2, as it is essential to the future of our business and the local economy. Thank you for your consideration.

Sincerely,



Josh Feldman
President & CEO
Tori Richard, Ltd.

1891 NORTH KING STREET
HONOLULU, HAWAII 96819

LATE



Aloha e Representatives, Chair, Vice Chair:

Opposition to HB1732

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 advocating for 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 and promotes building housing that gets bought by overseas investors. ***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.

Deed restricted affordability purchased by the counties are a viable mechanism for perpetually affordable housing for local families and workers as best exemplified here in Hawai'i by the Lahaina Community Land Trust.

This bill somehow manages to take that good premise and thoroughly and irredeemably bungle it.

Let us begin with the factual inaccuracies in the pre-amble. This bill's preamble states that it takes its example from Vail InDEED and that the Vail InDEED program has *"in conjunction with other programs resulted in the establishment of over one thousand deed restricted residences for local working residents"*

This is misleading.

While Vail does have over 1,000 deed restricted units, **only 178 of those are part of the Vail InDEED program.** The remainder of those 1,000 units were brought in via inclusionary zoning and public housing projects between 2000-2017. Among other requirements in those

housing units are income limits, restrictions on the ownership of other real property, and the use of resale formulas to manage appreciation—all features missing from this bill.

Nor are these units necessarily affordable. **We reviewed Eagle County and City of Vail documents on rents at these projects and found that rents were as much as 50% higher than the county median for a 1bed, 36% higher for a 2-bed, and 55% higher for a 3-bedroom.** Charging higher than median rents is certainly a definition of "affordable housing". Just not sure it's a particularly good one.

Vail InDeed Rentals at 6 West vs. Census Market Median

While the Kama'aina Homes Program promises affordability via the Vail InDeed model, Vail InDeed has not delivered affordability.



Chart: Makana Hicks-Goo • Source: LIMBY Hawai'i, Census • Created with Datawrapper

Fundamentally this bill fails the "does what it says on the tin" test. This claims to be about supporting kama'aina with affordable housing. It's not clear it will.

For instance, more than half of Vail InDEED units are owned by out of state businesses and individuals, a LIMBY analysis of property tax records shows. Only 36 of 178 homes are owner occupied. A similar result here would certainly stretch the definition of "kama'aina" beyond recognition.

Vail InDeed's Ownership Structure

Despite the hype, Vail's InDeed program has primarily benefited corporations and non-Vail residents.

Owned by corporation Owner Occupied Owned By non-Vail Resident Owned by Vail Resident

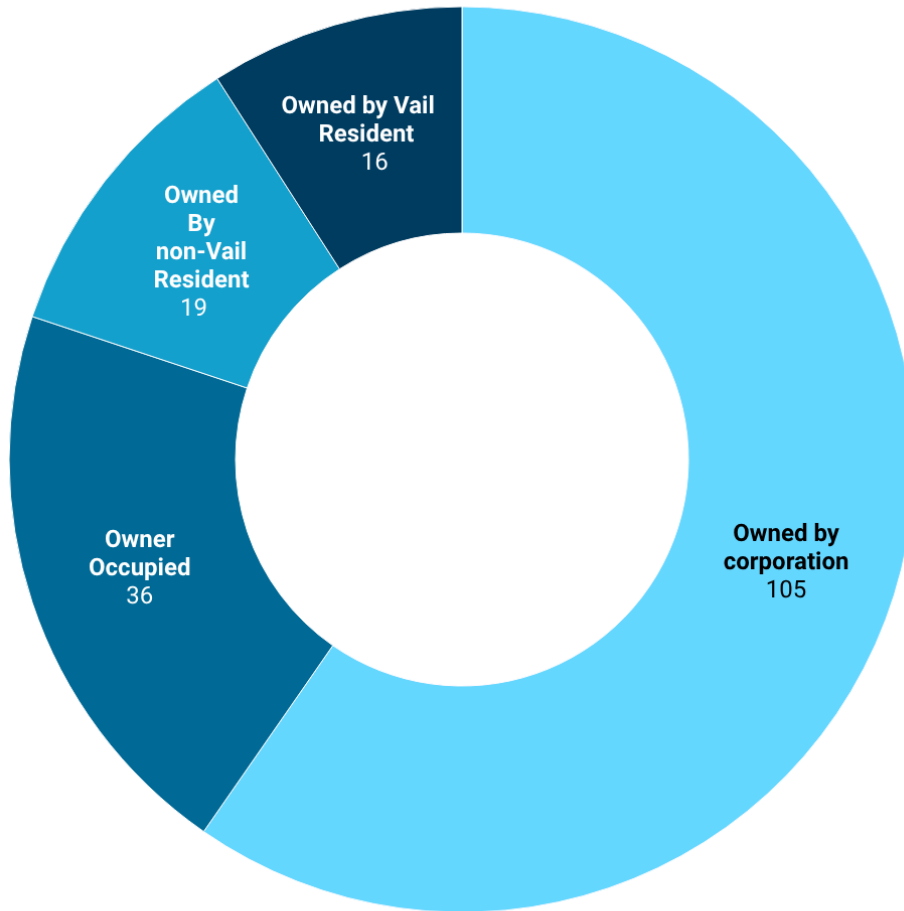


Chart: Makana Hicks-Goo • Source: LIMBY Hawai'i • Created with Datawrapper

This bill repurposes a model that can never work in Hawai'i for any meaningful definition of "kama'aina".

This bill relies in part on working for a "local" business; but it's only meaningful constrain on that is a business that has some physical office here. This is insufficient to produce any meaningful constraint. Amazon, Apple, Deloitte, Wells Fargo, Kewitt, AECOM, and countless other large mainland companies have offices here.

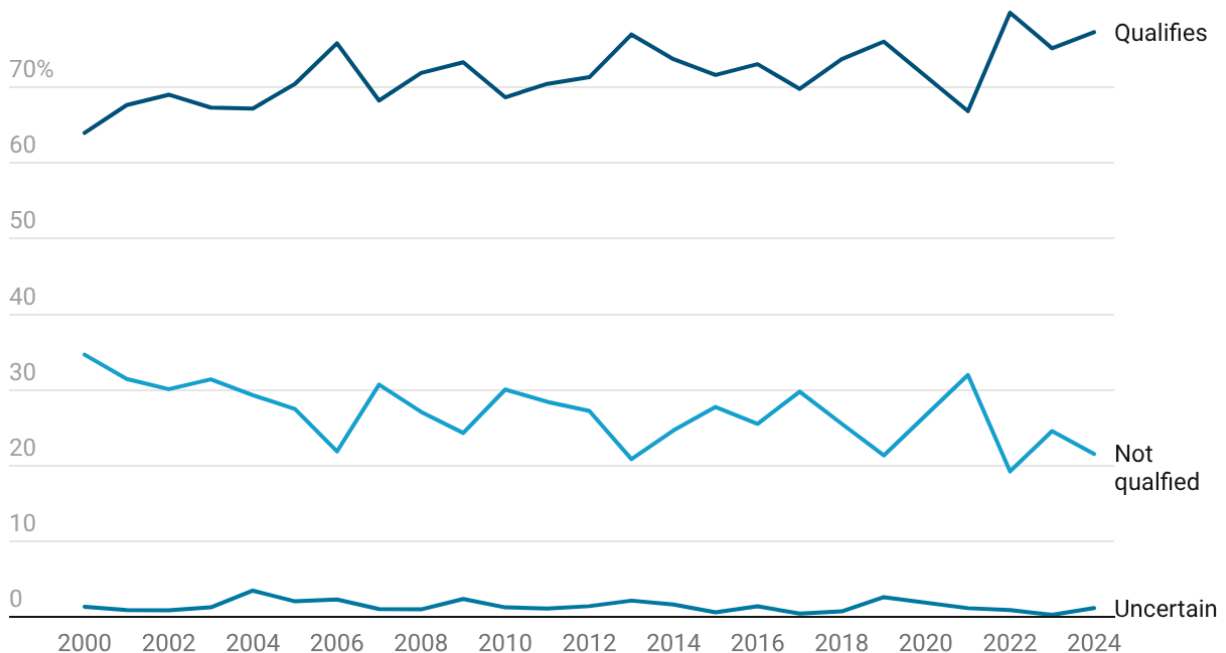
Unlike Vail, we are not a remote ski town with few employment prospects outside the local resort. We are a multibillion dollar economy. The definition of "local" business offered in this legislation is next to meaningless.

This coupled with a reliance on “domicile”—which can be established in days and is as much a matter of intent as it is fact—means that the definition of “kama’aina” will include almost every single person who has just moved here or indeed merely intends to.

This bill would better be called the “transplant subsidy bill” because that is what it is.

Percent of movers to Hawai'i meeting Kama'aina Home Program Requirements

Most movers to Hawai'i qualify for the "Kama'aina" Home Program, they work at a company with a local office and are domiciled here. Data based on job status and commute times.



IPUMS USA, University of Minnesota, www.ipums.org.

Chart: Makana Hicks-Goo • Source: LIMBY Hawai'i • Created with Datawrapper

If the legislature is serious about creating a housing program of this sort tied to local employment then there are far better ways that actually link participation to some meaningful definition of local. If you want a tried and true solution, imitate Lahaina Community Land Trust.

In general, LIMBY supports purchasing deed restrictions on existing properties. Affordability in perpetuity is imperative. Programs that allow for single-family homes to enter our affordable housing stock, would help avoid a bifurcation where locals live in a one-bedroom affordable housing complex in Kalihi Palama and transplants in single-family homes everywhere else.

This bill has substantial deficiencies and clearly hasn't actually studied the results of the program it purports to emulate. We urge you on that account to drop it. It will only waste the taxpayers money on a half-baked idea.

Me ka ha'aha'a
Makana Hicks-Goo,
Organizer on behalf of LIMBY Hawai'i

OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

BOARD MEMBERS

Jason Fujimoto
Meli James, *Board Chair*
Micah Kāne
Brandon Kurisu
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Mike Pietsch
Sunshine Topping

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President & Executive Director

827 Fort Street Mall, 2nd Floor
Honolulu, Hawai'i 96813

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HolomuaCollaborative.org

Committee: Senate Committee on Housing
Bill Number: HB1732 HD2, Relating to Housing
Hearing Date and Time: March 24, 1:05pm, Room 225
Re: Testimony of Holomua Collaborative – Support

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

Mahalo for the opportunity to submit testimony **in support** of HB1732 HD2, Relating to Housing. This bill would establish and fund the Kama'āina Homes Program.

Hawai'i remains in a housing crisis. Skyrocketing home prices leave many local families struggling to secure safe, attainable places to live. One component that drives up housing costs is the ability of speculative investors and out-of-state buyers with no intention of becoming a part of the community to outbid local buyers or those looking to return home with large cash offers. The median single-family home price in Hawai'i now exceeds \$1,000,000, and nearly \$650,000 for a condominium—an impossible amount for most residents. As a result, many local families are being forced to leave in search of more affordable housing elsewhere. Between July 2024 and July 2025, an average of 11 people left Hawai'i *each day*.¹ More Native Hawaiians now live outside Hawai'i than within it. This is a loss of culture, traditions, and the essence of what makes Hawai'i home.

In October 2025, a survey² on the day-to-day financial experience of local workers was released, suggesting this crisis continues to trend toward staggering levels. When nearly 3,200 local workers were asked if they may need to move to a less expensive state, only 25% answered a definitive “no”, a decrease from 31% in 2024, while 75% said “yes” or “unsure”, an increase from 69% in 2024. Additionally, more than half of respondents cited housing costs as the primary driver of their cost of living in Hawai'i.

The high cost of living and limited affordable housing options have led many people in our local workforce – teachers, firefighters, health care workers, and more – to consider relocating to the continent, further deepening our state's labor shortages and eroding the quality of life for all residents.

¹ U.S. Census Bureau, Population Division Estimates, released January 2026; and calculations by the Hawai'i State Department of Business, Economic Development & Tourism, Hawai'i State Data Center.

https://files.hawaii.gov/dbedt/census/popestimate/2025/state-pop/2025_daily_est_state.pdf

² 2025 Hawai'i Affordability Survey - <https://holomuacollective.org/survey-25/#3>

The Kama‘āina Homes Program established by HB1732 HD2 is an income-blind, voluntary initiative, based in part on programs successfully deployed in other jurisdictions. It would create a dedicated housing supply for local residents by empowering the Counties to purchase perpetual deed restrictions on properties that require occupants to live and work in Hawai‘i.

In the face of our state's ongoing housing crisis, this program represents a critical investment in the future of Hawai‘i—both for our economy and cultural heritage. This program would ensure housing is reserved for local families for generations and help reverse the trend of families and workers leaving Hawai‘i by providing them with the opportunity to live in their communities long term.

A program with similar principles, Vail InDEED³, offers an example of how deed restricting property can preserve workforce housing. Launched in 2018, the Town of Vail created a voluntary program that allowed the town to purchase deed restrictions on homes, ensuring they were only available to local residents that work in the community. This program has reduced pressure on the housing market and improved the community's overall stability. **According to the Town of Vail’s Housing Coordinator, “Resale prices [of deed restricted homes in Vail] more recently, are more than 20% lower than standard market rates.”**⁴ Other communities with tourism-driven economies that have implemented similar programs to secure dedicated workforce housing include Truckee, CA (outside of Lake Tahoe); Mountain Village, CO; and Aspen, CO.

A central feature of the Kama‘āina Homes Program is a State-County partnership that creates a permanent supply of homes for local working residents. In exchange for down payment or ADU construction assistance, residents voluntarily agree to place deed restrictions that run with the land in perpetuity on their property, ensuring the home (and, if applicable, the ADU) is occupied by people who live and work in Hawai‘i. Given Hawai‘i’s extremely high housing costs, matched State and County funds would meaningfully improve local residents’ ability to purchase a home. Given Hawai‘i’s significant need to build more housing, this program can help increase the number of units available to local families. When used in conjunction with other efforts of HHFDC to build new perpetually deed restricted housing, we can preserve existing inventory, and scale it with this new inventory. This approach prioritizes housing for local workers, prevents homes from being lost to speculative investment or short-term rentals, and allows public entities to retain an equity interest that can be reinvested to meet future housing needs. With 75% of our workforce now uncertain about their future in these islands, we no longer have the luxury of waiting years for new construction to come online. **The Kama‘āina Homes Program is an immediate 'buy-and-preserve' strategy that keeps existing inventory in local hands today, providing the stability that 3,200 surveyed workers tell us they desperately need.**

³ See <https://www.vail.gov/government/departments/housing/vailindeed>

⁴ Email correspondence with Town of Vail Housing Coordinator, Melissa Johnson.

We also want to recognize and address some of the concerns that have been raised by the single testifier in opposition during previous hearings on this measure, including issues relating to property ownership, program components, and the details and impacts of the Vail program.

First, it has been raised that Vail is not a worthy model to look at, as a significant portion of deed restricted properties in Vail are owned by out-of-state businesses and individuals. This is already a misleading comparison, however, because in HB1732, to qualify for the program, the initial eligible homebuyer must be a resident domiciled in State. But we do recognize this requirement is not currently passed on to subsequent owners of the property. **Accordingly, we respectfully request the Committee to amend the measure to require subsequent homebuyers to meet certain requirements of the initial eligible homebuyer, including:**

- (1) Is a citizen of the United States or a resident alien;**
- (2) Is a resident domiciled in the State;**
- (3) Is at least eighteen years of age;**
- (4) Agrees to comply with annual reporting requirements pursuant to section 201H-F;**
- (5) Owns no other real property with a deed restriction under this program; and**
- (6) Meets any other qualifications established by rules adopted by the corporation or county.⁵**

Additionally, concerns have been raised that this program does not include income limits and restrictions on the ownership of other real property. While these are understandable suggestions, we believe that the concerns are misleading or potentially misunderstand the purposes of similar programs. For example:

- Income limits in other jurisdictions have resulted in economic stress and difficulty in administration, as something as simple as a promotion or annual pay-adjustment for inflation can result in someone being forced to relocate. Essentially, they punish people who get a raise.
- While it is correct that this program does not restrict ownership of other real property, *this program does initially restrict ownership of other real property that has been deed restricted through this program*, preventing anyone from double-dipping into the program.⁶

⁵ This list does not include the requirement “to sell to the county and place a deed restriction on the property that complies with section 201H-C”, as this transaction will have already taken place at the time of subsequent sale.

⁶ And with the suggested amendment, this would prevent ownership of multiple deed restricted properties through this program in perpetuity.

It has also been raised that language explained the breadth of of the Vail InDEED program in the Section 1 of the bill are exaggerated. The bill reads, “In conjunction with other government efforts, this program has resulted in the establishment of over one thousand deed-restricted residences for local working residents. . . .” ***We agree that this line can be more accurate and respectfully request an amendment to have the line read: “As of 2026, Vail InDEED has permanently secured 178 deed-restricted residences for local working residents. And through this program, in conjunction with other government programs in Vail that have secured over 1,000 deed restricted residences for local working residents, Vail now has more attainable housing options for local working residents, and created a culture in which Vail residents want to live in and support deed restricted residences.”***

Concerns have been raised – and data has seemingly been presented - to suggest that the Vail program has resulted in increased home prices and rents. The data presented is misleading and appears incomplete. One graph purported to compare median rents in the Town of Vail to the 23 deed restricted units in the 120-unit “6 West” apartment complex in West Vail. West Vail is a higher income neighborhood with higher average rents than the Town of Vail. This would be like comparing Kahala rents to Pearl City rents. Furthermore, this particular set of deed restricted units house Eagle County government workers as part of a partnership with Edwards, CO. This specific location is fulfilling the objectives of the program by providing community members with a roof over their head. It is, fundamentally, an apples to oranges comparison.

A concern has been raised that 36 of the 178 units in the program are owner-occupied. This statistic is both incorrect and misrepresents the intention of the program. According to the Town of Vail’s Housing Coordinator:

“Currently, 58 of the 178 are occupied by working locals who own the residence.

Of the 120 that are not owned by the residents:

- 23 are part of [the 6 West Complex]. These are the only Vail InDEED funded residences that fall outside of the Town of Vail
- 65 as part of employee housing complex that was created to house job attached housing for a busy, year-round privately owned hotel and variety of Vail Health workers
- 32 owned by individuals or businesses who rent to locals. Of those:
 - 2 owned by local businesses who house their employees
 - 1 owned by locals who later moved down valley
 - 1 owned by a woman whose husband passes away and she rents elsewhere to make the mortgage work
 - 1 owned by a woman who no longer meets the terms of the deed restriction so she rents to locals and lives elsewhere, locally
 - 20 that are owned by LLCs or landlords housing locals since 2019
 - The remaining 7 that are not owned by the tenants, came on in 2020 or beyond.

These house locals working for hotels, the mountain, Vail Village restaurants, health facilities, and in construction” (emphasis added).⁷

Similarly, it has been suggested that the appreciation growth in certain deed restricted properties have left these properties outside of the scope of affordability. In particular, 1817 Meadow Ridge Rd. #6 is noted as having sold for \$727,000 in 2019, only to be sold in 2021 for \$1,200,000. The home did increase in appreciation since becoming a part of the program, like all homes have done and continue to do in the current housing market. Interestingly, this home sat on the market for over a year and ultimately sold \$98,000 less than listing at a time when the market was red hot. It is safe to assume that were it not for a deed restriction, this property would have sold at an even higher price. **And crucially, due to the deed restriction, this home remains occupied by someone who works in the community.**

Our community’s desire for this type of preservation is backed by data. According to the soon-to-be released 2026 Resident Housing Study by Housing Hawai‘i’s Future, 50% of Hawai‘i respondents are willing to accept a lower sale offer from a local Hawai‘i buyer over a higher offer from an out-of-state investor. Even more telling is that this collective resolve strengthens when permanent protections are involved: 60% of residents reported they would be even more willing to accept a lower offer if it guaranteed their home would be owned or occupied by local workers forever. The Kama‘āina Homes Program provides the exact mechanism—the perpetual deed restriction—that Hawai‘i residents are asking for to keep their communities whole.

The Kama‘āina Homes Program is an investment in our future. By keeping local families in Hawai‘i and preserving housing for those looking to return home, we create stronger communities, reduce out-migration, and build a more sustainable economy. This measure is an opportunity to ensure that our islands remain vibrant, diverse, and a place where local working families can afford to stay.

I urge you to support the Kama‘āina Homes Program for the sake of Hawai‘i’s future, and for the generations of local families who will benefit from the stability, security, and opportunity this program offers.

Sincerely,

Matthew Prellberg
Policy & Communications Director

⁷ See note 4.

Aloha Chair, Vice Chair, and Members of the Committee:

I write in **strong support** of **H.B. No. 1732, H.D. 2**.

I am a local resident of Hawai'i who works for the Hawai'i Leadership Forum, a nonprofit that has been doing its best to catalyze positive, enduring change in Hawai'i. My wife is a professor at the University of Hawai'i at Mānoa. We both have good-paying jobs. We live carefully. We are frugal. We carry no debt. We have done the things responsible adults are told to do in order to build a stable life. And yet we still cannot afford to buy a home for our family here in Hawai'i.

That is not a personal failure. It is a policy failure.

This bill takes the housing crisis seriously. H.B. No. 1732, H.D. 2 would establish the **Kama'āina Homes Program** within the Hawai'i Housing Finance and Development Corporation and fund counties to purchase **voluntary deed restrictions** from eligible homebuyers. The bill recognizes that Hawai'i is in a housing crisis, that the average price of a home in Hawai'i has surpassed **\$800,000**, and that the purpose of the program is to keep local working families in the State by securing a dedicated housing supply specifically for locals.

What makes this measure important is that it is not abstract. It is a practical intervention aimed at preserving homes for people who actually live and work here. It acknowledges a reality that too many families know firsthand: even steady employment, professional careers, disciplined spending, and debt-free living are no longer enough to make homeownership attainable in Hawai'i.

My family is exactly the kind of family this state should want to keep. We work here. We contribute here. We want to raise our family here. But Hawai'i cannot assume that people will remain indefinitely out of loyalty alone while the possibility of putting down roots slips further out of reach. I cannot continue to live in a place that does not allow me to hand something down to my son when I pass on.

No single bill will solve the housing crisis. But this bill is a serious step in the right direction. Hawai'i needs more tools that preserve housing for kama'āina families and protect our communities from becoming places where only the already-wealthy can afford to stay.

If Hawai'i cannot make room for working families, educators, professionals, and public-serving residents who are trying to build a life here responsibly, then the state will continue to lose the very people it depends on.

For these reasons, I respectfully urge you to pass **H.B. No. 1732, H.D. 2**.

Mahalo nui for the opportunity to testify.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sant' or similar, written in a cursive style.

Sam Dorios

HB-1732-HD-2

Submitted on: 3/18/2026 9:22:16 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
William Caron	Individual	Support	Written Testimony Only

Comments:

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

I am testifying in strong support of HB1732, which establishes the Kama‘āina Homes Program—a pragmatic, scalable, and values-driven solution to the most urgent crisis facing Hawai‘i's working families: the accelerating displacement of our local residents from the communities they sustain.

Let us be clear about what we are witnessing. Hawai‘i's housing market has become an engine of extraction. Corporate investors, offshore speculators, and ultra-wealthy second-home buyers treat our neighborhoods as commodities, inflating prices beyond what any working family can reasonably afford.

The result is not merely unaffordable; it is existential. Teachers, nurses, firefighters, and hospitality workers—the very people who make Hawai‘i function—are being systematically priced out of their own home. This is not market failure; this is market design. And it is rooted in the same colonial logic that has always treated this land and its people as resources to be exploited rather than a community to be sustained.

HB1732 fights back.

This bill creates a voluntary, incentive-based program that purchases deed restrictions on residential properties, ensuring they remain affordable for local working families in perpetuity. Unlike massive, expensive, ground-up development projects that take years and cost hundreds of millions, this model is nimble, cost-effective, and immediately scalable.

Colorado's Vail InDEED program—upon which this legislation is modeled—secured 153 homes for \$10.5 million. By comparison, a single 288-unit apartment project cost \$200 million. The efficiency is undeniable.

This year's bill includes a critical improvement : **the program now also serves as a down-payment assistance program for homebuyers.** Funds provided in exchange for long-term deed restrictions can be used to help working families achieve the dream of homeownership, modeled on the successful DURF Equity Pilot. This is not a handout; it is an investment in permanent affordability and intergenerational stability.

In a state where the median home price now exceeds **\$900,000** and **only 20% of residents can afford to buy a home**, incremental solutions are no longer sufficient. We need structural interventions that fundamentally alter the trajectory of displacement. The Kama'āina Homes Program does exactly that.

This program is also a profound act of reclamation. It asserts that housing is not merely a financial asset to be traded on global markets, but a home—a foundation for family, culture, and community. It honors the principle that those who do the work of Hawai'i should be able to live in Hawai'i. It rejects the notion that our islands exist primarily as a playground for the wealthy, and insists instead that they remain a home for our people.

This is not radical policy; it is righteous policy. It is what we owe to the workers who educate our children, heal our sick, protect our streets, and feed our families. It is what we owe to the next generation of Hawai'i residents who deserve the same opportunity to put down roots that their parents and grandparents had.

I urge you to pass HB1732. Invest in permanence. Invest in people. Invest in a future where Hawai'i remains home for those who call it home.

Mahalo for the opportunity to testify.

HB-1732-HD-2

Submitted on: 3/19/2026 11:11:41 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Keoni Shizuma	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am testifying in support of HB1732.

This bill helps to make living Hawaii more affordable, which is very much needed. However, I have identified areas where amendments should be made to make this bill truly helpful for our local resident population:

1. Amending so that it is resident purchasers who qualify for the deed restriction and not simply requiring there to be a person living in the home. This would ensure that residents are the ones purchasing the homes, whereas the way it is written could lead to many outsiders buying homes with the funds from this program, yet raising the cost of rent to those who occupy the home.
2. Amending the bill to impose AMI limits for those who qualify for the program. This would ensure that the program is helping those that need the assistance, as opposed to those who are wealthy, yet taking advantage of the program.
3. Defining those who qualify for the program to be those who have lived in Hawaii for more than 15 years, ensuring that this program is assisting the long-time residents of Hawaii and not those who have recently moved to Hawaii.

With these amendments, I would support this bill.

Mahalo for your consideration,
Keoni Shizuma

HB-1732-HD-2

Submitted on: 3/19/2026 12:39:10 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Michelle Condry	Individual	Support	Written Testimony Only

Comments:

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

My name is Michelle Condry, and I am testifying in **strong support of HB1732 HD2** and the establishment of the Kama‘āina Homes Program.

Hawai‘i’s housing crisis is forcing local families to leave—but the Kama‘āina Homes Program offers a solution. The Program imagines a future where local families can stay in Hawai‘i—home by home, neighborhood by neighborhood, by ensuring there is housing available just for local residents.

Skyrocketing home and rental prices have resulted in many local families struggling to secure places to live, pressuring local working families to leave Hawai‘i in search of attainable living options elsewhere. This Program would create a dedicated housing stock for local working families by empowering the counties to purchase voluntary and perpetual deed restrictions from homebuyers. The restrictions would come with a requirement that all future owner-occupants and renters of record work locally. This prevents homes from being lost to non-resident buyers or short-term vacation rentals.

The Kama‘āina Homes Program is an investment in our future. By keeping local families here, we create stronger communities, reduce out-migration, and build a more sustainable economy. It’s an opportunity to ensure that our islands remain vibrant, diverse, and truly home to those who cherish it most—our people.

I urge the committee to pass HB1732 HD2 to support Hawai‘i’s housing future.

Mahalo for the opportunity to testify.

Michelle Condry

mhscondry@gmail.com

March 19, 2025

Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair
Committee on Housing

Re: HB1732 HD2 – Relating to Housing

Hearing: Tuesday, March 24, 2026, 1:05 PM, Room 225 & Via Videoconference

Aloha Chair Chang, Vice Chair Hashimoto, and Members of the Committee on Housing:

My name is Kimi Ide-Foster, and I am testifying in **strong support of HB1732 HD2** and the establishment of the Kama‘āina Homes Program.

Hawai‘i’s housing crisis is forcing local families to leave in droves, an issue that has been grossly exasperated by the recent extreme weather conditions. Skyrocketing home and rental prices have resulted in many local families struggling to secure places to live, pressuring local working families to leave Hawai‘i in search of attainable living options elsewhere.

The Kama‘āina Homes Program as imagined by HB1732 HD2 offers a practical and viable solution by which local families can stay in Hawai‘i. I echo HHFDC’s comments that HB1732 HD2 advances a strategic approach to preserving long term housing opportunities for Hawaii’s workforce and families, thereby ensuring that we are not fixing just the immediate housing crisis but working to preserve a place in Hawai‘i for generations of local families in the future.

The Program is an investment in our future. By giving local families a way to stay in the islands, we also give the children of residents a feasible way to ensure they can come - and stay - home. The effect of the “brain drain” is already being felt in our communities (and by our economy) and this will only worsen if children of local families cannot afford to make a home here. HB1732 HD2 will create stronger communities, reduce out-migration, and build a more sustainable economy. HB1732 HD2 is a well thought out, strategic and market-based approach to resolving an increasingly urgent crisis.

It’s an opportunity to ensure that our islands remain vibrant, diverse, and truly home to those who cherish it - our people. For the above reasons, I strongly support HB1732 HD2 and respectfully request that the Committee pass this measure.

Thank you for the opportunity to testify in strong support of this measure.

Kimi M. Ide-Foster

Chun Kerr LLP, Partner
Hawaii State Bar Foundation, Director
Hawaii Women Lawyers, Director

kide-foster@chunkerr.com

HB-1732-HD-2

Submitted on: 3/19/2026 12:59:56 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Laverne Fernandes Moore	Individual	Support	Written Testimony Only

Comments:

TESTIMONY IN SUPPORT OF HB 1732 HD2 Relating to Housing (Kama‘āina Homes Program)

TO: Chair of the Committee on Housing (HOU)

HEARING DATE: March 24, 2026, at 1:05 PM

FROM: Laverne Fernandes Moore, Retired Native Hawaiian Educator

Aloha Chair and Members of the Committee,

My name is Laverne Fernandes Moore, and I am writing to express my strong support for HB1732 HD2. As a retired Native Hawaiian educator who spent my career serving our keiki, I have seen firsthand the heartbreaking trend of our brightest local talent leaving the islands because they simply cannot afford to put down roots.

This bill, which establishes the Kama‘āina Homes Program, is a critical step toward ensuring that those who serve our community—especially our teachers—can actually afford to live in the communities where they work.

From my perspective as an educator and a Native Hawaiian, this bill matters for three key reasons:

- Stability for our Schools: When teachers own their homes, they stay in their schools. This continuity is essential for student success and for the health of our educational system.**
- Preserving our Community: We are losing our local families and Native Hawaiian practitioners to the mainland. By providing funding for voluntary deed restrictions, we create a path for "Kama‘āina" to compete in a housing market that has become increasingly out of reach.**
- Legacy and Service: Our educators want to give back to Hawai‘i. They shouldn't be forced to choose between their calling to teach and the basic security of homeownership.**

I spent my life teaching our children that they have a place here. It is our responsibility now to make sure that "place" includes a home they can call their own. I urge the committee to pass HB 1732 HD2.

Mahalo for the opportunity to testify,

Laverne Fernandes Moore

HB-1732-HD-2

Submitted on: 3/19/2026 4:23:59 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Howard Kihune	Individual	Support	Written Testimony Only

Comments:

I'm in support of BH1732 as it provides the means for our local families, should they choose to participate in the program, to remain in the State of Hawaii. Housing security is the key to stabilizing our local families. I ask that the committee move this bill forward.

Mahalo

HB-1732-HD-2

Submitted on: 3/19/2026 7:34:02 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Chevelle Davis	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair Chang, Chair Hashimoto, and Members of the Committee,

Mahalo for the opportunity to submit testimony in **STRONG SUPPORT** of this measure. We need new ways to address our housing crisis. This program could be one pathway for local residents to access attainable housing.

I urge you to pass this measure.

Me ka ha'aha'a,

Chevelle Davis

March 20, 2026

Support for HB1732 HD2 – Relating to Housing

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

My name is Cathy Camp, and I am testifying in support of HB1732 HD2 and the establishment of the Kama‘āina Homes Program.

Hawai‘i’s housing crisis is forcing local families to leave our islands, but the Kama‘āina Homes Program offers a meaningful and practical solution. This program envisions a future where local families can remain in Hawai‘i by ensuring that housing opportunities are preserved for residents.

Skyrocketing home prices and rising rents have placed immense pressure on local working families, making it increasingly difficult to secure stable housing. As a result, many are compelled to leave Hawai‘i in search of more attainable living options elsewhere. The Kama‘āina Homes Program addresses this challenge by creating a dedicated housing inventory for local residents. It empowers counties to acquire voluntary, perpetual deed restrictions tied to properties, ensuring that future occupants are local workers. This approach helps prevent homes from being converted to non-resident ownership or short-term vacation rentals.

This program represents a strategic investment in Hawai‘i’s long-term stability. By retaining local families, we strengthen our communities, support workforce continuity, and foster a more resilient and sustainable economy. Most importantly, it helps preserve the cultural and social fabric that makes Hawai‘i unique.

I respectfully urge the Committee to pass HB1732 HD2 and take a critical step toward securing Hawai‘i’s housing future.

Mahalo for the opportunity to testify.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cathy Camp', written in a cursive style.

Cathy Camp

HB-1732-HD-2

Submitted on: 3/20/2026 3:34:08 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

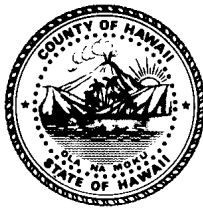
Submitted By	Organization	Testifier Position	Testify
Christine L. Andrews, J.D.	Individual	Support	Written Testimony Only

Comments:

I respectfully request your vote in **support** of this measure.

Mahalo nui

Jennifer Kagiwada
Council Member District 2 South Hilo



Office: (808) 961-8272
jennifer.kagiwada@hawaiicounty.gov

HAWAI'I COUNTY COUNCIL - DISTRICT 2

25 Aupuni Street • Hilo, Hawai'i 96720

DATE: March 20, 2026
TO: Senate Committee on Housing
FROM: Jennifer Kagiwada, Council Member
Council District 2
SUBJECT: HB1732 HD2

Aloha Chair Chang, Vice Chair Hashimoto, and esteemed Committee Members,

I am writing in **strong support of HB1732 HD2**. Hawai'i, including Hawai'i County, continues to lose local working residents due to rising housing costs and limited attainable homeownership opportunities. The average Hawai'i Island home price now exceeds half a million dollars, placing stability and long-term security out of reach for many families.

This measure protects housing for local working residents while building long-term public equity. By ensuring homes remain occupied by those who live and work in our communities, this program helps stabilize neighborhoods, strengthen our workforce, and slow the outmigration that threatens Hawai'i's future.

Mahalo,

Jenn Kagiwada

HB-1732-HD-2

Submitted on: 3/21/2026 4:26:14 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Suzanne Skjold	Individual	Support	Written Testimony Only

Comments:

SUPPORT FOR HB1732 HD2

Aloha e Chair Chair, Vice Chair Hashimoto, and members of the Commitree,

I support HB1732 HD2, which establishes the Kama‘āina Homes Program in the Hawai‘i Housing Finance and Development Corporation to provide funding to counties to purchase voluntary deed restrictions from eligible homebuyers.

This committee well knows that access to housing is a crisis issue for our communities, not just for those seeking affordable housing options BUT for nearly all families who save for down payments and require a mortgage, even in income brackets we do not think of as ‘struggling.’

There are already more Hawaiians living in Nevada than Hawai‘i and that is a direct result of a lack of action to limit real estate speculation in our islands. Our housing stock has increasingly become a commodity for wealthy investors and corporations who do not call Hawai‘i home. Even residents who can afford a million-dollar home are losing out, and those without those resources feel even more forgotten.

I would most hope that our elected officials would tackle the root causes of this—which is that our residents at many income levels are competing with investors and corporations for homes.

HB1732 HD2 is an important step to build a pipeline of homes accessible to local families.

This bill aligns with best practice from other locations on the conTimes who also face outside speculation on their housing stock. Deed restrictions have and can help to maintain affordability and community cohesion over time.

Mahalo for your support for HB1732 HD2 and for your support for all legislati on that puts residents first for housing in our home. We need real action to reverse this crisis.

Suzanne Skjold

Kaimuki, HI

HB-1732-HD-2

Submitted on: 3/22/2026 12:03:26 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Emily Silver	Individual	Support	Written Testimony Only

Comments:

I'm new to the islands, and I have seen how hard it is to find affordable housing. This bill is so necessary to regulate housing for the people of Hawai'i, instead of prioritizing the interests of the tourism industry.

HB-1732-HD-2

Submitted on: 3/23/2026 6:38:45 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Aria Juliet Castillo	Individual	Support	Written Testimony Only

Comments:

This bill matters because people are getting pushed out. Not because they want to leave, but because they can't afford to stay. That's happening to our friends, coworkers, and families, it's changing what our communities look like.

When local people leave, especially Native Hawaiians, we lose culture, we lose connection, and we lose our workforce. Teachers, healthcare workers, small business owners.

This bill is important because it starts to shift things back toward local people. It helps make sure that when we invest in housing, it actually benefits the people who live and work here, not just whoever can pay the most.

We can't keep saying this is a problem and not act. This is one step in the right direction.

HB-1732-HD-2

Submitted on: 3/23/2026 8:29:47 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Emma Waters	Individual	Support	Written Testimony Only

Comments:

Writing in strong support of this important bill to help keep local lands in local hands. Mahalo.

EVERETT R. DOWLING

March 23, 2026

Support for HB1732 HD2 – Relating to Housing

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

Thank you for your efforts to increase the supply of housing for Hawaii’s workforce. My name is Everett Dowling, and I am testifying in **strong support of HB1732 HD2** and the establishment of the Kama’āina Homes Program.

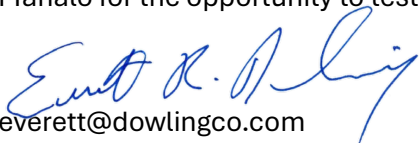
Hawai’i’s housing crisis is forcing local families to leave—but the Kama’āina Homes Program offers a solution. The Program imagines a future where local families can stay in Hawai’i—home by home, neighborhood by neighborhood, by ensuring there is housing available just for local residents.

Skyrocketing home and rental prices have resulted in many local families struggling to secure places to live, pressuring local working families to leave Hawai’i in search of attainable living options elsewhere. This Program would create a dedicated housing stock for local working families by empowering the counties to purchase voluntary and perpetual deed restrictions from homebuyers. The restrictions would come with a requirement that all future owner-occupants and renters of record work locally. This prevents homes from being lost to non-resident buyers or short-term vacation rentals.

The Kama’āina Homes Program is an investment in our future. By keeping local families here, we create stronger communities, reduce out-migration, and build a more sustainable economy. It’s an opportunity to ensure that our islands remain vibrant, diverse, and truly home to those who cherish it most—our people.

I urge the committee to pass HB1732 HD2 to support Hawai’i’s housing future.

Mahalo for the opportunity to testify.


everett@dowlingco.com

HB-1732-HD-2

Submitted on: 3/23/2026 10:42:18 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
John A. H. Tomoso	Individual	Support	Written Testimony Only

Comments:

RE: HB1732 HD2

Aloha mai,

I am in support of this Bill, which establishes the Kamaaina Homes Program within the Hawai'i Housing Finance and Development Corporation, and provides funding to the Counties to purchase voluntary deed restrictions from eligible homebuyers.

Mahalo

John A H Tomoso+, MSW (ret.), ACSW

51 Ku'ula St., Kahului, HI 96732-2906

john.a.h.tomoso@gmail.com

HB-1732-HD-2

Submitted on: 3/23/2026 10:53:30 AM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Julia Berlin	Individual	Support	Written Testimony Only

Comments:

Strongly support

HB-1732-HD-2

Submitted on: 3/23/2026 12:09:44 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Ross Isokane	Individual	Support	Written Testimony Only

Comments:

I support HB 1732 HD2.

At its core, this bill is not about subsidizing homebuyers – it is about protecting the use of housing in Hawai‘i in the midst of a housing crisis.

We are a geographically constrained state with a finite amount of land and construction resources. When those housing resources are exposed to global demand and speculative capital, the result is predictable – housing is priced based on its value as an investment asset rather than its value as a place to live. That dynamic displaces residents and undermines the long-term stability of our communities.

This measure attempts to correct that distortion by prioritizing resident use over capital.

A home that is occupied by someone who lives and works in Hawai‘i – whether they are a teacher, a nurse, or a remote worker bringing income into the state – is fundamentally different from a home that is held for speculation, occasional use, or purely as a financial asset. The former contributes to our economy and social fabric. The latter does not.

That distinction is where policy should focus.

To be clear, I do not view the presence of new residents or remote workers as the problem. In many cases, they represent an opportunity – bringing external income into Hawai‘i and helping diversify an economy that has long been overly dependent on tourism and federal spending.

For me, the problem is housing that is removed from productive use as housing.

By tying public investment to occupancy requirements and primary residence, this bill functions as a filter – ensuring that a portion of our housing stock remains dedicated to people who actually choose to live here. That is a legitimate and necessary role for government when managing a scarce and essential resource.

This bill is not a complete solution. It does not address the underlying supply constraints that must also be tackled. But it is a pragmatic step that acknowledges a fundamental truth – if we do not actively protect the use of housing for residents, market forces alone will not do so.

For these reasons, I support HB 1732 HD2.

LATE

HB-1732-HD-2

Submitted on: 3/23/2026 1:28:39 PM

Testimony for HOU on 3/24/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Lawrence S Franco	Individual	Support	Written Testimony Only

Comments:

I support the establishment of Kaimaina Hosuing for local people.

LATE

March 23, 2026

Support for HB1732 HD2 – Relating to Housing

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

My name is **Stephany Vaioleti**, and I am testifying in **strong support of HB1732 HD2** and the establishment of the Kama‘āina Homes Program.

Hawai‘i’s cost of living remains among the highest in the nation, driven largely by persistently expensive housing and limited supply, making it increasingly difficult for families to remain in the islands. Median home prices on O‘ahu continue to hover above \$1.1 million, a reflection of chronic inventory shortages and land constraints that keep prices from falling even in slower markets. At the same time, families face a widening gap between incomes and housing costs: a full-time worker must earn nearly \$50 an hour to afford a modest two-bedroom rental, and only 34 affordable rental homes exist for every 100 extremely low-income households in the state. This imbalance—combined with high prices across everyday necessities and relatively modest wages—has pushed many local residents to leave, including close friends and family, contributing to decades-long net outmigration as families struggle to make ends meet.

The Kama‘āina Homes Program is an investment in our future. By keeping local families here, we create stronger communities, reduce out-migration, and build a more sustainable economy. It’s an opportunity to ensure that our islands remain vibrant, diverse, and truly home to those who cherish it most—our people.

I urge the committee to pass HB1732 HD2 to support Hawai‘i’s housing future.

Mahalo for the opportunity to testify.

Stephany Vaioleti

stephanyvaioleti@gmail.com

LATE

Committee: Senate Committee on Housing
Bill Number: HB1732, RELATING TO HOUSING
Hearing Date & Time: March 24, 2026 at 1:05 pm
Re: Testimony of Malia Wisch **in Support of HB1732**

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

My name is Malia Wisch and I am a partner and creative director of the local branding and design agency Wall to Wall Studios. I am a third-generation Kailua resident and graduate of Hawaii's public schools.

I am testifying in support of HB1732, which establishes the Kama'āina Homes Program to provide funding to the counties to purchase voluntary deed restrictions from eligible homeowners or homebuyers.

I went to college and got my first job on the mainland. **I moved home in 2002 knowing I would take a big hit in my paycheck.** I knew if I stayed on the mainland I would adjust to a different standard of living which would make it even harder, if not impossible, to move home.

Over twenty years later, I am a local employer who struggles to hire locally and who has lost 3 employees – 2 of whom are native Hawaiian – to the mainland in the past few years. These are talented workers, and none of them wanted to leave. They made up a significant percentage of our staff. They simply couldn't justify the sacrifice to be able to afford housing in Hawai'i anymore.

I had given up hope that there would be a constitutional way to give local working people a leg up in the insane local housing market, where we cannot compete with remote worker salaries or military housing allowances.

The idea proposed in this bill is exciting and gives me new hope. It is a model that's been successfully tested in communities with similar challenges and it makes use of *existing* housing. Maybe Hawai'i *can* find and adopt creative solutions to keep our local talent working here at home, where they want to be.

Our design business benefits from a nuanced understanding of local customs, language, humor and symbolism. More importantly, *all of us* enjoy the richness of this shared culture. We will lose it if the current mass exodus is not curtailed.

Mahalo nui loa for considering my testimony in support of this important legislation.

Sara Malia Wisch
Partner and Creative Director
Wall to Wall Studios
1128 Nuuanu Ave #203, Honolulu, HI 96817
malia@walltowall.com