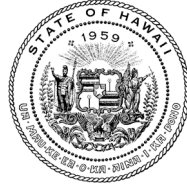


JOSH GREEN M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



GARY S. SUGANUMA
DIRECTOR

KRISTEN M.R. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TAXATION

Ka 'Oihana 'Auhau

P.O. BOX 259

HONOLULU, HAWAII 96809

PHONE NO: (808) 587-1540

FAX NO: (808) 587-1560

TESTIMONY OF
GARY S. SUGANUMA, DIRECTOR OF TAXATION

TESTIMONY ON THE FOLLOWING MEASURE:

H.B. No. 1732, Relating to Housing

BEFORE THE:

House Committee on Housing

DATE: Wednesday, February 4, 2026

TIME: 9:00 a.m.

LOCATION: State Capitol, Room 430

Chair Evslin, Vice-Chair Miyake, and Members of the Committee:

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

H.B. 1732 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, lines 5 to 7, adds new section 201H-E(b), HRS, establishing a chapter 247 conveyance tax exemption for property sold for which a county purchases a deed restriction pursuant to the Kamaaina Homes Program.

Section 6 of the bill, on page 36, lines 6 to 10, 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.

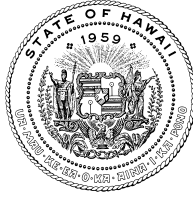
This measure takes effect on July 1, 2026, except that Section 6, relating to the conveyance tax exemption, takes effect on January 1, 2027. On January 1, 2032, this Act shall be repealed and section 247-3, HRS, will be reenacted in the form in which it read “on the day before the effective date of this Act.”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.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

HOUSE COMMITTEE ON HOUSING

February 04, 2026 at 9:00 a.m.

State Capitol, Room 430

In consideration of

HOUSE BILL 1732

RELATING TO HOUSING.

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

HHFDC **supports** House Bill 1732, which establishes the Kamaaina Homes Program within HHFDC to provide funding to counties for purchasing voluntary deed restrictions on homes for local residents.

This bill offers a creative, market-based solution to preserve housing for locals and stabilize our communities. HHFDC has the following considerations:

1. We suggest including properties held in a revocable living trust in the definition of 'Eligible homeowner or homebuyer.'
2. We suggest specifying the cost of the deed restriction. Legislative intent should be provided to help write the administrative rules. Potential options include a percentage of the tax-assessed value, a percentage of an appraisal, or a fixed fee.
3. The requirement that the deed restriction be held in the first position may not be possible in planned communities where Conditions, Covenants, and Restrictions typically have first position.

Thank you for the opportunity to testify.



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 State Legislature
House Committee on Housing
Wednesday, February 4, 2026
Conference Room 430
9:00 a.m.**

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

Aloha Chair Evslin 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 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 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 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 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.

.

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

INTRODUCED BY: EVSLIN, AMATO, BELATTI, HUSSEY, ILAGAN, KEOHOKAPU-LEE LOY, KUSCH, LOWEN, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, OLDS, POEPOE, REYES ODA, SHIMIZU, SOUZA, TARNAS

EXECUTIVE SUMMARY: 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.

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.

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, 2026; except section 247-3, HRS, amendments effective on January 1, 2027. Act repealed on January 1, 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.

Digested: 1/31/2026



February 4, 2026

The Honorable Luke A. Evslin, Chair

House Committee on Housing

State Capitol, Conference Room 430 & Videoconference

RE: House Bill 1732, Relating to Housing

HEARING: Wednesday, February 4, 2026, at 9:00 a.m.

Aloha Chair Evslin, Vice Chair Miyake, 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, 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

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.



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
Brad Nicolai
Mike Pietsch
Sunshine Topping

ADVISORY COMMITTEE

Josh Feldman
Brittany Heyd
Alicia Moy
Ed Schultz

Josh Wisch
President & Executive Director

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

+1 (808) 542-4089
info@holomuacollaborative.org

[HolomuaCollaborative.org](https://holomuacollaborative.org)

Committee: House Committee on Housing
Bill Number: HB 1732, Relating to Housing
Hearing Date and Time: February 4, 9:00am, Room 423
Re: Testimony of Holomua Collaborative – Support

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

Mahalo for the opportunity to submit testimony **in support** of HB 1732, 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. 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 our 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 reaching staggering levels. When nearly 1,500 local workers were asked if they may need to move to a less expensive state, only twenty-five percent answered a definitive “no,” a decrease from thirty-one percent in 2024, while seventy-five percent said “yes” or “unsure; an increase from sixty-nine percent in 2024.” Additionally, more than half of respondents cited housing costs as the primary driver of their cost of living in Hawai'i. Each local worker and family we lose to the continent contributes to a loss of our economy, our culture, and our family.

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.

The Kama'āina Homes Program is an income-blind, voluntary initiative, based 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.

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>

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 our 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 inspiring example. Launched in 2018, Vail, Colorado, created a voluntary program that allowed the town to purchase deed restrictions on homes, ensuring they were only available to local residents. This program has reduced pressure on the housing market and improved the community's overall stability. Not only has it fostered a supportive environment for local families, but it has also strengthened the community by ensuring that Vail's workforce can *afford* to live there.

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 assistance, eligible homebuyers voluntarily agree to deed restrictions that run with the land in perpetuity, ensuring the home is occupied by people who live and work in Hawai'i. Similar programs, such as those in Vail, have shown that these funds primarily support first-time homebuyers by providing down payment assistance that would otherwise be out of reach. Given Hawai'i's extremely high housing costs, matched State and County funds would meaningfully improve local residents' ability to purchase a home. 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.

The Kama'āina Homes Program is an investment in our future. By keeping local families in Hawai'i, 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

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



Aloha e Representatives, Chair, Vice Chair:

Opposition to HBHB1732

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 "*since 2018 ... resulted in the establishment of over one thousand deed restricted residences for local working residents*"

This is false and the error we think emblematic of the level of thought that has gone into this bill. It really whiffs it on the details.

While Vail does have over 1,000 deed restricted units, **only 165 of those are part of the Vail InDEED program.** The majority of those 1,000 units (700 of them) 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 County and City 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.

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. A similar result here would certainly stretch the definition of "kama'aina" beyond recognition.

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.

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 either rework this bill in line with the substantial amendments we propose or 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

February 4, 2026

House Committee on Housing
Representative Luke Evslin, Chair
Representative Tyson K. Miyake, Vice Chair

Wednesday, February 4, 2026, 9:00 a.m.
Conference Room #430 and via video conference



RE: HB 1732 Relating to Housing

Dear Chair Evslin, Vice Chair Miyake 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 is **in support of HB 1732**, 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 as **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 Kama'āina 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** and respectfully urges the Committee to pass this measure.

Respectfully,

Kiran Polk
Executive Director & CEO



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.org

info@hawaiiyimby.org

February 4, 2026

House Committee on Housing

Hawai'i State Capitol

Honolulu, HI 96813

RE: SUPPORT for HB 1732 - RELATING TO HOUSING

Aloha Chair Evslin, Vice Chair Miyake, and Members of the Committee,

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

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 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'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,

Damien Waikoloa, Edgardo Díaz Vega & Huey Kwik

Chapter Leads, Hawai'i YIMBY

February 4, 2026

TO: Chair Evslin and Members of the House Committee on Housing
RE: HB 1732, Relating to Housing

Dear Chair Evslin 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 House Committee on Housing to advance House Bill 1732.

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 are grateful for your careful consideration of House Bill 1732.

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>.



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for HB1732 – Relating to Housing
House Committee on Housing
Wednesday, February 4, 2026 at 9:00AM Conf. Rm. 430 and via Videoconference

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

Mahalo for the opportunity to testify in **strong support** of HB1732, 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 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

LATE

February 4, 2026

Testimony in support of HB 1732, Relating to Housing

Aloha Chair Evslin, Vice Chair Miyake, and Committee Members,

We write in support of HB 1732, Relating to Housing, which would establish the Kama'āina Homes Program to place voluntary deed restrictions on homes that will be dedicated for 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 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 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.



TORI RICHARD

February 4, 2026

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

We write in support of HB 1732 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.

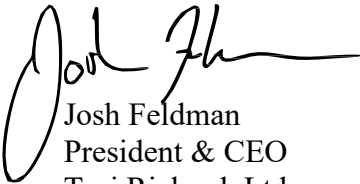
Our business is deeply committed to supporting Hawai'i's local workforce, and the growing housing crisis makes it increasingly difficult for our employees to remain in the islands. Attainable housing is key to keeping talented, creative people in Hawai'i, and this bill offers a much-needed solution to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



Testimony in Support of HB 1732, Relating to Housing

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

We write in strong support of HB 1732, which will establish the Kamaʻāina Homes Program, allowing interested homebuyers to voluntarily place a deed restriction on their property limiting 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, Hawaiʻi is at our core, and through our products and services, we work hard to make Hawaiʻi a better place for future generations.

Hawaiʻi 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.

A handwritten signature in black ink that reads 'Brandon H. Kurisu'.

Brandon Kurisu
aio Family of Companies

