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SYLVIA LUKE
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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Testimony of
RYAN K.P. KANAKA'OLE
Acting Chairperson

Before the Senate Committee on
WATER, LAND, CULTURE AND THE ARTS

Wednesday, February 18, 2026
1:01 PM
State Capitol, Conference Room 224

In consideration of
SENATE BILL 3034
RELATING TO COASTAL ZONE MANAGEMENT

Senate Bill 3034 proposes to require the Department of Land and Natural Resources (Department), by July 1, 2028, to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program; establish the Coastal Resilience Revolving Fund; and clarify the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department under the Hawai'i Coastal Resilience Acquisition and Leaseback Program. **The Department has serious concerns regarding this bill and offers the following comments.**

The Department notes that while this program appears to be aimed at coastal properties with residential structures (i.e. homes) vulnerable to coastal erosion and flooding, the measure is vague as to what types of "structures" are being targeted. As currently written, this measure lacks standards to determine which property owners would qualify for the leaseback component of the program. It is also unclear whether the priority for leasebacks is intended to assist current landowners until they can relocate, or instead to generate a stable source of revenue for the Coastal Resilience Revolving Fund.

Further, if the bill is in fact aimed at shoreline residences, there are no provisions for relocation assistance, especially for owner-occupants or for properties who house long-term, local renters.

The Department is concerned that, as written, the measure may discourage participation due to the proposed property valuation system. Discounting all costs associated with removal of improvements and restoration of the land may leave property owners entitled to only a nominal return. Additionally, under this approach, the State incurs both the cost of removal and remediation and acquisition of the property.

The leaseback provisions appear intended to recoup some of these costs. However, due to the unpredictable nature of local erosion events, there is no way to guarantee a lease term adequate to recover expenditures. A large storm event could render a property or structure unsafe within months of acquisition, leaving the State with a significant unfunded obligation. As written, this measure states that the Department may determine when a structure is deemed unsafe and require termination of tenancy. The Department recommends the inclusion of uniform standards by which it may make such a determination to ensure fair and equitable application of this authority.

The Department would also appreciate clarification regarding the assessment of leaseback rent. Hawaii Revised Statutes chapter 171 generally requires the Department to charge fair market value as determined by a neutral appraiser for any lease of State lands. Upon acquisition, lands to be leased back would become State lands and thus subject to this statutory requirement. Absent a standardized methodology to determine leaseback rent, the Department is concerned that inevitable disparities in rates could expose the Board to claims disparate treatment or favoritism. Further, the Department generally imposes a standard set of lease conditions that include requirements for performance bonds and liability insurance. It is not clear if this measure would require the same of potential participants in the leaseback program.

The Department notes that the funding sources listed in section 3 of this measure may not provide the Coastal Resilience Revolving Fund with the necessary stability for acquisition and management of numerous coastal properties. If implemented, the Department may instead require regular general fund appropriations to sustain this program. Furthermore, the Department notes that settlement or penalty revenues (page 5, line 15) related to shoreline violations are generally the result of Conservation District enforcement actions. These funds are already statutorily designated for deposit into the Beach Restoration Special Fund.

Finally, the Department notes that no appropriation is provided for the implementation of this measure. This measure would significantly increase the Department's workload, and it appears that the Land Division would be suited to run such a program. However, the Land Division cannot take on the increased workload without additional staff. The Department recommends the creation of at least three full-time equivalent (FTE) positions, including a position specifically to support grant writing. Additional funding will be necessary to support the additional positions. Depending on the level of participation in the program and actual workload required for acquisition, leaseback administration, and contract management, further positions and funds may be required as the program evolves and grows.

The Department recognizes that the State needs to explore all available options regarding our response to climate change and sea level rise, including a possible buyout and leaseback program.

Mahalo for the opportunity to comment on this measure.

SB-3034

Submitted on: 2/15/2026 10:05:52 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|-----------------------------|--|---------------------------|------------------------|
| Councilmember Tamara Paltin | Testifying for Councilmember - West Maui | Support | Written Testimony Only |

Comments:

Aloha e Chair, Vice Chair and members,

I write in strong support of SB3034. This bill would create Hawaii's first voluntary pathway for managed retreat with a dedicated funding source and structured acquisition and leaseback program so shoreline property owners, some of whom are our local residents aren't left stranded while we work to reduce long term risk.

This issue is prevalent in West Maui where we have in excess of 9 condo complexes in daanger of catastrophic losses during extreme weather events. Recently during our study of short term rental phase out, I walked the coastline from Honokowai through Kahana. There are structures in West Maui that I would give ten years or less of remaining safe usage. Many properties statewide are within the sea level rise exposure area with no direction or policy to address the fallout when buildings begin to fail. There is a condo complex in West Maui that has one building that has been condemned for a number of years and the AOA, the county and the community have no path forward at this time to address the situation, there is documentation during large north swells of the building itself being barrellled by waves washing over the roof. We desperately need your leadership now as doing nothing is the worst thing we can do. We need options, we need a plan, we need a path forward, we need your leadership on this issue now more than ever before. West Maui as a major revenue generator for the State for decades has endured COVID, the fire and we need a plan now to address shoreline erosion and rising sea levels which will be exacerbated by severe weather events before it is too late.

Mahalo for your time and attention to this testimony and your service to the public.

Tamara Paltin - Councilmember West Maui



February 16, 2026

Senate Committee on Water, Land, Culture and the Arts
Hawai'i State Legislature
Via Electronic Transmission

Re: Testimony in SUPPORT of SB3034, Relating to Coastal Zone Management
Hearing: Wednesday, February 18, 2026, 1:01 PM CR 224 & Via Videoconference

To: The Honorable Chair Lee, Vice Chair Inouye, and Members of the Committee

Surfrider Foundation Hawai'i Region strongly supports SB3034, which establishes a Hawai'i Coastal Resilience Acquisition and Leaseback Program to proactively reduce coastal hazard exposure, protect public trust beaches, and prevent avoidable public safety and fiscal impacts before structural collapse occurs.

Surfrider Foundation is a grassroots environmental organization dedicated to protecting the ocean, waves, and beaches for all people. Through our Coast & Climate initiative, our chapters on Maui, Kaua'i, and O'ahu work directly on coastal erosion, shoreline armoring, and loss of public beach access. As sea level rise accelerates and erosion intensifies along developed shorelines, we are increasingly encountering properties that are no longer defensible in place. In many chronically eroding areas, continued occupation exposes residents, the public, and the State to escalating safety risks and mounting public costs.

Hawai'i currently lacks a clearly authorized statewide program to voluntarily acquire vulnerable coastal properties before catastrophic failure and repeated emergency response occur. Without defined authority and dedicated funding, the State remains reactive rather than reducing risk proactively.

SB3034 addresses this gap by establishing a statewide acquisition and leaseback program administered by the Department of Land and Natural Resources (DLNR) and supported by a Coastal Resilience Revolving Fund. The program authorizes voluntary acquisition of vulnerable coastal properties, allows short-term leasebacks subject to safety conditions, requires removal and site restoration when properties become unsafe, and permanently restricts redevelopment. The revolving fund supports the full lifecycle of risk reduction, including acquisition, monitoring, demolition and removal, restoration, and relocation assistance for income-qualified households.

SB3034 directly advances Recommendations 14 and 16 of the Statewide Managed Retreat Study (March 2025), commissioned by the Office of Planning and Sustainable Development under the State's Coastal Zone Management Program.¹ Recommendation 14 calls for a voluntary relocation assistance program built on a buyout–leaseback structure with a permanent end-state of demolition and redevelopment restrictions. Recommendation 16 recommends establishing a dedicated state entity to identify and fund acquisition and restoration of key coastal lands to facilitate shoreline adaptation. SB3034 operationalizes these recommendations by providing clear statutory authority and a dedicated funding mechanism.

This measure represents a pragmatic compromise between unmanaged collapse and indefinite occupation of indefensible shoreline properties. Participation is voluntary and leasebacks are temporary and tied to objective safety conditions. When those conditions are exceeded, occupancy must end and structures must be removed, ensuring permanent risk reduction and protection of public trust resources.

The inclusion of relocation assistance for income-qualified households is critical to equity. The Study itself recognizes the need to structure voluntary programs in a way that does not disproportionately burden long-time or lower-income residents.

By acquiring vulnerable properties at hazard-adjusted value and requiring permanent redevelopment restrictions, SB3034 ensures public funds are not subsidizing failing coastal assets. Instead, it provides a fiscally responsible mechanism to reduce exposure before collapse occurs, helping avoid escalating emergency response, infrastructure repair, debris removal, and environmental remediation costs.

As sea levels rise and erosion accelerates, reactive enforcement alone will not manage the scale of risk facing Hawai'i's shorelines. SB3034 reflects the forward-thinking, proactive approach Hawai'i needs to responsibly reduce coastal hazard exposure and protect public trust beaches for future generations.

Mahalo for the opportunity to submit testimony in strong support of SB3034 on behalf of Surfrider Foundation's Maui, O'ahu, and Kaua'i chapters and members statewide.

Sincerely,

Hanna Lilley
Hawai'i Regional Manager
Surfrider Foundation

¹ Available at <https://planning.hawaii.gov/czm/ormp/ormp-action-team-project-on-the-feasibility-of-managed-retreat-for-hawaii/>

HAWAI'I OCEAN LEGISLATIVE TASK FORCE



February 18, 2026

Hawai'i State Legislature
Senate Committee on Water, Land, Culture and the Arts

Re: Testimony in **SUPPORT** for SB 3034, Relating to Coastal Zone Management

Aloha Chair Lee, Vice Chair Inouye, and esteemed members of the committee,

The Ocean Legislative Task Force—a coalition of more than 150 individuals across over 20 organizations statewide—**supports** SB 3034, relating to coastal zone management. This measure establishes the Hawai'i Coastal Resilience Acquisition and Leaseback Program and creates a dedicated revolving fund to enable the Department of Land and Natural Resources to voluntarily acquire vulnerable coastal properties and lease them back temporarily under defined conditions.

As sea level rise, coastal erosion, and increasingly severe storm events continue to threaten Hawai'i's shorelines, proactive and forward-thinking strategies are needed to protect public safety, preserve beach access, and reduce long-term costs associated with emergency response and infrastructure damage. This measure provides the State with an important tool to plan ahead by facilitating the strategic acquisition and transition of high-risk coastal properties in a way that is structured, equitable, and voluntary.

By establishing a dedicated revolving fund and clear program framework, SB 3034 helps ensure that Hawai'i can responsibly manage coastal hazards while supporting affected communities and safeguarding natural shoreline systems. Proactive efforts such as this reduce the likelihood of future environmental harm, protect coastal ecosystems, and help avoid the significant public expense associated with reactive mitigation and disaster response.

The Ocean Legislative Task Force appreciates the Legislature's leadership in advancing policies that strengthen Hawai'i's long-term coastal resilience and respectfully urges your support for SB 3034.

Mahalo for the opportunity to provide testimony.

The Hawai'i Ocean Legislative Task Force advocates for measures that advance cesspool conversion and wastewater management, protect Hawai'i's coral reefs and reef fish, ensure transparent and sustainable implementation of the Green Fee program and long-term environmental staffing, and support other measures that strengthen Hawai'i's coastal and marine ecosystems.

SB-3034

Submitted on: 2/16/2026 11:56:03 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|-------------------------------------|---------------------------|------------------------|
| Thorne Abbott | Testifying for COASTAL PLANNERS,LLC | Support | Written Testimony Only |

Comments:

i have a few concerns about the legality of some of the phrases and items and dont want to see a perverse incentive program for purchasing oceanfront lots, but they will likely be worked out throught the legislative committee review process and the intent of the bill is sound practive-thinking that i support. The program should emuate the Legacy Land Conservation Program which has been a vey effective mechanism for Voluntary, willing sellers. the voluntary natured of the program must be underscoreed in my opinion. signed Thorne ABBOTT, Coastal Planners, LLC



SanHi

GOVERNMENT STRATEGIES

A LIMITED LIABILITY LAW PARTNERSHIP

DATE: February 6, 2026

TO: Senator Chris Lee
Chair, Committee on Water, Land, Culture and the Arts

FROM: Mihoko Ito / Chris Delaunay
SanHi Government Strategies LLP

RE: **S.B. 3404 Relating to Regional Shoreline Mitigation Districts**
Hearing Date: Friday, February 6, 2026, at 1:00 PM
Conference Room 224

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

The Kahana Bay Steering Committee (KBSC) submits this testimony in **opposition** to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program. Clarifies the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department of Land and Natural Resources under the Hawai'i Coastal Resilience Acquisition and Leaseback Program.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion in their region. Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

KBSC respectfully opposes SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other comprehensive, forward-looking solutions to protect communities, infrastructure, and the coastal economy. While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing structures and land for long-term resilience.

This bill states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We concur that the State lacks tools to deal with threatened coastlines with its current regulatory system, but also believe that is partly because of the lack of policy support for regional solutions to encourage shoreline preservation. The bill instead makes a policy decision that resources of the State should be used to acquire real estate, without managing or acknowledging that the State needs to invest in intermediate solutions that could help preserve coastlines rather than abandon them.

For these reasons, we respectfully oppose this measure and ask that it be held. Mahalo for the opportunity to testify on this bill.

TESTIMONY OF ADF PROPERTIES

RE: S.B. 3034 – Relating to Regional Shoreline Mitigation Districts

Hearing Date: Friday, February 17, 2026 – 1:00 PM

Conference Room 224

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts:

ADF Properties respectfully submits this testimony in **opposition** to S.B. 3034.

ADF Properties is a generational Maui ‘ohana business. The Furtado family owned and operated multiple commercial properties makai of Front Street in Lahaina for decades. These properties were more than real estate investments — they were family legacy assets, community gathering spaces, and part of the economic and cultural fabric of historic Lahaina. Following the August 8, 2023, wildfires, our family lost multiple structures. Since that day, we have worked tirelessly to secure, maintain, and protect our properties while navigating the long and complex path toward rebuilding.

While we recognize and respect the State’s responsibility to address sea level rise and coastal erosion, S.B. 3034 moves Hawai‘i toward a policy framework that prioritizes acquisition and managed retreat as the primary response to shoreline vulnerability. In its current form, this bill promotes and funds retreat without meaningfully incorporating prevention, protection, adaptation, or regional shoreline solutions that could preserve communities and local economies.

The measure authorizes the Department of Land and Natural Resources to establish the Hawai‘i Coastal Resilience Acquisition and Leaseback Program and create a special fund to purchase vulnerable coastal properties, with eventual structure removal. Although leaseback options are mentioned, they are temporary in nature and do not provide long-term security for property owners seeking to responsibly rebuild and adapt.

For families like ours, this framework creates significant uncertainty and risk.

As a post-wildfire property owner seeking to rebuild in alignment with all State and County requirements, S.B. 3034 would:

- Introduce financial uncertainty into already fragile rebuilding efforts by signaling that long-term private ownership of coastal property may be temporary or discouraged.

- Complicate financing and insurance, as lenders and insurers may view coastal commercial property as subject to potential state acquisition rather than long-term investment.
- Reduce confidence in reinvestment at a time when West Maui businesses are trying to restore economic stability and jobs.
- Discourage collaborative shoreline protection efforts by shifting public resources toward acquisition rather than resilience infrastructure and regional adaptation planning.

This bill states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We agree that the State lacks effective tools to address shoreline threats. However, the solution should not default to purchasing and removing properties without first creating viable regional mitigation pathways.

What is missing from S.B. 3034 is a balanced strategy that:

- Invests in regional shoreline mitigation districts that allow coordinated protection efforts.
- Encourages nature-based solutions, dune restoration, and engineered resilience where appropriate.
- Provides clear permitting pathways for adaptation measures.
- Supports property owners willing to invest in resilient rebuilding rather than signaling retreat as the inevitable outcome.

For the Furtado ‘ohana and ADF Properties, this bill makes rebuilding more difficult because it undermines long-term certainty. After losing our buildings in the wildfires, we are committed to rebuilding responsibly, safely, and in a manner that aligns with community recovery goals. A policy framework that centers acquisition and removal sends the opposite message — that coastal businesses should not plan for permanence.

Lahaina’s economic recovery depends on thoughtful, forward-looking coastal planning that includes prevention, protection, and adaptation — not a singular pathway toward retreat.

We respectfully urge the Committee to hold S.B. 3034 in its current form and instead work toward a comprehensive coastal resilience framework that balances environmental responsibility with community preservation and economic recovery.

Mahalo for the opportunity to testify on this important measure.

ADF Properties
On behalf of the Furtado ‘Ohana

Testimony in Strong Support of SB3034

Submitted by:

Mark Deakos

Chief Scientist

Hawai'i Association for Marine Education and Research (HAMER)

RE: SB3034 – Hawaii Coastal Resilience Acquisition and Leaseback Program

Chair, Vice Chair, and Members of the Committee:

Mahalo for the opportunity to testify in strong support of SB3034.

Living in Hawai'i comes with natural hazard risk. Purchasing a home near a stream, in a flood hazard zone, in a hurricane-prone area, or near an active volcano carries known exposure to natural forces. Shoreline property is no different. Coastal erosion, sea level rise, and high-energy wave events are foreseeable and well-documented hazards.

Under Hawai'i law, when the high wash of the wave migrates inland, that land becomes public trust land. A 2019 Attorney General Opinion recognized that this dynamic shoreline boundary does not constitute a regulatory taking. When erosion causes land loss, that loss is borne by the property owner — it is part of the inherent risk of owning shoreline property.

However, while there is no constitutional obligation for the State to compensate owners for erosion-related land loss, there is a strong public interest in working collaboratively with property owners to manage this transition responsibly.

SB3034 creates that pathway.

First, without proactive intervention, the public may ultimately bear the cost of removing collapsed structures if an owner walks away from a total loss. Demolition, debris removal, exposed infrastructure, and environmental remediation can become a public burden.

Second, managed retreat benefits the broader community by restoring natural shoreline processes. Scientific research demonstrates that hard armoring interrupts sand transport and accelerates beach loss. Allowing shorelines to migrate inland under natural processes preserves public

beaches, maintains lateral access, and supports seasonal sand cycling — where winter high-energy waves build protective sand berms that buffer summer erosion.

Third, this program provides an opportunity for property owners who understand the long-term inevitability of sea level rise to make rational, forward-looking decisions. Rather than risking a catastrophic total loss or leaving future generations with an unmanageable burden, owners can voluntarily transition their property in a structured manner. This creates a win-win outcome: reduced public risk and reduced private uncertainty.

Finally, and importantly, SB3034 provides peace of mind. Many shoreline homeowners experience significant stress each winter as waves inch closer to foundations. The uncertainty of “when” and “how” loss will occur creates emotional and financial strain. A voluntary acquisition and leaseback program provides clarity, structure, and a pathway forward. It replaces panic with planning.

SB3034 does not mandate acquisition. It does not compel the surrender of property. It creates a voluntary mechanism grounded in hazard-adjusted valuation and long-term coastal resilience.

In an era of accelerating sea level rise, the question is not whether managed retreat will occur, but whether it will occur chaotically or thoughtfully. SB3034 allows Hawai‘i to choose a thoughtful, orderly transition over a crisis response.

For these reasons, HAMER respectfully urges passage of SB3034.

Mahalo for your leadership in advancing responsible coastal resilience policy.

SB-3034

Submitted on: 2/17/2026 12:57:37 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---|---------------------------|------------------------|
| Albert Perez | Testifying for Maui Tomorrow Foundation | Support | Written Testimony Only |

Comments:

Aloha Chair Lee, Vice-Chair Inouye and Committee members,

Maui Tomorrow Foundation supports this bill. It addresses an urgent need to create a practical pathway for shoreline structures threatened by extreme erosion due to sea level changes and time to be purchased and safely removed through a voluntary program that fairly compensates the land owners. Without this proactive pathway, property owners are waiting until the last minute to take action, and then claiming that they have no alternative but to harden the coastline and/or temporarily nourish the beach.

We already know that continued armoring and/or beach nourishment give only temporary relief to properties in the wave hazard zone. Added sand will wash away quickly, and sea level rise will move underground to compromise seawalls from behind. Hawai'i need a clear statewide authority and dedicated funding to be ready to acquire highly vulnerable properties before catastrophic failure occurs. Every part of the island of Maui has structures that are in danger of being undermined by the natural processes of the sea. They pose safety risks for residents and beach users, and have a high potential to cause environmental harm to our reefs and nearshore waters. It's time that we come up with a fair way to offer a path forward for shoreline property owners to work with the natural processes that surround them.

Please pass this important bill.

Mahalo,

Albert Perez, Executive Director



Maui Hotel & Lodging
ASSOCIATION

February 17, 2026

COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

Senator Chris Lee, Chair

Senator Lorraine R. Inouye, Vice Chair

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts:

The Maui Hotel and Lodging Association respectfully offers this testimony in **opposition** to SB 3034.

Hawai'i's visitor industry remains one of the state's most important economic pillars, sustaining tens of thousands of local jobs and generating significant tax revenues that support essential public services, environmental protection, and community programs across the islands. Many hotel properties are situated along the shoreline by necessity and design — not only because of visitor demand, but because Hawai'i's tourism model has long been connected to access to beaches and ocean resources.

We acknowledge the serious and growing challenges posed by sea level rise and coastal erosion. However, SB 3034 proposes a framework that prioritizes state acquisition and managed retreat as central resilience strategies. As drafted, the bill establishes the Hawai'i Coastal Resilience Acquisition and Leaseback Program within the Department of Land and Natural Resources and authorizes a special fund to acquire coastal properties identified as vulnerable, with the long-term objective of removing structures.

Although the bill allows for leaseback arrangements, those agreements are temporary in nature and fail to provide the long-term predictability necessary for substantial hospitality investment.

Hotels require significant capital commitments. They depend on long-term financing, stable insurance coverage, and multi-decade planning for maintenance and improvements. A state initiative that signals the possible future purchase and removal of coastal facilities would:

- Heighten lending risk and increase borrowing costs for hotel operators.
- Add further instability to an already fragile coastal insurance market.
- Discourage reinvestment in older properties that need substantial upgrades to meet evolving safety and sustainability expectations.
- Weaken Hawai'i's position in an increasingly competitive global tourism market.

The measure states that current regulatory and enforcement mechanisms are inadequate to proactively address chronically threatened coastal properties. We agree that Hawai'i must strengthen its tools for managing coastal hazards. However, acquisition and retreat should not be the sole or primary approach.

A well-rounded coastal resilience strategy should also incorporate:

- Regional shoreline management districts that enable coordinated and area-wide solutions.
- Greater investment in nature-based shoreline restoration, including dune and ecosystem enhancements.
- Carefully designed and environmentally responsible engineered protections where appropriate.
- Incentives to elevate, retrofit, or redesign structures to withstand future conditions.
- Streamlined and transparent permitting processes that allow property owners to implement resilience improvements efficiently.

The visitor industry is a major contributor to state and county revenues, including the Transient Accommodations Tax and the General Excise Tax, which help finance environmental management and shoreline protection initiatives. Directing public resources primarily toward property acquisition — without parallel investment in protective and adaptive infrastructure — risks eroding the very revenue streams that support long-term resilience efforts.

Moreover, an acquisition-focused approach could disproportionately affect shoreline-dependent businesses and their workforce — including housekeepers, maintenance personnel, food and beverage employees, cultural practitioners, and local vendors — many of whom are residents who depend on stable employment in hospitality.

Hawai'i's coastal resilience policies must thoughtfully balance environmental necessity with economic stability. A strategy that signals long-term retreat for major coastal employers, without equal emphasis on adaptation and protection, introduces uncertainty at a time when the state continues to recover from recent disasters and global disruptions.

For these reasons, the Maui Hotel and Lodging Association respectfully urges the Committee to defer SB 3034 in its current form and instead pursue a more comprehensive and balanced coastal resilience approach that integrates protection, adaptation, and regional collaboration — not solely acquisition and managed retreat.

Mahalo for the opportunity to testify,

Respectfully,

John Pele

Executive Director, Maui Hotel and Lodging Association



Gerard C. Gibson
President
Hawai'i Hotel Alliance

February 17, 2026

RE: S.B. 3034 – Relating to Regional Shoreline Mitigation Districts

Hearing Date: Wednesday, February 18, 2026 – 1:00 PM

Conference Room 224

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts:

The Hawai'i Hotel Alliance respectfully submits testimony in **opposition** to S.B. 3034.

The visitor industry remains one of Hawai'i's primary economic drivers, supporting tens of thousands of local jobs and generating substantial tax revenue that funds public services, environmental stewardship, and community programs statewide. Many hotel properties are located in coastal areas by design — not only because of visitor preference, but because Hawai'i's tourism economy has historically been built around access to our shoreline and ocean resources.

While we recognize the urgent need to address sea level rise and coastal erosion, S.B. 3034 advances a framework that centers state acquisition and managed retreat as a primary resilience strategy. In its current form, the bill creates the Hawai'i Coastal Resilience Acquisition and Leaseback Program within the Department of Land and Natural Resources and authorizes the establishment of a special fund to purchase coastal properties deemed vulnerable, followed by eventual structure removal.

Although leaseback arrangements are contemplated, they are temporary and do not provide the long-term certainty required for large-scale hospitality investments.

Hotels are capital-intensive operations that require long-term financing, long-term insurance commitments, and multi-decade capital improvement planning. A state program that signals potential future acquisition and removal of coastal structures will:

- Increase financing risk and borrowing costs for hotel operators.
- Create insurance uncertainty in an already fragile coastal insurance market.
- Discourage reinvestment in aging properties that require significant upgrades to meet safety and sustainability standards.
- Undermine Hawai'i's competitiveness in the global visitor market.

The bill asserts that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures.” We agree that Hawai‘i needs improved tools to address coastal hazards. However, the answer should not be limited to acquisition and retreat.

A comprehensive coastal resilience strategy should also include:

- Regional shoreline mitigation districts that allow coordinated protection solutions.
- Investment in nature-based shoreline restoration and dune systems.
- Strategic engineered protections where appropriate and environmentally sound.
- Incentives for elevating, retrofitting, or redesigning structures to adapt to future conditions.
- Clear permitting pathways that allow property owners to implement resilience improvements in a timely manner.

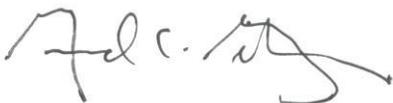
The visitor industry contributes significantly to state and county revenues, including the Transient Accommodations Tax and General Excise Tax, which help fund environmental management and coastal protection efforts. Redirecting public funds toward property acquisition without simultaneously investing in protective infrastructure risks weakening the very revenue base that funds long-term resilience.

In addition, an acquisition-first model may disproportionately impact shoreline-dependent businesses and their employees — housekeepers, maintenance workers, food and beverage staff, cultural practitioners, and small local vendors — many of whom are local residents who rely on stable employment in the hospitality sector.

Hawai‘i’s coastal resilience policy must balance environmental realities with economic sustainability. A strategy that effectively signals long-term retreat for major coastal employers, without parallel investment in adaptation and protection, creates uncertainty at a time when the State is still recovering economically from recent disasters and global disruptions.

For these reasons, the Hawai‘i Hotel Alliance respectfully urges the Committee to hold S.B. 3034 in its current form and to work toward a more comprehensive and balanced coastal resilience framework that incorporates protection, adaptation, and regional collaboration — not solely acquisition and managed retreat.

Mahalo for the opportunity to testify.



Jerry Gibson
President
Hawai‘i Hotel Alliance



2/17/26

To: The Honorable Chair Lee, Vice Chair Inouye, and Members of the Committee

Re: Strong Support for SB3034 Hawai'i Coastal Resilience Acquisition and Leaseback Program

Aloha Chair Lee and Members of the Committee,

My name is Kai Nishiki, and I submit this testimony on behalf of Maui Nui Resiliency Hui in **strong support of SB3034.**

Maui Nui Resiliency Hui works at the intersection of coastal resilience, housing stability, and community well-being. On Maui, we are witnessing firsthand the accelerating impacts of sea level rise, chronic erosion, shoreline armoring conflicts, and increasing public liability associated with vulnerable coastal structures. The absence of a proactive statewide acquisition framework leaves communities and government alike reacting after collapse rather than planning ahead.

SB3034 provides Hawai'i with something we currently do not have: **a structured, voluntary, state-administered pathway to reduce risk before disaster occurs.** By establishing the Hawai'i Coastal Resilience Acquisition and Leaseback Program within DLNR and creating a Coastal Resilience Revolving Fund, **this bill transforms years of study into actionable policy.**

As referenced in the **March 2025 Statewide Managed Retreat Study, Recommendations 14 and 16 call for precisely this type of buyout/leaseback framework** with permanent end of useful life demolition and redevelopment restrictions, supported by a dedicated state entity. SB3034 operationalizes those recommendations. **It provides statutory clarity, fiscal structure, and long-term safeguards** to ensure that public funds are used to permanently reduce exposure, not perpetuate hazard.

Importantly for Maui, **this program could also provide a thoughtful pathway to transition certain hazard-exposed shoreline short-term rentals into time-limited long-term housing during leaseback periods.**

Many shoreline properties currently operating as transient vacation rentals are located in areas experiencing chronic erosion or future inundation risk. A voluntary acquisition followed by a structured, temporary leaseback conditioned on safety thresholds could allow:

- Short-term rentals to transition into longer-term occupancy during the remaining safe life of the structure;
- Housing stability for residents during a defined adaptation period;
- Clear expectations that redevelopment is permanently restricted;
- An orderly end of useful life removal and shoreline restoration rather than emergency collapse.

This creates a bridge between housing policy and climate adaptation. Instead of continuing speculative short-term use in increasingly hazardous areas, the program could incentivize conversion to time-limited local housing while planning for ultimate retreat and restoration.

Such a model aligns hazard reduction with housing transition in a way that reduces risk, protects beaches, and acknowledges economic realities. It also ensures that public funds are not subsidizing ongoing speculative coastal investment but are instead used to responsibly manage decline where retreat is inevitable.

SB3034 represents a pragmatic compromise between unmanaged structural failure and indefinite occupation of indefensible shorelines. Participation is voluntary. Leasebacks are temporary and safety-based. The end state is permanent risk reduction and protection of public trust resources.

For Maui, and for Hawai'i as a whole, this bill represents long-term thinking. It moves us from reactive disaster response to proactive resilience planning.

Maui Nui Resiliency Hui strongly urges passage of SB3034. Mahalo for your leadership and consideration.

Respectfully submitted,

Kai Nishiki & Sarah Freistat Pajimola,

Executive Directors, Maui Nui Resiliency Hui



SanHi

GOVERNMENT STRATEGIES

A LIMITED LIABILITY LAW PARTNERSHIP

DATE: February 17, 2026

TO: Senator Chris Lee
Chair, Committee on Water, Land, Culture & the Arts

FROM: Mihoko Ito / Chris Delaunay

RE: **S.B. 3034 – Relating to Coastal Zone Management**
Hearing Date: Wednesday, February 18, 2026 at 1:01 PM
Conference Room: 224

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture & the Arts:

The Kahana Bay Steering Committee (KBSC) submits this testimony in **opposition** to S.B. 3034, which requires the Department of Land and Natural Resources to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program. It also clarifies the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department of Land and Natural Resources under the Hawai'i Coastal Resilience Acquisition and Leaseback Program.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion in their region. Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

KBSC respectfully opposes S.B. 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other comprehensive, forward-looking solutions to protect communities, infrastructure, and the coastal economy. While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature-based solutions, or incentives for preparing structures and land for long-term resilience.

S.B. 3034 states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We concur that the State lacks tools to deal with threatened coastlines with its current regulatory system, but also believe that is partly because of the lack of policy support for regional solutions to encourage shoreline preservation. The bill instead makes a policy decision that resources of the State should be used to acquire real estate, without managing or acknowledging that the need to invest in intermediate solutions that could help preserve coastlines, rather than abandon them.

For these reasons, we respectfully oppose this measure and ask that it be held. Mahalo for the opportunity to testify on this bill.



LATE

Testimony of **Lahaina Strong**
Before the Senate Committees on
Water & Land

In Consideration of Senate Bill No. 3034
RELATING TO COASTAL ZONE MANAGEMENT

Aloha Chairs Lee, Vice Chair Inouye, and members of the Senate Water & Land committee,

We are submitting comments on SB3034 relating to coastal management and shoreline resilience.

We appreciate that the Legislature is moving in the right direction by acknowledging the urgent need to proactively address shoreline erosion, sea level rise, and the long-term viability of development in vulnerable coastal zones. The concept of creating a program to strategically manage retreat and reduce future harm is thoughtful and necessary.

However, we have concerns about how this framework would function in different regions of Hawai'i, particularly in West Maui.

The bill appears most applicable to long stretches of single-family homes, such as those along O'ahu's North Shore. In those cases, state acquisition of individual parcels may be more straightforward in theory. But in West Maui, the shoreline is not primarily made up of single-family homes. Instead, it is dominated by multi-unit residential condominium complexes—many of which have been effectively converted into short-term vacation rentals (STRs).

In this context, it does not make sense for the State to purchase individual STR condominium units one at a time. To meaningfully reduce shoreline pressure and transition toward managed retreat, the State would need control of entire buildings or complexes. Acquiring scattered individual units would not provide the authority necessary to decommission structures or plan comprehensively. Moreover, the eventual

demolition of large multi-story complexes would be extraordinarily expensive and logistically complex.

We also urge the Legislature to consider the political economy of shoreline hardening in West Maui. Many of the residential condo complexes along our shoreline are heavily owned by off-shore investors. These investors, whose primary relationship to these properties is financial, have been among the most aggressive advocates for shoreline armoring, sand replenishment, and emergency interventions. These actions are often framed as “protection,” but in reality, they frequently prioritize protecting investment value over protecting coastal ecosystems, public beach access, and long-term community resilience.

The vacation rental takeover of residential housing has reduced the number of year-round residents while amplifying the political influence of absentee ownership. Any statewide coastal buyback or retreat program must acknowledge this dynamic. Without addressing STR concentration and investor-driven shoreline policy, we risk spending public funds to stabilize a system that has already displaced residents and degraded beaches.

We respectfully ask:

- How will SB3034 be adapted to regions like West Maui where coastal development consists primarily of multi-unit condo complexes rather than single-family homes?
- Will the program allow for acquisition of entire buildings or complexes, rather than individual units?
- How will the State ensure that public funds are not used to subsidize speculative investment patterns that have contributed to shoreline hardening pressures?
- How can this bill meaningfully support communities like West Maui, where the shoreline crisis is deeply intertwined with the STR industry?

We believe Hawai'i is on the right track in recognizing the need for strategic coastal planning. But for this effort to be equitable and effective statewide, it must reflect the very different development patterns and ownership structures across our islands.

Me ke aloha nui,

Paele Kiakona, Jordan Ruidas, Courtney Lazo

On behalf of Lahaina Strong



Cade Watanabe, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Eric W. Gill, Senior Vice-President

February 17, 2026

Senate Committee on Water, Land, Culture and the Arts
Sen. Chris Lee, Chair
Sen. Lorraine Inouye, Vice Chair

LATE

Testimony in Opposition to re: SB 3034

Chair Lee, Vice Chair Inouye, and Committee Members:

UNITE HERE Local 5 represents 10,000 working people in the hotel, food service and health care industries across Hawaii.

This bill could provide a significant benefit to coastal landowners, but as written it appears to apply to owners of all types of property, not just residences.

To the extent the bill could provide a needed solution for homeowners, it has potential to benefit the community.

However, as written, SB 3034 could shift a significant risk burden and cost burden from real estate investors onto the taxpaying public. It does not address the risks and costs faced by workers at those properties.

The question is, who will benefit?

If the leaseback program includes large real estate investors, this means shifting business risks onto the public on a large scale. The inspection and maintenance costs, legal costs, eventual demolition and cleanup costs, etc. are significant unknowns with associated risks. These costs, plus the price the State pays to buy the property, will compare against whatever lease revenue the state might take in while the properties are still habitable.

On the upside, this may allow people to stay employed longer, albeit in doomed properties. This bill should address their futures, and the future of our communities.

For the above reasons, we oppose SB 3034 in its current form. If the bill moves forward, we ask that it be amended to provide for the futures of the working people employed in affected properties and for the future of our communities; and that more of these costs be taken on by commercial property owners.

Thank you.

SB-3034

Submitted on: 2/17/2026 10:07:43 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|----------------|
| Kaleo Schneider | Individual | Oppose | In Person |

Comments:

STARN · O'TOOLE · MARCUS & FISHER

A L A W C O R P O R A T I O N

February 17, 2026

LATE

Senator Chris Lee, Chair,
Senator Lorraine Inouye, Vice Chair,
and Members of the Committee on
Water, Land, Culture and the Arts

Hearing: Senate Committee on Water, Land, Culture and the Arts
Date: Wednesday, February 18, 2026
Time: 1:01 p.m.
Place: Conference Room 224 & Videoconference
State Capitol
415 South Beretania Street

Testimony in Opposition of SB 3034
Relating to Coastal Zone Management

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

I represent the Shoreline Preservation Coalition, who offers this testimony in **opposition** of SB 3034. The Shoreline Preservation Coalition's members consist of homeowners along the shoreline in Hawaii.

When managed retreat is the only option, the Shoreline Preservation Coalition is supportive of State efforts to adequately compensate homeowners required to relocate. SB3034 would create a purchase and leaseback program for these types of properties but would not adequately or fairly compensate the homeowners.

Purchase prices would be fair market value, less the cost: (1) to demolish existing structures, (2) to restore and stabilize the site, (3) to provide future monitoring, inspections, and hazard assessments, and (4) for environmental or contamination cleanup. These are costs that an ordinary purchaser would inherit when buying a property and, provided the intent is to completely raze and remediate these properties, could substantially decrease the overall purchase price.

Additionally, the leasebacks allowed under SB 3034 do not have limitations on rental amounts. These homeowners could be forced to sell their land for substantially less than it is worth and then rent it from the State for market (or over market) rent, drastically limiting their ability to exchange their shoreline property for a mauka property. If the intent is to allow these homeowners the opportunity to move inland, then SB 3034 misses the mark.

Testimony in Opposition of SB 3034
February 17, 2026
Page 2

The Shoreline Preservation Coalition respectfully opposes SB 3034 for the foregoing reasons.

Sincerely,



Bernie Bays



SanHi

GOVERNMENT STRATEGIES

A LIMITED LIABILITY LAW PARTNERSHIP

DATE: February 16, 2026

TO: Senator Chris Lee
Chair, Committee on Water, Land, Culture and the Arts

FROM: Mihoko Ito / Chris Delaunay
SanHi Government Strategies LLP

RE: **S.B. 3404 Relating to Regional Shoreline Mitigation Districts**
Hearing Date: Friday, February 6, 2026, at 1:00 PM
Conference Room 224

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

Kevin Hauschild submits this testimony in **opposition** to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program. Clarifies the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department of Land and Natural Resources under the Hawai'i Coastal Resilience Acquisition and Leaseback Program.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion in their region. Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

KBSC respectfully opposes SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other comprehensive, forward-looking solutions to protect communities, infrastructure, and the coastal economy. While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing structures and land for long-term resilience.

This bill states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We concur that the State lacks tools to deal with threatened coastlines with its current regulatory system, but also believe that is partly because of the lack of policy support for regional solutions to encourage shoreline preservation. The bill instead makes a policy decision that resources of the State should be used to acquire real estate, without managing or acknowledging that the State needs to invest in intermediate solutions that could help preserve coastlines rather than abandon them.

For these reasons, we respectfully oppose this measure and ask that it be held. Mahalo for the opportunity to testify on this bill.

Kevin Hauschild

Kevin Hauschild

SB-3034

Submitted on: 2/15/2026 12:05:57 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Patricia Cadiz | Individual | Oppose | Written Testimony Only |

Comments:

Any legislation that proposes to fund shoreline retreat should also require that all restorative measures are fully considered first.

Shoreline engineers and scientists have proven methods for addressing shoreline erosion to restore and preserve the public trust asset which is the beach. We are constitutionally bound to "preserve the lands of Hawai'i" which includes the nearshore submerged lands.

There are excellent examples of restored and preserved beaches here in Hawai'i including, Iroquois Beach on Oahu, Stable Road Beach and Sugar Cove Beach on Maui. Each of these were suffering severe erosion which was threatening shorefront homes but each have been restored to their former glory and are being enjoyed by citizens again.

All beaches deserve to have the full range of preservation options available. It is unwise to fund the "last resort" option (managed retreat) without consideration for funding appropriate restorative options first.

I oppose this bill in its current form.

Patricia Cadiz, Certified Coastal Practitioner, Maui

SB-3034

Submitted on: 2/16/2026 12:47:10 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Norb Wolszon | Individual | Oppose | Written Testimony Only |

Comments:

I strongly oppose this bill. Our community has worked on a solution for Kahana Bay for years and has invested hundreds of thousands of dollars. The legislature keeps moving the goal posts.

We all understand a solution is needed. Please consider our draft EIS as a solution. You asked for it, we paid for it, and now you are ignoring it, the urgency, as well as all of the time and money we have already spent at your direction.

I encourage you all to oppose this bill!

SB-3034

Submitted on: 2/16/2026 1:03:24 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Gwen McNeilus | Individual | Oppose | Written Testimony Only |

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

My husband and I are property owners with a unit at the Valley Isle Resort on Lower Honoapiilani on Maui. My parents purchased a condominium property in 1995 with the hope that future generations of the family would love and care for Maui as they did. We are submitting this testimony in opposition to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program.

While Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use, this challenge has provided an opportunity for concerned citizens to work together to address these matters regionally.

I respectfully opposes SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other option.

While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

SB 3404 creates a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing structures and land for long-term resilience. This concerns us and our families greatly.

For these reasons, we respectfully oppose SB 3404.

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

My husband and I are property owners with a unit at the Valley Isle Resort on Lower Honoapiilani on Maui. My parents purchased a condominium property in 1995 with the hope that future generations of the family would love and care for Maui as they did. We are submitting this testimony in opposition to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program.

While Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use, this challenge has provided an opportunity for concerned citizens to work together to address these matters regionally.

I respectfully opposes SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other option.

While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing structures and land for long-term resilience. This concerns us and our families greatly.

For these reasons, we respectfully oppose SB 3404.

Mahalo,

Gwen McNeilus & Peter Mongroo

Valley Isle Resort Unit 1007

SB-3034

Submitted on: 2/16/2026 1:13:08 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|----------------|--------------|--------------------|------------------------|
| Ashley Navarro | Individual | Oppose | Written Testimony Only |

Comments:

RE: SB3034 – Relating to Coastal Zone Management

Dear Chair and Members of the Senate Committee on Water and Land,

I am writing in opposition to SB3034 as a property owner at Valley Isle Resort in Maui.

While I understand and support the importance of long-term coastal resilience planning, I am concerned that the proposed Hawai‘i Coastal Resilience Acquisition and Leaseback Program could introduce significant uncertainty for current homeowners and local communities along our shoreline.

Many residents and owners in oceanfront properties have invested their life savings into their homes with the expectation of stable ownership rights and long-term financial security. The creation of a state-run acquisition and leaseback framework may unintentionally impact property values, financing options, insurance availability, and the overall stability of local housing markets — even if participation is intended to be voluntary.

Programs that contemplate the potential future transfer of privately owned coastal property to state ownership raise important questions about long-term planning, market confidence, and the rights of individual property owners. I respectfully urge the Legislature to carefully consider these potential impacts and to prioritize collaborative, voluntary solutions that work directly with local communities rather than establishing broad acquisition mechanisms at this time.

Thank you for the opportunity to provide testimony.

Sincerely,
Ashley Navarro
Valley Isle Resort Owner
Maui, Hawai‘i

SB-3034

Submitted on: 2/16/2026 3:28:18 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|-------------------|--------------|--------------------|------------------------|
| Denise E Antolini | Individual | Support | Written Testimony Only |

Comments:

Aloha WLA Chair Lee, Vice Chair Inouye, and Members,

I write in strong support of SB3034, which would establish an acquisition and leaseback program for vulnerable beachfront properties.

Hawai‘i should take this important policy step, which was recently recommended by the State of Hawai‘i (OPSD/CZM) Managed Retreat Study (2025)

[/https://files.hawaii.gov/dbedt/op/czm/ormp/ormp_implementation/Managed%20Retreat/251114%20OPSD%20MR%20Final%20Report_full%20appendices%20v3.pdf](https://files.hawaii.gov/dbedt/op/czm/ormp/ormp_implementation/Managed%20Retreat/251114%20OPSD%20MR%20Final%20Report_full%20appendices%20v3.pdf)

The following sections of the MR report relate to buyout/leaseback programs and other funding mechanisms for retreat:

- Funding and Financing Recommendations (starting on PDF p. 95), in particular:
 - Recommendation 14 – Relocation Assistance and Incentive Programs (PDF p. 100)
- Recommendation 16 – Establish as State Coastal Conservancy (PDF p.109) – envisions an entity that could manage acquisitions and possibly leasebacks, among other things
- Appendix C – funding and financing assessment white paper (starts on PDF p.311)
 - see Section 5.1 (p. 360) for a discussion of buyout/leaseback programs

While "leaseback" may be a novel concept for Hawai‘i, it is a proven model in other states. For example, as reported in a Dec. 2025 article:

A New Jersey Buyout Program for Flood-Prone Homes Is a National Model

In a state beset by sea level rise and flooding, the Blue Acres program has bought out and demolished 1,200 properties that were repeatedly inundated, turning the properties into buffer zones and open spaces

<https://insideclimateneews.org/news/25122025/new-jersey-flood-prone-homes-buyout-program/>

Now is the time to build out the State's toolbox to respond to sea level rise and erosion threats. Thank you for keeping this innovative bill moving!

Denise Antolini

Pūpūkea resident, O'ahu

Member, Protect Paumalū

February 16, 2026

My name is Wendy D.A. Barrios, a new condo owner at Valley Isle. I am writing this testimony to **formally oppose SB 3034** in its present state. While I acknowledge the importance of addressing sea-level rise, this bill focuses too heavily on **managed retreat** and property acquisition. A truly comprehensive state strategy must also prioritize **shoreline protection**, prevention, and active adaptation to safeguard our communities and local economies.

Thank you for the opportunity to share my testimony and for your consideration.

Best Regards,

Wendy D.A Barrios

4327 Lower Honoapiilani Road #702

Lahaina, HI 9676

(818) 987-2951

SB-3034

Submitted on: 2/16/2026 6:26:09 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Bianca Isaki | Individual | Support | Written Testimony Only |

Comments:

Aloha Senators - please support SB3034. This bill provides potential tools to fund the acquisition of shoreline properties. This is a needed path forward that can help avoid costly litigation and most importantly, the destruction of Hawai`i's beaches and our ability to use them.

Yours,

Bianca Isaki, Kane`ohe

SB-3034

Submitted on: 2/16/2026 9:05:48 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Jessica Kai Paisley | Individual | Support | Written Testimony Only |

Comments:

Aloha,

I strongly support this bill because it takes a proactive and practical approach to helping Hawai'i plan for coastal erosion and sea level rise.

As a member of the Surfrider Foundation Oahu Chapter, and avid ocean user I encourage the legislature to take proactive and preventative measures towards the protection of our beaches and coastlines.

Mahalo nui loa,

Jessica Kai Paisley

SB-3034

Submitted on: 2/16/2026 9:25:33 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| jeanne schAAF | Individual | Support | Written Testimony Only |

Comments:

I support this bill because it establishes a voluntary Coastal Resilience Acquisition and Leaseback Program. I swim at Keawakapu beach every day and see the properties crowded along the beach that are barely above sea level now, with water nearing their foundations during storms. This a small subset of the many properties in Hawaii that are in the same extremely vulnerable position.

The bill allows:

Voluntary, low-cost acquisition of highly vulnerable coastal properties before collapse

Proactive state management to reduce emergency mitigation and long-term disaster costs

Leaseback agreements, allowing residents to remain temporarily during a defined transition period as well as relocation assistance for income- qualified households.

This is a smart, proactive measure. Please vote yes for this bill.

SB-3034

Submitted on: 2/17/2026 6:45:36 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Serena Reiss | Individual | Oppose | Written Testimony Only |

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

The Kahana Bay Steering Committee (KBSC) and I submit this testimony in opposition to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai i Coastal Resilience Acquisition and Leaseback Program.

Clarifies the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department of Land and Natural Resources under the Hawai i Coastal Resilience Acquisition and Leaseback Program.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion in their region. Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

KBSC and I respectfully opposes SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other comprehensive, forward-looking solutions to protect communities, infrastructure, and the coastal economy.

While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing structures and land for long-term resilience.

This bill states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We concur that the State lacks tools to deal with threatened coastlines with its

current regulatory system, but also believe that is partly because of the lack of policy support for regional solutions to encourage shoreline preservation.

The bill instead makes a policy decision that resources of the State should be used to acquire real estate, without managing or acknowledging that the State needs to invest in intermediate solutions that could help preserve coastlines rather than abandon them.

For these reasons, we respectfully oppose this measure and ask that it be held.

Mahalo for the opportunity to testify on this bill.

Serena Reiss

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

I, Koshu Madnani and husband Vijay Madnani are submitting this testimony in **opposition** to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program. Clarifies the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department of Land and Natural Resources under the Hawai'i Coastal Resilience Acquisition and Leaseback Program.

We are individual owners who reside in Valley Isle Resort. This condominium property is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion in their region. Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

We, together with the Kahana Bay Steering committee (KBSC) respectfully oppose SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other comprehensive, forward-looking solutions to protect communities, infrastructure, and the coastal economy. While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing structures and land for long-term resilience.

This bill states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We concur that the State lacks tools to deal with threatened coastlines with its current regulatory system, but also believe that is partly because of the lack of policy support for regional solutions to encourage shoreline preservation. The bill instead makes a policy decision that resources of the State should be used to acquire real estate,

without managing or acknowledging that the State needs to invest in intermediate solutions that could help preserve coastlines rather than abandon them.

For these reasons, we respectfully oppose this measure and ask that it be held. Mahalo for the opportunity to testify on this bill.

Koshu and Vijay Madnani
Valley Isle Resort, Kahana

SB-3034

Submitted on: 2/17/2026 7:33:16 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Jodi Nehring | Individual | Oppose | Written Testimony Only |

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

My husband and I have been property owners in west Maui for 10 years and own property in the affected areas. We have read the proposed bill and would like to submit our written testimony in opposition to S.B. 3404.

Our community is actively addressing severe shoreline erosion, sea level rise, and chronic wave impacts that threaten homes, infrastructure, and public shoreline access. We recognize the urgent need for coastal resilience planning. However, this bill primarily advances managed retreat through state acquisition and leaseback, without meaningfully investing in prevention, protection, adaptation strategies, or regional shoreline preservation solutions.

While the State’s current regulatory tools may be insufficient, we believe the solution should not default to purchasing and removing coastal properties. Hawai’i needs a balanced, forward-looking resilience strategy that includes protective infrastructure, nature-based solutions, and incentives that support long-term shoreline preservation alongside planning for sea level rise.

For these reasons, we respectfully urge you to hold this measure.

Mahalo for the opportunity to provide testimony.

Jodi Nehring

SB-3034

Submitted on: 2/17/2026 8:07:15 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| SCOTT WERDEN | Individual | Support | Written Testimony Only |

Comments:

I support the intent of this bill but you might need to increase the financial incentive to the property owner to make this option more attractive to them. It appears that the method of assessing value can easily end up being zero dollars, in other words a complete write-off by the owner. In some cases it might be worthwhile to pay the owner something above the adjusted value so that the State can responsibly remediate hazardous structures.

Mahalo for your time,

Scott Werden

Ha'iku, 96708

SB-3034

Submitted on: 2/17/2026 8:18:54 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Steven S Reiss | Individual | Oppose | Written Testimony Only |

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts.

The Kahana Bay Steering Committee (KBSC) and I submit this testimony in opposition to S.B. 3404, which requires the Department of Land and Natural Resources to establish the Hawai i Coastal Resilience Acquisition and Leaseback Program.

Clarifies the calculation of acquisition price for coastal properties, the conditions of leasebacks, and the limitation to liability assumed by the Department of Land and Natural Resources under the Hawai i Coastal Resilience Acquisition and Leaseback Program.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion in their region. Kahana Bay is experiencing severe shoreline erosion, sea level rise, and chronic wave impacts are reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

KBSC and I respectfully opposes SB 3034 because, in its current form, it promotes and funds a policy of managed retreat while lacking recognition of any other comprehensive, forward-looking solutions to protect communities, infrastructure, and the coastal economy.

While we recognize the need to plan for sea level rise and coastal erosion, we believe that a state coastal resilience strategy must meaningfully include prevention, protection, adaptation of shorelines, rather than relying mainly on acquisition and retreat as the default response.

This bill allows DLNR to create a special fund to purchase vulnerable coastal properties and later remove structures, with limited options for residents beyond temporary leaseback arrangements. This framework effectively encourages managed retreat as the primary solution without adequate investment in protective infrastructure, nature based solutions, or incentives for preparing

structures and land for long-term resilience.

This bill states that “existing regulatory and enforcement tools are insufficient to proactively address chronically threatened coastal properties and structures before they collapse or cause irreversible harm.” We concur that the State lacks tools to deal with threatened coastlines with its current regulatory system, but also believe that is partly because of the lack of policy support for regional solutions to encourage shoreline preservation.

The bill instead makes a policy decision that resources of the State should be used to acquire real estate, without managing or acknowledging that the State needs to invest in intermediate solutions that could help preserve coastlines rather than abandon them.

For these reasons, we respectfully oppose this measure and ask that it be held.

Mahalo for the opportunity to testify on this bill.

Steven Reiss

SB-3034

Submitted on: 2/17/2026 8:40:07 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Steve Cawley | Individual | Oppose | Written Testimony Only |

Comments:

Please stop this constant attack on our property. Your divisive approaches are not productive. We need to work together to mitigate sea level rise. There are real solutions. Managed retreat in this form will be massively expensive for the people of Maui, and clearly an illegal taking of property.

SB-3034

Submitted on: 2/17/2026 8:54:41 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Helene Kayem | Individual | Oppose | Written Testimony Only |

Comments:

Aloha Chair and Members,

My name is Helene Kayem, and I strongly oppose SB3034.

As someone who owns oceanfront property and is actively dealing with real erosion issues, I understand the urgency of coastal resilience. But this bill is not the right solution.

Having the Hawai'i Department of Land and Natural Resources purchase private coastal properties and lease them back shifts private risk onto taxpayers. It creates a dangerous precedent where the state absorbs financial exposure while property owners continue occupancy.

Public funds should prioritize protecting communities, infrastructure, and long-term shoreline management — not buying out and leasing back private oceanfront property.

We need smart, science-based planning. We do not need to transfer private coastal risk to the public.

Mahalo for your consideration.

Helene Kayem

SB-3034

Submitted on: 2/17/2026 8:58:54 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Melissa May | Individual | Support | Written Testimony Only |

Comments:

As a resilience planner that works in communities statewide, I am in support of this proposal, which supports proactive measures and supports interagency coordination to address shoreline structures that imminently threaten beaches, public access, and other resources. This is in keeping with the need to shift to more proactive, rather than reactive, beach management and shoreline adaptation and to protect coastal public trust resources.

SB-3034

Submitted on: 2/17/2026 9:12:16 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Lauren Blickley | Individual | Support | Written Testimony Only |

Comments:

Dear Members of the Senate Committee on Water and Land,

PLEASE SUPPORT SB3034

Across Hawai'i, our sandy coastlines are experiencing significant erosion that has only been exacerbated in recent decades by ill-suited development. To date, there are no mechanisms in Hawaii by which to support coastal property owners in relocating away from high risk and high erosion areas.

SB3034 is not a forced buyout. It is a balanced, fiscally responsible coastal adaptation tool that will support resilient beaches and local residents well into the future.

Mahalo for your support,

Lauren Blickley

SB-3034

Submitted on: 2/17/2026 9:18:17 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Tracy Tremble | Individual | Oppose | Written Testimony Only |

Comments:

I am the President of the HOA of Kahana Outrigger. On behalf of our owners, we strongly oppose SB 3034. We have a want to continue towards options that will mitigate rising sea levels. SB 3034 is not want our owners want. Please stop the diviseness and lets work together.

SB-3034

Submitted on: 2/17/2026 9:20:59 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Patricia Gotschalk | Individual | Support | Written Testimony Only |

Comments:

I am a long time resident of Maui County and also a legacy donor to The Nature Conservancy and a member of the Maui Chapter of Surfrider Foundation. In a recent Maui Now article there were statistics cited that indicate that Hawai'i residents fully understand that sea level rise is a real threat and that proactive measures must be taken immediately. I have personally witnessed the impact of sea level rise on the beaches and roadways of Kihei, Maui and on structures on Maui in Napili and Paia, as well as on the road to Lahaina. As a resident of Hawai'i and a taxpayer, I support SB3034 for the reasons stated above as well as the following:

The bill allows:

Voluntary, low-cost acquisition of highly vulnerable coastal properties before collapse

Proactive state management to reduce emergency mitigation and long-term disaster costs

Leaseback agreements, allowing residents to remain temporarily during a defined transition period as well as relocation assistance for income-qualified households.

This is not a forced buyout. It is a balanced, fiscally responsible adaptation tool.

Thank you for considering my testimony in support of SB3034.

SB-3034

Submitted on: 2/17/2026 9:59:26 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Dr Marion Ceruti | Individual | Oppose | Written Testimony Only |

Comments:

As a voting resident living on coastal property, I strongly OPPOSE this bill. It will strip owners of their property under the guise of protecting the shoreline. There is nothing “voluntary” about it. SB3034 will create a crisis of home loss on a proportion to the Lahaina fires. It will do the opposite of what is needed to solve the problem.

Whereas we can agree that coastal erosion is a threat to both public and private infrastructure, that shoreline properties are vulnerable to collapse and that existing regulatory and enforcement tools are insufficient to save chronically threatened coastal properties, and that a more effective approach is needed, the "solution" proposed in this bill is far more harmful and wasteful than any approach that has been proposed so far.

The plan of this bill is to devalue each resident's property to the point where the "fair market value" is calculated after it has been condemned and after the cost of structure removal has been added in, which is a negative. The plan is to cause residents to pay for the destruction of their homes. A more unacceptable and horrible bill was never written.

Moreover, the cost of removal is in the billions of dollars, which no homeowner has. The bill refers to "public trust" but this is a giant violation of public trust in government. Is it any wonder that trust in government is at an all-time low?

SB3034 is a giant land grab away from vulnerable property owners. It would be a clear a violation of the U.S. Constitution's 4th amendment prohibition against taking property without just compensation. It is fertile ground for litigation.

Worst of all, it prevents property owners from taking any action to save their properties using sound engineering principles that have already been proven to work in other places where they have been implemented. The bill prohibits any defensive measures or capital improvements.

This bill is a giant betrayal of the people it purports to protect. Please, kokua, vote NO on SB2024.

SB-3034

Submitted on: 2/17/2026 10:10:37 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Julie Brockman | Individual | Oppose | Written Testimony Only |

Comments:

As a property owner and Maui resident, I own coastal property located along Kahana Bay. I am opposed to bill 3034. Which allows the DLNR to purchase coastal properties and then lease them back with the ability to remove buildings and infrastructure. This Bill promotes managed retreat without consideration, and or funding to restore beaches and protect infrastructure, which would make us resilient in the long-term. We should be preserving our coastlines as opposed to abandoning them. We need policy to find solutions and promote shoreline preservation. Mahalo for your Kokua,

Julie Adcock Brockman

SB-3034

Submitted on: 2/17/2026 10:16:39 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Joseph Bolster | Individual | Oppose | Written Testimony Only |

Comments:

My name is Joseph, and I am a resident of Kahana, Maui. I strongly oppose SB3034, which would direct the Department of Land and Natural Resources to establish the Hawaii Coastal Resilience Acquisition and Leaseback Program by July 1, 2028, along with a new revolving fund for acquiring vulnerable coastal properties.

While I recognize the long-term threat of chronic erosion to our shorelines, this bill diverts critical time, resources, and attention away from the immediate crisis we face right now. On Maui and across Hawaii, we are already seeing rapid shoreline collapse, loss of beaches, threatened homes and infrastructure, and public safety risks that demand urgent action today—not years of planning for a future acquisition and leaseback system which likely has not even been financially penciled out as feasible on a multi-regional level.

We need focused efforts on emergency stabilization, beach nourishment, safety focused protection of current setbacks, and community-driven solutions to protect people and ecosystems in the short term. The current state of Kahana’s beach is unsafe from a public perspective. One person has already died due poor safety conditions on the beaches of Kahana Kahana. The victim tripped and landed on “public” beach rocks before rolling into the ocean. See photo attached. Creating a new bureaucratic program and fund risks delaying immediate action to instead study, plan, and negotiate voluntary buybacks that may take decades to implement meaningfully.

Please prioritize immediate erosion mitigation and hazard reduction over this premature framework. Mahalo for considering my testimony.

Sincerely,

Joseph

SB-3034

Submitted on: 2/17/2026 11:13:47 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Roger Emmett | Individual | Oppose | Written Testimony Only |

Comments:

As a long time owner and previous resident of maui I strongly oppose this measure to take my rights of ownership .

I have been coming to Maui since 1976 and have invested time and energy to make our community a better place . I have family and friends who are residents as well.

It is my love of this special place that is such a large part of my life .

SB-3034

Submitted on: 2/17/2026 11:35:56 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Bob Alessandrelli | Individual | Oppose | Written Testimony Only |

Comments:

My wife & I own a second home in Kahana, Maui. As such, we're part-time residents of a threatened coastal property.

We strongly oppose SB3033 as it would add another—unnecessary—layer to actions already underway to address this major concern. Better solutions than SB3033 have been proposed for shoreline protection and we have testified in support of these (namely, HB 1846 and HB 2205.)

Please vote NO on SB3033. Mahalo for your service and for supporting our position.

Bob & Mary Alessandrelli

SB-3034

Submitted on: 2/17/2026 11:46:32 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| arleen velasco | Individual | Support | Written Testimony Only |

Comments:

I stongly support this bill.

As sea level rise accelerates and erosion intensifies, more shoreline properties are becoming indefensible in place. In chronically eroding areas, continued occupation exposes residents, beach users, and the State to escalating safety risks, environmental harm, and mounting emergency response costs. Hawai‘i currently lacks clear statewide authority and dedicated funding to voluntarily acquire highly vulnerable properties before catastrophic failure occurs.

SB3034 establishes a voluntary Coastal Resilience Acquisition and Leaseback Program within the Department of Land and Natural Resources (DLNR), supported by a dedicated revolving fund.

This program is proactive. It provides homeowners with an alternative to losing the full value of their property due to collapse or condemnation.

The highlights of this bill include:

- Voluntary, cost-effective acquisition of highly vulnerable coastal properties before structural collapse
- Proactive state management to reduce emergency mitigation efforts and long-term disaster recovery costs
- Leaseback agreements that allow residents to remain temporarily during a defined transition period, along with relocation assistance for income-qualified households

This is a balanced, fiscally responsible adaptation tool.

Please show the world that Hawai‘i is a leader in addressing sea level rise with practical, forward-thinking solutions. This bill does not ignore the needs of homeowners; rather, it seeks a fair and balanced approach to protecting our communities, our ocean, and marine life.

SB-3034

Submitted on: 2/17/2026 11:47:23 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Natalie Fobes | Individual | Oppose | Written Testimony Only |

Comments:

I am a property owner in Kahana Bay.

I oppose this legislation.

Sponsors evidently believe that all possible measures have been taken by the State and Counties to mitigate for erosion. I can assure you this is not true. A coalition of condo owners and a private property owner have worked with Oceanit to come up with a solution to Kahana Bay's erosion. The plan, paid for only by those in the coalition, has been waiting to move forward for years. The State and Maui County have not responded in a meaningful way to it.

The bill contains extreme solutions while claiming that once a structure is torn down, the land can be used by the public. If erosion is that bad that a structure has to be torn down, would it be safe for the public to be on the property?

Details are missing. Who pays for the removal of structures?

Would a property owner be forced to participate? If so, isn't this an illegal taking prohibited by the 4th amendment?

Please vote this bill down.

Mahalo,

Natalie

SB-3034

Submitted on: 2/17/2026 12:19:48 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Jake Cahill | Individual | Support | Written Testimony Only |

Comments:

As a local Maui resident born and raised on the beach and in the ocean on the north shore of Maui, I have seen with my own eyes the devastating amount of receding coastline. I see organizations like surfrider foundation working hard to try to improve what's there and prevent further damage, but they need more help from DLNR and other entities to really make a big difference and see continuous progress. This seems like it should have been a thing for many years already but all I see is lack of acknowledgement and effort. I do a lot of help with non profits, such as surfrider, myself and will continue to do my part whenever I can but we all need MORE HELP! We are at a major breaking point where if these problems don't get taken more seriously, in the near future we will see the irreversible affects, so please take this proposal seriously so the next generation can enjoy and also enherit these practices for a better future for our coastlines and our islands. Mahalo!

SB-3034

Submitted on: 2/17/2026 12:21:01 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Christopher Crabb | Individual | Oppose | Written Testimony Only |

Comments:

The government and the private sector should work together to come up with a solution that benefits both parties. Shoreline properties are a fixture in our state. We need to figure out ways to mitigate sea level change. Also, conditions along our coast are not all the same. There are many factors controlling the shoreline, and having a standard setback does not address these conditions. Let's find a way to make this a win win situation. I'm opposed to complete government control and opposed to this bill. Mahalo

SB-3034

Submitted on: 2/17/2026 12:33:48 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Maureen Brock | Individual | Support | Written Testimony Only |

Comments:

I support a coastal resilience acquisition Program that offers voluntary acquisition at a cost that is both reasonable to the State and the property owners, with a lease-back agreement that balances the need for managed retreat and the rights of property owners.

LATE

SB-3034

Submitted on: 2/17/2026 1:02:12 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Kelly Groves | Individual | Oppose | Written Testimony Only |

Comments:

"As a voting resident living on coastal property, I strongly OPPOSE this bill. It will strip owners of their property under the guise of protecting the shoreline. There is nothing "voluntary" about it. SB3034 will create a crisis of home loss on a proportion to the Lahaina fires. It will do the opposite of what is needed to solve the problem.

Whereas we can agree that coastal erosion is a threat to both public and private infrastructure, that shoreline properties are vulnerable to collapse and that existing regulatory and enforcement tools are insufficient to save chronically threatened coastal properties, and that a more effective approach is needed, the "solution" proposed in this bill is far more harmful and wasteful than any approach that has been proposed so far.

"The plan of this bill is to devalue each resident's property to the point where the "fair market value" is calculated after it has been condemned and after the cost of structure removal has been added in, which is a negative. The plan is to cause residents to pay for the destruction of their homes. A more unacceptable and horrible bill was never written.

"Moreover, the cost of removal is in the billions of dollars, which no homeowner has. The bill refers to "public trust" but this is a giant violation of public trust in government. Is it any wonder that trust in government is at an all-time low?

"SB3034 is a giant land grab away from vulnerable property owners. It would be a clear a violation of the U.S. Constitution's 4th amendment prohibition against taking property without just compensation. It is fertile ground for litigation.

"Worst of all, it prevents property owners from taking any action to save their properties using sound engineering principles that have already been proven to work in other places where they have been implemented. The bill prohibits any defensive measures or capital improvements.

"This bill is a giant betrayal of the people it purports to protect.

LATE

SB-3034

Submitted on: 2/17/2026 1:21:05 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Kaitlyn P Jacobs | Individual | Support | Written Testimony Only |

Comments:

I strongly support this bill

LATE

SB-3034

Submitted on: 2/17/2026 1:55:39 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Dawn Lono | Individual | Support | Written Testimony Only |

Comments:

I support SB3034.

Mahalo, Dawn Lono

LATE

SB-3034

Submitted on: 2/17/2026 4:37:32 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Katherine Harris | Individual | Oppose | Written Testimony Only |

Comments:

I have lived in Lahaina since 1991 and purchased my condo in 1997. It was one of the few available properties that I could afford. And now you want to take it away from me, for what reason and for whom? We have very few local resident owners for many reasons. The units are suitable for singles and some couples. Only one car is allowed and there are few to no street parking available. High maintenance fees, 660sf living space, only 2 closets and a shared laundry room are minimal. I was able to buy and stay here because I have carefully saved and managed finances since I entered the working world. (Some 55 years ago).

A local neighbor said, my building should be torn down. Seriously? Who will pay for that? Certainly not the County. And, is the county planning on paying fair value for displacing 88 owners? As far as the neighbors wish to remove the building, they have not thought that option through. You tear down this building, and the ocean will eat their property away in a year or two.

Unfortunately and in retrospect, the County should not have allowed the original owners of these properties to sell them to anyone other than the County. The lands were sold and the County gave permits for all of these buildings. They need to now stop all new shoreline building and protect the ones that are here. We provide hugely to the financial wellness of the entire island. Be grateful and focus on providing local residents with pleasant and affordable housing so the families can get back to work and raise their families with aloha for their community and their aina.

Mahalo

LATE

SB-3034

Submitted on: 2/17/2026 4:04:28 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| tiare lawrence | Individual | Support | Written Testimony Only |

Comments:

This bill is a step forward in ensuring future generations will have beaches to enjoy generations from now.

LATE

SB-3034

Submitted on: 2/17/2026 5:54:16 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Christina Comfort | Individual | Support | Written Testimony Only |

Comments:

Aloha,

I am a resident of the north shore of O'ahu. I live in Pupukea and surf Kammie's, where houses have collapsed into the ocean. I also regularly witness the encroachment of the high tide and storm surf to the road near Laniakea and in areas throughout Ko'olauloa. I am also a Ph.D. level coastal oceanographer, and the continuation of sea level rise and further property damage and building collapse is, unfortunately, inevitable. I support this effort to create a process for responsible buyout before catastrophe strikes oceanfront properties in high-risk areas.

Mahalo,

Christina Comfort

Ph.D. Candidate

Department of Oceanography, UH Manoa

Pupukea, Hawai'i.

LATE

SB-3034

Submitted on: 2/17/2026 6:01:55 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Rey and Carla Munoz | Individual | Oppose | Written Testimony Only |

Comments:

Dear Chair Lee, Vice Chair Inouye and Members of the Committee,

My wife and I own two condos at the Valley Isle Resort on Kahana Bay in West Maui. We would respectfully like to submit our opposition to SB 3034 which would establish the Hawai'i Coastal Resilience Acquisition and Leaseback Program. We submit the following points:

1. This program, if all of the properties on Kahana Bay were acquired and destroyed, would create an incredible loss of property tax for the county and state for many years.
2. This program, as mentioned above would create a huge loss of employment for all of the housekeepers, maintenance workers, property management, etc. for residents of Maui who provide services for the Kahana resorts.
3. This program, by reducing the number of short-term rentals, would negatively affect the services provided in the Kahana area and island-wide. Restaurants, coffee shops, tourist attractions, etc. would all suffer as result of the loss of guests/visitors from these properties.
4. This program would result in huge losses of current and future transient taxes for short term rentals that benefit the county and state.
5. We are regular folks, not a corporation or big business. This program would have a significant and devastating impact on our own financial future. We are senior citizens and have invested our personal funds into the purchase and upkeep of our units. It is an honor for us to own units in Maui. We visit several times each year and love Maui and the Kahana area. We vacationed here for 20 years before purchasing our units and enjoyed the deep beach area that was once the full length of the Kahana Bay.
6. Studies have been done and have been proven to repair the current erosion issues. The addition of T-groins (as in Waikiki, Oahu) and then replacement of the sand (which is in the Kahana Bay) would create and restore a beautiful shoreline with recreation benefits for the Kahana Bay visitors as well as for local Maui families. It would also help to create habitat to support native marine wildlife.
7. We also feel that this is not a solution to the problem. There are options to protect the infrastructure of the resorts and investments that we all have made in these properties and great benefits in rebuilding the coastline for long-term resilience.

We appreciate your careful and thoughtful consideration of our opposition to this bill.

Rey and Carla Munoz

LATE

SB-3034

Submitted on: 2/17/2026 8:52:53 PM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Dara Karnofsky | Individual | Oppose | Written Testimony Only |

Comments:

To the Honorable Members of the Senate Committee on Water and Land,

My name is Dara, and I respectfully submit testimony in opposition to SB 3034.

I am a property manager responsible for multiple vacation rental units at the Kahana Outrigger and I work closely with owners and residents there. I fully recognize that coastal erosion and shoreline vulnerability are serious and growing concerns for our Maui communities. I strongly support thoughtful, science-driven coastal resilience planning that protects both residents and our fragile shoreline ecosystems.

However, I have deep concerns regarding the structure and unintended consequences of SB 3034 and the proposed Coastal Resilience Acquisition and Leaseback Program to be administered by the Hawaii Department of Land and Natural Resources.

While the program may be intended to address long-term shoreline retreat and hazard mitigation, it introduces significant uncertainty and financial risk for property owners, small businesses, and workers whose livelihoods depend on legally operating visitor accommodations.

Many of the units I manage are owned by individual families — not corporations or speculative investors. These owners purchased their properties in good faith under long-standing zoning and regulatory frameworks that allowed visitor accommodations. They rely on rental income to cover mortgages, HOA dues, maintenance costs, insurance premiums, and retirement security. The introduction of a government acquisition and leaseback structure creates uncertainty regarding property value, insurability, financing eligibility, and long-term ownership viability.

For property managers like myself, SB 3034 threatens the stability of my profession and the network of local workers it supports, including housekeeping staff, maintenance vendors, landscapers, and service contractors who depend on these units for steady employment. The ripple effects would reach well beyond individual owners.

Additionally, resort-zoned properties such as those in Kahana were specifically designed, built, and legally designated to accommodate visitors. These units are typically not configured, priced, or governed in ways that realistically convert them into workforce or long-term housing solutions. As a result, the program risks destabilizing an established economic sector without meaningfully solving Maui's housing challenges.

I am also concerned that the bill establishes a broad acquisition framework before sufficient site-specific environmental, engineering, and economic impact analyses are completed. Shoreline erosion varies significantly by location, and resilience strategies must remain flexible, voluntary, and tailored to each property's unique conditions.

Property owners and operators have historically demonstrated a willingness to participate in responsible shoreline management, including funding erosion mitigation efforts, complying with environmental regulations, and supporting beach preservation initiatives. Cooperative and incentive-based resilience planning is far more likely to succeed than programs that create fear of forced acquisition or loss of property value.

Maui is still recovering economically and emotionally from recent disasters and tourism disruptions. Many small operators and families remain financially fragile. Introducing policies that create instability in property ownership and visitor accommodations at this time could unintentionally slow our island's recovery.

I respectfully urge the Committee to reconsider SB 3034 and instead pursue collaborative, voluntary, and data-driven coastal resilience strategies that balance environmental protection with economic sustainability and fairness to property owners who have acted in good faith.

Mahalo for your time, consideration, and commitment to protecting both our shorelines and our community.

Respectfully submitted,
Dara Karnofsky

LATE

SB-3034

Submitted on: 2/18/2026 4:33:45 AM
Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|--------------|--------------|--------------------|------------------------|
| Ryan Holt | Individual | Oppose | Written Testimony Only |

Comments:

As a property owner and taxpayer of threatened West Maui coastal property, I oppose SB3033.

The bill claims it would “establish a process for the public, state and county agencies, and owners of beach structures to identify, assess, and mitigate risk” before a structure collapses and harms public safety or beaches. In practice, it reads like a process where the public and agencies drive the outcome and property owners—the people most directly impacted by coastal erosion—are treated as an afterthought.

This bill isn’t necessary. A process already exists today: anyone can petition state or county government to bring shoreline hazards to the attention of the appropriate officials. Creating another layer of process does not solve the underlying shoreline issues.

My concern is that SB3033 creates another pathway to pressure owners off their land under the broad label of “public health, safety, and welfare,” without clear due process protections and without clear, fair compensation when property rights are impacted.

There are better, workable shoreline protection approaches that property owners can support—options that have been discussed for years. The state should focus on implementing proven solutions rather than expanding process and enforcement mechanisms that shift risk and burden onto owners.

Please vote NO on SB3033.

LATE

SB-3034

Submitted on: 2/18/2026 7:19:58 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Gordon W Langston | Individual | Oppose | Written Testimony Only |

Comments:

Please accept my testimony as a property owner that would be directly and devastatively affected by the passing of this ill conceived bill. I am and have always been opposed to state or county officials believing that they have the right to steal personal property from individuals under the guise of doing something in the public interest. Theft is still theft no matter what you call it! Your idea of fair compensation, after you totally destroyed property values after a series of bad and questionable actions after the Lahaina fire make any current prices criminal. Thanks for taking time to listen to my opinion.

LATE

SB-3034

Submitted on: 2/18/2026 7:40:42 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|------------------|--------------|--------------------|------------------------|
| Debbie gigliotti | Individual | Oppose | Written Testimony Only |

Comments:

This is imminent domain, under NO guise at all. We are long time owners of our condo, under the threat of the ocean taking our largest asset but now we see a bigger threat of you becoming the gate keeper. Whats so amazing to me is this is the best ...actually easiest ...way you could take it away from, hundreds of people, because you think a bill makes it the correct solution. Its a lobotomy performed when all you needed was a toothe filled!

And what's even worse is your agencies can't manage to get permits out to people to rebuild, housing for people displaced after 2 years plus, develop a plan for a quick rebuild of jobs in Lahaina BUT you have dreamed up a new TO DOa distraction from what you have not accomplished ..you have devised a plan and assume you are competent to say when you should take down a building. And it really appears you have not thought it out very well...let alone how to execute it....I believe you think words formed by an attorney to allow you to do it is sufficient to qualify you to .perfrom the surgery.

You want the beaches back, we all do but your idea simply destroys more than it replaces. You want to create a new agency with more people who have business interests but are hidden under the cloak of doing good. You know Hawaii has a long history of money under the table is needed to get something done. Not to mention how long it takes to get anything done if you don't grease some palms, if ever,

My suggestion....start and finish what you have on your plates now!!. You have no allocated funds unless you plan of diverting the new tax increase tourists pay. That already discourages people from coming to the island, with fees upon fees. It does not take IQ above 30 to see the big picture. There will be no money to pay us for our 25 year investment in the island as you will have no oversight, except each other. I suspect you will try to write a bill to be allowed to charge us for the cost in the end. Along with us paying our mortgage along the way. What a debacle!

There are other answers to this problem but you wrote a bill that is without thinking or support of all the people who have brought millions into the state coffers by transient tax and tourists who spent hard earned money to go there. You have turned your backs on owners because many of us are not your voters keeping you office.

I am typically a more neutral person, always try to see both sides of a plan and been accused to supporting the other side I opposed if it made sense. But I have to call out what is so blatantly a way to take what you want from people who have worked for years to hang on through good

years and bad. The sea can take it on her terms if you choose not be proactive to help but for you to pass a bill that is without a thought to owners is unconscionsble. I strongly hope you see both sides of this issue And do what is fair and good for all....and create a new plan..and VOTE NO on this bill!

LATE

SB-3034

Submitted on: 2/18/2026 7:46:39 AM

Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Brad Radl | Individual | Oppose | Written Testimony Only |

Comments:

Dear Committee:

I strongly oppose S.B. 3034 as a poor usage of taxpayers dollars and it's creation of a bureasucracy that is not in the the spirit of malama kai. The passage of this bill would likely lead to more inaction, environmental calamity, while accomplishing little to restore beaches, reefs, fish populations,and overall ocean health.

I am a resident of the Kahana Bay area at the Valley Isle resort. My opinion is this bill be rejected and a more proactive discussion with the Kahana Bay Steering Committee (KBSC) et. al. occur to find solutions not involving man made structures and instead focus on redirecting funds from building groins to reef restoration and resiliency. This could be accomplished through the creation of a Maui center for coastal modeling with the intent of implementation of nature-based coastal defenses. Such a center, along with collaboration of property owners, could lead to Maui being a leader for stewardship of the oceans with resulting benefits to all.

Brad

LATE

SB-3034

Submitted on: 2/18/2026 10:01:01 AM
Testimony for WLA on 2/18/2026 1:01:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|----------------|--------------|--------------------|------------------------|
| Stacia Garlach | Individual | Support | Written Testimony Only |

Comments:

Feb. 18, 2026

To: HI Senate Committee on Water and Land

From: Stacia Garlach

Aloha Chair Lee, Vice Chair Inouye and Committee Members,

My name is Stacia Garlach, and I am a resident of Pālolo Valley and a surfer. I strongly support SB3034.

As someone who spends significant time in the ocean, I see the impacts of coastal erosion firsthand. Shorelines that once supported healthy beaches are shrinking. Access points are changing. Waves are breaking differently as sand disappears and shorelines retreat. These are not abstract projections — they are visible, lived realities.

Living in Pālolo Valley, I am also deeply concerned about the increasing intensity of climate-related disasters affecting our island communities — from stronger storms to flooding and infrastructure strain. These impacts threaten our homes, cultural resources, local businesses, and the natural systems that sustain us.

SB3034 takes an important, forward-thinking approach by directing the Department of Land and Natural Resources to establish a Hawai‘i Coastal Resilience Acquisition and Leaseback Program. By creating a pathway to purchase vulnerable coastal properties while allowing residents to remain temporarily through lease agreements, this bill supports a planned and equitable transition away from high-risk areas. Pairing property acquisition with a dedicated revolving fund helps reduce long-term disaster costs and ensures that adaptation is proactive rather than reactive.

Mahalo for your leadership and for the opportunity to testify in strong support of SB3034.

Respectfully,

Stacia Garlach
Pālolo Valley

