

STAND. COM. REP. NO. **3855**

Honolulu, Hawaii

APR 22 2026

RE: GOV. MSG. NOS. 681,
764

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir:

Your Committee on Housing, to which was referred Governor's Message Nos. 681 and 764, submitting for study and consideration the nominations of:

BOARD OF DIRECTORS OF THE HAWAI'I HOUSING FINANCE AND DEVELOPMENT CORPORATION

G.M. No. 681 GARTH YAMANAKA
for a term to expire 06-30-2030; and

G.M. No. 764 SUSAN KUNZ
for a term to expire 06-30-2030,

begs leave to report as follows:

Your Committee reviewed the personal histories, resumes, and statements submitted by Garth Yamanaka and Susan Kunz for service on the Board of Directors of the Hawaii Housing Finance and Development Corporation.

GARTH YAMANAKA

Your Committee received testimony in support of the nomination for the appointment of Garth Yamanaka from the Department of Business, Economic Development, and Tourism; Hawaii Housing Finance and Development Corporation; Office of the Mayor of the County of Hawai'i; Japanese Chamber of Commerce & Industry of Hawai'i; Hawai'i Island Chamber of Commerce; Kona-Kohala Chamber of Commerce; Flynn Restaurants, LLC; Fukunaga Electrical Inc.;



Hawaii Island Community Development Corporation; and twenty individuals.

Upon review of the testimony, your Committee finds that Mr. Yamanaka's background and dedication to serving the public qualify him to be appointed to the Board of Directors of the Hawaii Housing Finance and Development Corporation as a member representing Hawaii County. Your Committee notes that Mr. Yamanaka has held a Hawaii Certified Residential Appraiser license since 2007 and a Hawaii Real Estate license since 2011 and currently works as the owner and appraiser for G & H Appraisals. Mr. Yamanaka is also the owner of Kam Ave Holdings LLC and Vice President, Property Manager, and Real Estate Broker for Yamanaka Enterprises Inc. Mr. Yamanaka also holds a Senior Residential Appraiser designation from the Appraisal Institute. Your Committee further notes that Mr. Yamanaka is an active participant in his profession and is a member of the National Association of REALTORS and Hawaii Island Chamber of Commerce. Your Committee finds that Mr. Yamanaka has a thorough understanding of the role and responsibilities of board members and his extensive experience in real estate and appraising will continue to enhance the effectiveness of the Board of Directors of the Hawaii Housing Finance and Development Corporation. Your Committee therefore recommends that Garth Yamanaka be appointed to the Board of Directors of the Hawaii Housing Finance and Development Corporation based on his knowledge, background, and dedication to public service.

Your Committee notes that at the hearing on this nomination, Garth Yamanaka was asked to answer the following questions:

- (1) Should the Qualified Allocation Plan include greater priority for perpetual affordability, state and county owned projects, and projects required to use any profit to develop additional housing;
- (2) Should the Hawaii Housing Finance and Development Corporation be devoting more resources to revenue neutral, income blind housing, rather than deeply subsidized housing, to maximize housing production statewide; and
- (3) Should the Hawaii Housing Finance and Development Corporation produce a plan to build one hundred thousand housing units, including information identifying



available parcels, the number of units at each parcel, and the resources needed to execute the plan?

Mr. Yamanaka answered in the affirmative to all three questions.

SUSAN KUNZ

Your Committee received testimony in support of the nomination for the appointment of Susan Kunz from the Department of Business, Economic Development, and Tourism; Hawaii Housing Finance and Development Corporation; Hawaii Public Housing Authority; Office of the Mayor of the County of Hawai'i; Big Island Housing Foundation; Hawai'i Island Chamber of Commerce; and eight individuals.

Upon review of the testimony, your Committee finds that Ms. Kunz's experience, knowledge, and commitment to serving the public qualify her to be appointed to the Board of Directors of the Hawaii Housing Finance and Development Corporation as an at-large member. Your Committee notes that Ms. Kunz has been managing and overseeing housing programs since 2005 and most recently worked as a Housing Administrator for the County of Hawaii's Office of Housing and Community Development. Prior to that, Ms. Kunz was the Executive Director of the Big Island Housing Foundation. Your Committee further notes that Ms. Kunz is an active member in her community, and has served on the Board of Directors of the Big Island Housing Foundation, Hamakua Kohala Health, and Hawaii Public Housing Authority. Ms. Kunz has also served as a member of the Special Action Team for Affordable Rental Housing, Hawai'i County Workforce Development Board, State Workforce Development Council, and Committee on Aging. Your Committee finds that Ms. Kunz has a thorough understanding of the role and responsibilities of board members and her extensive experience in housing administration will continue to enhance the effectiveness of the Board of Directors of the Hawaii Housing Finance and Development Corporation. Your Committee therefore recommends that Susan Kunz be appointed to the Board of Directors of the Hawaii Housing Finance and Development Corporation based on her background, experience, and desire to service her community.

Your Committee notes that at the hearing on this nomination, Susan Kunz was asked to answer the following questions:

- (1) Should the Qualified Allocation Plan include greater priority for perpetual affordability, state and county




owned projects, and projects required to use any profit to develop additional housing;

- (2) Should the Hawaii Housing Finance and Development Corporation be devoting more resources to revenue neutral, income blind housing, rather than deeply subsidized housing, to maximize housing production statewide; and
- (3) Should the Hawaii Housing Finance and Development Corporation produce a plan to build one hundred thousand housing units, including information identifying available parcels, the number of units at each parcel, and the resources needed to execute the plan?

Ms. Kunz answered in the affirmative to all three questions.

As affirmed by the records of votes of the members of your Committee on Housing that are attached to this report, your Committee, after full consideration of the background, experience, and qualifications of the nominees, has found the nominees to be qualified for the positions to which nominated and recommends that the Senate advise and consent to the nominations.

Respectfully submitted on
behalf of the members of the
Committee on Housing,


STANLEY CHANG, Chair



The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU
Advise and Consent

Governor's Message No.:* GM 681	Committee Referral: HOU	Date: 04/16/26		
<input type="checkbox"/> The Committee is reconsidering its decision.				
The Recommendation is:				
<input checked="" type="checkbox"/> Advise and Consent 2340 <input type="checkbox"/> Not Advise and Consent 2345				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
HASHIMOTO, Troy N. (VC)	✓			
ELEFANTE, Brandon J.C.	✓			
RHOADS, Karl	✓			
FEVELLA, Kurt				✓
TOTAL	4	2	0	1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
Distribution: Original Yellow Pink File with Committee Report Committee Drafting Agency				

*Only one Governor's Message per Record of Votes

