

Honolulu, Hawaii

**FEB 20**, 2026

RE: H.B. No. 1732  
H.D. 2

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2026  
State of Hawaii

Madame:

Your Committee on Judiciary & Hawaiian Affairs, to which was referred H.B. No. 1732, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs leave to report as follows:

The purpose of this measure is to establish the Kamaaina Homes Program within the Hawaii Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions on properties from eligible homebuyers.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation; one member of the Hawai'i County Council; AARP Hawai'i; Kapolei Chamber of Commerce; Tradewind Group; Aloha United Way; Holomua Collaborative; Hawaii Appleseed Center for Law & Economic Justice; Housing Hawai'i's Future; Hawai'i YIMBY; Hope Services Hawaii; Title Guaranty of Hawai'i; Mana Up; aio; Tori Richard; and three individuals. Your Committee received comments on this measure from the Department of Taxation and Hawai'i Association of REALTORS.

Your Committee finds that Hawaii's housing crisis has contributed to the displacement of Native Hawaiians and local families. Your Committee further finds that the Kamaaina Homes



Program establishes a voluntary, market-based framework that uses deed restrictions to preserve housing for local working residents while protecting property rights and ensuring responsible stewardship of public funds. Your Committee believes that authorizing the counties to acquire and enforce these deed restrictions advances the State's goal of preserving housing for local residents.

Your Committee has amended this measure by:

- (1) Clarifying that the failure of a mortgagee to provide notice to the county of any default of the mortgagor and intention to foreclose shall not affect the mortgage holder's rights under the mortgage;
- (2) Changing the repeal date to June 30, 2032; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

Your Committee respectfully requests your Committee on Finance, should it deliberate on this measure, to consider a cap of ten percent of allocated funds under the Kamaaina Homes Program to be used for administrative costs.

As affirmed by the record of votes of the members of your Committee on Judiciary & Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1732, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.B. No. 1732, H.D. 2.

Respectfully submitted on  
behalf of the members of the  
Committee on Judiciary &  
Hawaiian Affairs,



---

DAVID A. TARNAS, Chair



State of Hawaii  
House of Representatives  
The Thirty-third Legislature

HSCR 740-26

**Record of Votes of the Committee on Judiciary & Hawaiian Affairs**

<b>Bill/Resolution No.:</b> HB 1732 HD1	<b>Committee Referral:</b> HCG, JHA, FIN	<b>Date:</b> 2/13/2026		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
<b>The recommendation is to:</b> <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
JHA Members	Ayes	Ayes (WR)	Nays	Excused
1. TARNAS, David A. (C)	✓			
2. POEPOE, Mahina (VC)	✓			
3. BELATTI, Della Au	✓			
4. COCHRAN, Elle				✓
5. HASHEM, Mark J.	✓			
6. KAHALOA, Kirstin	✓			
7. SAYAMA, Jackson D.	✓			
8. TAKAYAMA, Gregg				✓
9. GARCIA, Diamond	✓			
10. SHIMIZU, Garner M.	✓			
<b>TOTAL (10)</b>	8	0	0	2
<b>The recommendation is:</b> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <small style="margin-left: 100px;">committee acronym(s)</small>				
<b>Vice Chair's or designee's signature:</b> _____ 				
<b>Distribution:</b> Original (White) – Committee      Duplicate (Yellow) – Chief Clerk's Office      Duplicate (Pink) – HMSO				