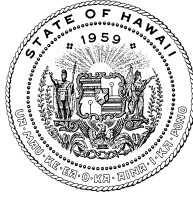


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON WAYS AND MEANS

April 7, 2026 at 10:31 a.m.

State Capitol, Room 211

In consideration of

HOUSE BILL 1711, HOUSE DRAFT 1, SENATE DRAFT 1 RELATING TO HOUSING.

Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee.

HHFDC **supports** HB1711, HD1, SD1, which proposes to amend HHFDC's rent-to-own program by replacing the current fixed five-year purchase with an option period to be determined by the Corporation.

Hawaii faces one of the nation's most challenging housing markets, with high costs and limited inventory. Rent-to-own programs are a critical pathway on the housing ladder for families who cannot immediately qualify for a mortgage but aspire to homeownership. However, the current five-year fixed period does not account for varying financial circumstances or market conditions. This bill aligns with the Governor's housing strategy by expanding affordable housing options and providing flexibility to meet the diverse needs of families, contributing to long-term stability and economic growth in our communities. The bill provides the following benefits:

1. **Flexibility.** By allowing HHFDC to set option periods, the program can better adjust to changing economic circumstances that affect the timing of conversion from rental tenure to ownership.
2. **Stability in Pricing.** The bill retains the fixed sales price during the option period, protecting participants from market volatility and ensuring predictability.
3. **Improved Program Effectiveness.** HHFDC can tailor option periods to specific projects, increasing participation and reducing barriers to homeownership.

Thank you for the opportunity to testify.



 808-733-7060

 808-737-4977

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

April 7, 2026

The Honorable Donovan M. Dela Cruz, Chair

Senate Committee on Ways and Means

State Capitol, Conference Room 211 & Videoconference

RE: House Bill 1711, HD1, SD1, Relating to Housing

HEARING: Tuesday, April 7, 2026, at 10:31 a.m.

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** House Bill 1711, HD1, SD1, which amends, for purposes of the Hawaii Housing Finance and Development Corporation's Rent-to-Own Program, the period during which the sales price of a dwelling unit is required to remain fixed from five years to an option period to be determined by the Corporation. Effective 7/1/2050.

By allowing a portion of rent to be credited toward the purchase of a home, this program helps Hawaii residents transition from renting to owning. Additionally, allowing HHFDC to set the option period during which the sales price remains fixed enables the program to adjust to ever changing market conditions and the economy, while providing participants with greater stability and more time to prepare financially for homeownership. Programs like this are an important step toward making the dream of homeownership attainable, especially given Hawaii's high housing costs.

Mahalo for the opportunity to provide testimony on this measure.

