

February 6, 2026

The Honorable Luke A. Evslin, Chair

House Committee on Housing

The Honorable Mark J. Hashem

House Committee on Water & Land
State Capitol, Conference Room 430 & Videoconference

RE: House Bill 1719, Relating to Housing

HEARING: Friday, February 6, 2026, at 8:45 a.m.

Aloha Chair Evslin, Chair Hashem, and Members of the Joint Committees:

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 1719, which establishes that manufactured homes are a permitted use by right on residentially zoned lots within the urban district. Limits the use of residential building design elements to deny or discourage otherwise code-compliant manufactured homes. Prohibits homeowners' associations and similar private governing bodies from enforcing covenants that actively or effectively prohibit otherwise lawful manufactured housing. Prohibits counties from requiring manufactured homes that comply with federal manufactured housing standards to also comply with the Hawaii state building code or a county building code. Specifies that a manufactured home is considered real property, requiring its transfer, conveyance, and mortgage to follow the same recording and enforcement requirements as other real property

Hawaii faces a severe housing shortage and manufactured housing is one option that may help to address our state's housing challenges. Manufactured homes are built in controlled factory settings, which allows them to be completed faster, at a lower cost, and with less construction waste than many traditional homes. These homes also must meet federal building and safety standards established by the U.S. Department of Housing and Urban Development.

This measure takes an important step by reducing outdated rules that have discouraged the use of manufactured housing in Hawaii. Removing these barriers can help expand housing options and increase the supply of homes across the state.

Additionally, treating manufactured homes as real property rather than personal property may help improve access to financing for homeowners.

Mahalo for the opportunity to provide testimony on this measure.



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

February 6, 2026

House Committee on Housing
House Committee on Water & Land
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for HB 1719 - RELATING TO HOUSING

Aloha Chairs Evslin & Hashem, Vice Chairs Miyake & Morikawa, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1719**.

Hawai'i is facing a severe housing shortage and affordability crisis, and existing tools are not producing homes fast enough or at a cost local residents can afford. HB 1719 supports manufactured homes as a safe, code-compliant option that can be built more quickly and at a lower cost than traditional construction. By removing unnecessary zoning, design, and financing barriers, this bill creates more opportunities to deliver homes efficiently while maintaining health and safety standards. HB 1719 is a practical step toward expanding housing supply and addressing the urgent needs of Hawai'i's communities.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

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



Hawai'i YIMBY
Honolulu, HI 96814
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Sincerely,

Damien Waikoloa
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega
Chapter Lead, Hawai'i YIMBY

Huey Kwik
Chapter Lead, Hawai'i YIMBY



Feb. 6, 2026, 8:45 a.m.
Hawaii State Capitol
Conference Room 430 and Videoconference

To: House Committee on Housing

Rep. Luke Evslin, Chair

Rep. Tyson Miyake, Vice Chair

House Committee on Water and Land

Rep. Mark Hashem, Chair

Rep. Dee Morikawa, Vice Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: TESTIMONY IN SUPPORT OF HB1719 — RELATING TO HOUSING

Aloha chairs, vice chairs and other members of the committees,

The Grassroot Institute of Hawaii **supports** [HB1719](#), which would set up a statewide framework for regulating manufactured homes.

This legislation would streamline the permitting process for this housing option, which could help more Hawaii residents afford to live here.

In particular, it would allow manufactured homes throughout the state's urban district and prohibit the counties and homeowners associations from applying more strict aesthetic and safety rules to them than site-built homes.

The bill would define manufactured housing as dwellings constructed to comply with the U.S. Department of Housing and Urban Development's standards for manufactured housing.

Manufactured homes would have to be approved as long as they comply with the HUD code, and the counties would be prohibited from requiring them to also conform to state or county codes.

The Harvard University Joint Center for Housing Studies recently reviewed research on HUD standards and found that “the share of manufactured homes built in the previous decade deemed inadequate (that is, exhibiting a range of structural inadequacies, such as poorly functioning systems or significant maintenance problems) fell consistently from the 1980s through the first part of the 2000s, differing little from site-built homes after the improvements in the 1990s.”¹

Additionally, some manufactured homes can be built for 30 to 50% of the cost of site-built homes.² Considering Hawaii’s high land costs, minimizing construction costs would go a long way toward making homes more attainable for local residents.

The changes proposed in this bill would expand affordable housing options without sacrificing health or safety.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ Christopher Herbert, Alexander Hermann, Daniel McCue and Chadwick Reed, “[A Review of Barriers to Greater Use of Manufactured Housing for Entry-Level Homeownership](#),” Harvard University Joint Center for Housing Studies, January 2024, p. 13.

² Jon Gorey, “[Home Economics: How Manufactured Housing Can Help Solve the National Housing Affordability Crisis](#),” Land Lines, January 2023; Daniel Janzow, “[Manufactured Housing at a Crossroads](#),” Lincoln Institute of Land Policy, Oct. 17, 2025.



Housing Hawai'i's Future
PO Box 3043
Honolulu, HI 96802-3043

February 5, 2026

TO: Chair Evslin and Members of the House Committee on Housing
Chair Hashem and Members of the House Committee on Water & Land

RE: HB 1719, Relating to Housing

LATE

Dear Chairs Evslin, Hashem, and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We strongly support House Bill 1719. This measure removes longstanding barriers to the placement of manufactured homes, which can provide much-needed, cost-effective housing options for Hawai'i's residents.

By establishing manufactured homes as a permitted use by right on residentially zoned lots and limiting the use of restrictive design elements, this bill meaningfully expands the range of housing choices available to local families.

Additionally, clarifying that federally compliant manufactured homes are not subject to duplicative state or county building codes streamlines the development process without compromising safety, as these homes are already subject to rigorous federal standards. Recognizing manufactured homes as real property will provide homeowners with the same legal protections and opportunities for financing as traditional site-built homes, supporting long-term stability and equity-building.

We are grateful for your careful consideration of House Bill 1719.

Thank you,

A stylized, circular signature in black ink, appearing to be the name "Lee Wang".

Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org

A handwritten signature in black ink, appearing to be the name "Perry Arrasmith".

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

HB-1719

Submitted on: 2/4/2026 1:20:47 PM

Testimony for HSG on 2/6/2026 8:45:00 AM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

SUPPORT

I support this Bill HB1719 with exception noted at the bottom. We have to take somewhat radical new approaches to increasing our housing stock and build things here more affordably. We can't keep doing things the way that we are, because it is not working! Hawaii has never had manufactured housing or mobile home "trailer parks" here because the building trade unions have made sure over the years that the building codes specifically were written to keep them out. There is no other reason. I don't believe that there is anything unique or special about Hawaii building codes that makes houses here more "safe" than what would be built if federal standards were followed. If there is any place in the US that could benefit from allowing these types of residences to be built, it is Hawaii, because our land costs are crazy high and we seriously restrict where things can be built. Exception: the proposed section 46D states that "no association of apartment owners governed by chapter 514B . . shall adopt or enforce any provision that active or effectively prohibits the placement of lawful occupancy of a manufactured home." This may be problematic. Whereas I agree that this requirement could be imposed upon associations governed by 421J (aka Planned Community Associations or "PUDs"), it should not ALSO apply to those associations governed by 514B (aka "condominiums"). Stipulating this may adversely affect all unit owners in the condo project in that the "map", or specific details of the number, size, configuration, etc. of units within the condo project, would no longer align with the "final public reports" that are issued by the original developer and filed with the State of Hawaii DCCA. The current unit owners or association would be burdened to making subsequent fillings and revisions of maps with either the DCCA, DPP, or both. Additionally, considerations for the percentage of common interests, based on the square footage or number of bedrooms, may also be adversely impacted. Any deviations between the final public report and the condo project as built with these prospective manufactured houses that are exempt from the association rules may create marketability, insurability, and lending issues, including possibly legal disputes as to percentage of ownership interest and apportionment of community annual maintenance fees. Lastly, manufactured homes built using materials that are different from the rest of the units may create issues when the condo association tries to perform maintenance or improvements for items designated to be the responsibility of the association instead of the individual unit owner. For example, if the association is responsible for routine replacement of the roof, but manufactured homes built within the condo project use different materials, it may be more difficult or impossible for the association to manage these replacements and equitably allocate the costs among the unit owners. Likewise, stipulations on coops under HRS 421I may create similar problems. Therefore, references to both 514B and 421I should be removed in their entirety from this bill.

Victor Brock

HB-1719

Submitted on: 2/5/2026 11:34:20 AM

Testimony for HSG on 2/6/2026 8:45:00 AM

Submitted By	Organization	Testifier Position	Testify
Johnnie-Mae L. Perry	Individual	Comments	Written Testimony Only

Comments:

Comment include DHHL Johnnie-Mae L. Perry

1719 HB RELATING TO HOUSING.