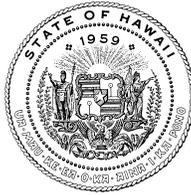


JOSH GREEN, M.D.
GOVERNOR

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

HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

February 13, 2026 at 2:00 p.m.

State Capitol, Room 325

In consideration of

HOUSE BILL 1732 HOUSE DRAFT 1 RELATING TO HOUSING.

Chair Tarnas, Vice Chair Poepoe, and members of the Committee.

HHFDC **supports** House Bill 1732 House Draft 1, which establishes the Kama'aina Homes Program within HHFDC to provide funding to counties for purchasing voluntary deed restrictions on homes for local residents.

This bill offers a creative, market-based solution to preserve housing for locals and stabilize our communities.

We note that the requirement that the deed restriction be held in the first position may not be possible in planned communities where Conditions, Covenants, and Restrictions typically have first position.

Thank you for the opportunity to testify.

JOSH GREEN M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



GARY S. SUGANUMA
DIRECTOR

KRISTEN M.R. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TAXATION

Ka 'Oihana 'Auhau
P.O. BOX 259

HONOLULU, HAWAII 96809
PHONE NO: (808) 587-1540
FAX NO: (808) 587-1560

**TESTIMONY OF
GARY S. SUGANUMA, DIRECTOR OF TAXATION**

TESTIMONY ON THE FOLLOWING MEASURE:

H.B. No. 1732, H.D.1, Relating to Housing

BEFORE THE:

House Committee on Judiciary & Hawaiian Affairs

DATE: Friday, February 13, 2026

TIME: 2:00 p.m.

LOCATION: State Capitol, Room 325

Chair Tarnas, Vice-Chair Poepoe, and Members of the Committee:

The Department of Taxation (DOTAX) offers the following comments regarding H.B. 1732, H.D.1, for your consideration.

H.B. 1732, H.D.1, establishes a new "Kamaaina Homes Program" to provide funding to the counties to purchase voluntary deed restrictions from eligible homeowners or buyers who limit occupancy to owner-occupants or resident tenants that live and work in the State. The purpose is to secure a dedicated housing supply for locals.

Section 2 of the bill, on page 16, section 201H-E(b), HRS, establishes a conveyance tax exemption for property with a county deed restriction pursuant to the Kamaaina Homes Program.

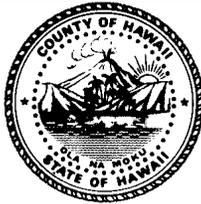
Section 6 of the bill, on page 36, amends section 247-3, HRS, by adding a conveyance tax exemption for any document or instrument conveying real property that contains a county-owned deed restriction pursuant to the Kamaaina Homes Program, including any document or instrument conveying the county-owned deed restriction.

This measure has a defective effective date of July 1, 3000, with Section 6, relating to the conveyance tax exemption, taking effect on January 1, 2027. On January 1, 2032, this Act shall be repealed and section 247-3, HRS, will be reenacted in the form in which it read “on the day before the effective date of this Act.”

If this bill passes, DOTAX can implement the conveyance tax exemption in section 6 of the bill with the January 1, 2027, effective date.

Thank you for the opportunity to provide comments on this measure.

Jennifer Kagiwada
Council Member District 2 South Hilo



Office: (808) 961-8272
jennifer.kagiwada@hawaiicounty.gov

HAWAI'I COUNTY COUNCIL - DISTRICT 2

25 Aupuni Street • Hilo, Hawai'i 96720

DATE: February 12, 2026
TO: House Committee on Housing
FROM: Jennifer Kagiwada, Council Member
Council District 2
SUBJECT: HB1732

Aloha, Chair Evslin, Vice Chair Miyake, and esteemed Committee Members,

I am writing in **strong support of HB1732**. Hawai'i, including Hawai'i County, continues to lose local working residents due to rising housing costs and limited attainable homeownership opportunities. The average Hawai'i Island home price now exceeds half a million dollars, placing stability and long-term security out of reach for many families.

This measure protects housing for local working residents while building long-term public equity. By ensuring homes remain occupied by those who live and work in our communities, this program helps stabilize neighborhoods, strengthen our workforce, and slow the outmigration that threatens Hawai'i's future.

Mahalo,

Jenn Kagiwada



1001 Bishop Street #625 | Honolulu, HI 96813
866-295-7282 | aarp.org/hi | hiaarp@aarp.org |
[Twitter.com/aarphawaii](https://twitter.com/aarphawaii) | facebook.com/aarphawaii

**The Hawaii State Legislature
House Committee on Judiciary and Hawaiian Affairs
Friday, February 13, 2026
Conference Room 325
2:00 p.m.**

TO: The Honorable David Tarnas
FROM: Keali'i S. López, State Director
RE: Support for H.B. 1732, HD1 Relating to Housing

Aloha Chair Tarnas and Members of the Committee:

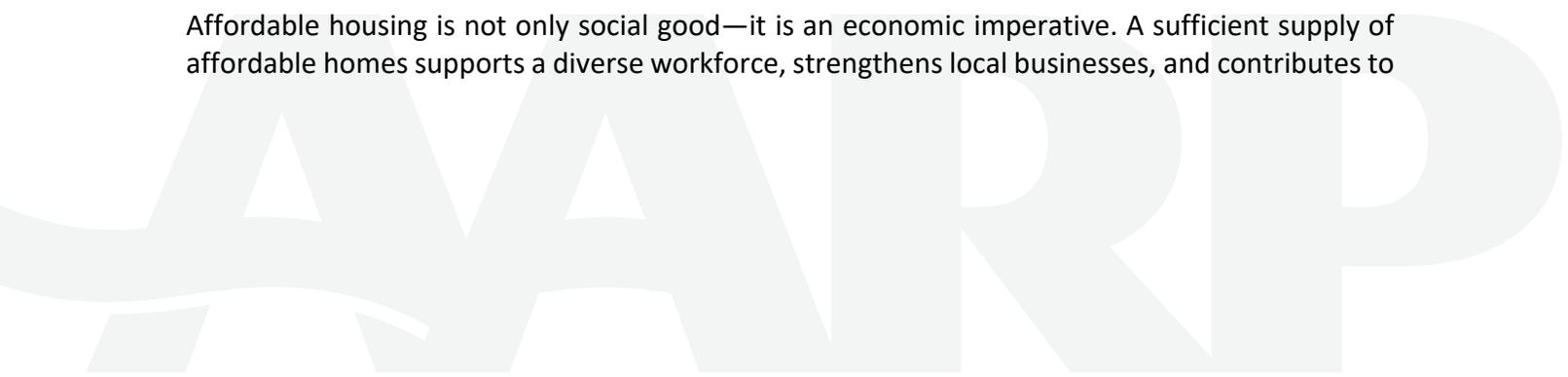
I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people 50 and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families. On behalf of our nearly 135,000 members statewide, thank you for the opportunity to share our testimony.

AARP is in support of H.B. 1732, HD1 which seeks to establish the Kama'āina Homes Program that provides funding to the counties to purchase voluntary deed restrictions from eligible homeowners or home buyers. AARP believes this bill is an important step towards addressing the housing affordability crisis in Hawai'i.

H.B. 1732, HD1 aligns with AARP's longstanding housing policy priorities, which emphasize expanding access to affordable, stable, and suitable housing—especially for older adults. By enabling voluntary deed restrictions, this bill creates a pathway for property owners to help increase and preserve affordable housing options, directly contributing to the growing need across the state.

Stable and affordable housing is foundational to strong, resilient communities. By supporting this measure, the state can help promote long-term community stability and reduce displacement pressures that arise from escalating housing costs. The mechanism established in this bill helps protect and maintain affordable housing stock, benefiting residents across generations.

Affordable housing is not only social good—it is an economic imperative. A sufficient supply of affordable homes supports a diverse workforce, strengthens local businesses, and contributes to



the overall economic vitality of our state. H.B. 1732, HD1 can play a pivotal role in advancing these economic benefits. When working families can remain in their communities, they are better able to support older adults and enable them to age in place, which is essential for the well-being of Hawai'i's growing kūpuna population.

H.B. 1732, HD1 represents a thoughtful and balanced approach to one of Hawai'i's most pressing challenges. By establishing the Kama'āina Homes Program, the state can make meaningful progress toward ensuring that all residents—at every age—have access to safe, affordable, and stable housing.

Thank you for the opportunity to testify in support of this important measure.

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February 13, 2026

House Committee on Judiciary & Hawaiian Affairs
Representative David A. Tarnas, Chair
Representative Mahina Poepoe, Vice Chair

Friday, February 13, 2026, 2:00 p.m.
Conference Room #325 and via video conference



RE: HB 1732 HD1 Relating to Housing

Dear Chair Tarnas, Vice Chair Poepoe and members of the Committee,

My name is Kiran Polk, and I am the Executive Director & CEO of the Kapolei Chamber of Commerce. The Kapolei Chamber of Commerce is an advocate for businesses in the Kapolei region including Waipahu, Kapolei, 'Ewa Beach, Nānakūli, Wai'anae, and Mākaha. We work on behalf of our members and the broader business community to improve the regional and State economic climate and to help West O'ahu businesses thrive.

The Kapolei Chamber of Commerce is **in support of HB 1732 HD1**, which establishes the **Kama'āina Homes Program** within the Hawai'i Housing Finance and Development Corporation to provide funding to the counties to purchase **voluntary deed restrictions from eligible homebuyers**.

As the chamber representing **West O'ahu, the fastest-growing region in the State**, we represent a diverse membership that includes **real estate developers, builders, employers, and small businesses** who are all directly impacted by Hawai'i's housing shortage and workforce challenges.

HB 1732 is thoughtfully structured to support homebuyers, with program funds used exclusively as **down-payment assistance** and does not impose requirements on existing homeowners. This distinction is important, as it positions the program as **complementary to housing production**, rather than a constraint on development.

From a business and development perspective, this measure helps expand the pool of qualified local buyers who can successfully purchase newly built homes. In growing regions like West O'ahu, aligning new housing supply with the ability of local residents to buy those homes is essential to long-term economic stability, workforce retention, and successful project absorption.

The Kama'āina Homes Program is **voluntary, targeted, and market-supportive**. It helps level the playing field for local working residents while respecting private property rights and supporting continued housing construction. By retaining a public equity interest through voluntary deed restrictions, the program also reflects responsible stewardship of public funds.

Housing affordability and housing supply must move forward together. HB 1732 recognizes that balance and provides a practical tool that supports **local homeownership, workforce stability, and sustainable growth**.

For these reasons, the Kapolei Chamber of Commerce **supports HB 1732 HD1** and respectfully urges the Committee to pass this measure.

Respectfully,

Kiran Polk
Executive Director & CEO



February 12, 2026

Support for HB1732, HD1 – Relating to Housing

Aloha Chair Tarnas, Vice Chair Poepoe and Members of the Committee,

My name is **Rob Nobriga, President and CEO of Tradewind Group**, and I am testifying in **strong support of HB1732, HD1** and the establishment of the Kama‘āina Homes Program.

Hawai‘i’s housing crisis is forcing local families to leave—but the Kama‘āina Homes Program offers a solution. The Program imagines a future where local families can stay in Hawai‘i—home by home, neighborhood by neighborhood, by ensuring there is housing available just for local residents.

Skyrocketing home and rental prices have resulted in many local families struggling to secure places to live, pressuring local working families to leave Hawai‘i in search of attainable living options elsewhere. The Kama‘āina Homes Program would create a dedicated housing inventory for local working families by empowering the counties to purchase voluntary and perpetual deed restrictions from homeowners and homebuyers. The restrictions would come with a requirement that both owner-occupants and renters of record work locally. This prevents homes from being lost to non-resident buyers or short-term vacation rentals.

The Kama‘āina Homes Program is an investment in our future. By keeping local families here, we create stronger communities, reduce out-migration, and build a more sustainable economy. It’s an opportunity to ensure that our islands remain vibrant, diverse, and truly home to those who cherish it most—our people. I urge the committee to pass HB1732, HD1 to support Hawai‘i’s housing future.

Mahalo for the opportunity to testify.

Rob Nobriga

rnobriga@tradewindgrp.com



February 12, 2026

Testimony in Support of H.B. 1732 HD1 Relating to Housing

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

Aloha United Way **supports H.B. 1732 HD1**, which establishes the Kama'āina Homes Program to help preserve housing opportunities for local working residents.

Hawai'i's housing crisis continues to drive families out of the state and out of the communities they serve. According to Aloha United Way's ALICE data, 40%¹ of households struggle to afford the basic cost of living. Housing is the single largest expense for most of these families, and rising home prices have placed ownership far beyond the reach of many local workers.

These pressures are contributing to significant outmigration. Aloha United Way's 2024 *Facts and Figures Report* found that 37% of households have someone considering leaving Hawai'i, rising to 41% among ALICE households. These are working families who are essential to our economy and communities yet are increasingly unable to afford to stay.

H.B. 1732 HD1 takes an innovative approach by allowing counties to purchase voluntary deed restrictions that keep homes occupied by local working residents. By creating a dedicated inventory of homes for people who live and work in Hawai'i, this program helps preserve community stability, supports the local workforce, and ensures that public investment in housing generates long-term public benefit.

Focusing on critical workforce needs helps keep essential workers in the communities they serve. For these reasons, Aloha United Way respectfully urges your support for H.B. 1732 HD1.

Mahalo,

Michelle Bartell
President & CEO
Aloha United Way

¹ <https://www.auw.org/about/alice-initiative/alice-reports/>



holomua

COLLABORATIVE

OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

BOARD MEMBERS

Jason Fujimoto
Meli James, *Board Chair*
Micah Kāne
Brandon Kurisu
Brad Nicolai
Mike Pietsch
Sunshine Topping

ADVISORY COMMITTEE

Josh Feldman
Brittany Heyd
Alicia Moy
Ed Schultz

Josh Wisch
President & Executive Director

827 Fort Street Mall, 2nd Floor
Honolulu, Hawai'i 96813

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info@holomuacollaborative.org

HolomuaCollaborative.org

Page 1 of 2

Committee: House Committee on Judiciary & Hawaiian Affairs
Bill Number: HB 1732 HD1, Relating to Housing
Hearing Date and Time: February 13, 2:00pm, Room 325
Re: Testimony of Holomua Collaborative – Support

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the committee:

Mahalo for the opportunity to submit testimony **in support** of HB 1732 HD1, Relating to Housing. This bill would establish and fund the Kama'āina Homes Program.

Hawai'i remains in a housing crisis. Skyrocketing home prices leave many local families struggling to secure safe, attainable places to live. The median single-family home price in Hawai'i now exceeds \$1,000,000, and nearly \$650,000 for a condominium—an impossible amount for most residents. As a result, many local families are being forced to leave in search of more affordable housing elsewhere. Between July 2024 and July 2025, an average of 11 people left Hawai'i *each day*.¹ More Native Hawaiians now live outside Hawai'i than within it. This is a loss of our culture, traditions, and the essence of what makes Hawai'i home.

In October 2025, a survey² on the day-to-day financial experience of local workers was released, suggesting this crisis continues to trend toward staggering levels. When nearly 3,200 local workers were asked if they may need to move to a less expensive state, only 25% answered a definitive “no”, a decrease from 31% in 2024, while 75% said “yes” or “unsure”; an increase from 69% in 2024. Additionally, more than half of respondents cited housing costs as the primary driver of their cost of living in Hawai'i.

The high cost of living and limited affordable housing options have led many people in our local workforce – teachers, firefighters, health care workers, and more – to consider relocating to the continent, further deepening our state's labor shortages and eroding the quality of life for all residents.

The Kama'āina Homes Program is an income-blind, voluntary initiative, based in part on programs successfully deployed in other jurisdictions. It would create a dedicated housing supply for local residents by empowering the Counties to purchase perpetual deed restrictions on properties that require occupants to live and work in Hawai'i.

¹ U.S. Census Bureau, Population Division Estimates, released January 2026; and calculations by the Hawai'i State Department of Business, Economic Development & Tourism, Hawai'i State Data Center.

https://files.hawaii.gov/dbedt/census/popestimate/2025/state-pop/2025_daily_est_state.pdf

² 2025 Hawai'i Affordability Survey - <https://holomuacollective.org/survey-25/#3>

In the face of our state's ongoing housing crisis, this program represents a critical investment in the future of Hawai'i—both for our economy and our cultural heritage. This program would ensure housing is reserved for local families for generations and help reverse the trend of families and workers leaving Hawai'i by providing them with the opportunity to live in their communities long term.

A program with similar principles, Vail InDEED³, offers an inspiring example. Launched in 2018, Vail, Colorado, created a voluntary program that allowed the town to purchase deed restrictions on homes, ensuring they were only available to local residents. This program has reduced pressure on the housing market and improved the community's overall stability. Not only has it fostered a supportive environment for local families, but it has also strengthened the community by ensuring that Vail's workforce can *afford* to live there. Other communities with tourism driven economies that have implemented similar programs to secure dedicated workforce housing include Truckee, CA (outside of Lake Tahoe); Mountain Village, CO; and Aspen, CO.

A central feature of the Kama'āina Homes Program is a State-County partnership that creates a permanent supply of homes for local working residents. In exchange for down payment or ADU construction assistance, residents voluntarily agree to place deed restrictions that run with the land in perpetuity on their property, ensuring the home (and if applicable, ADU) is occupied by people who live and work in Hawai'i. Given Hawai'i's extremely high housing costs, matched State and County funds would meaningfully improve local residents' ability to purchase a home. And given Hawai'i's deep need to build more housing units, this program can help increase the number of units available for local families. This approach prioritizes housing for local workers, prevents homes from being lost to speculative investment or short-term rentals, and allows public entities to retain an equity interest that can be reinvested to meet future housing needs.

The Kama'āina Homes Program is an investment in our future. By keeping local families in Hawai'i, we create stronger communities, reduce out-migration, and build a more sustainable economy. This measure is an opportunity to ensure that our islands remain vibrant, diverse, and a place where local working families can afford to stay.

I urge you to support the Kama'āina Homes Program for the sake of Hawai'i's future, and for the generations of local families who will benefit from the stability, security, and opportunity this program offers.

Sincerely,

Matthew Prellberg
Policy & Communications Director

³ See <https://www.vail.gov/government/departments/housing/vailindeed>



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for HB1732 HD1 – Relating to Housing
House Committee on Judiciary & Hawaiian Affairs
Friday, February 13, 2026 at 2:00PM Conf. Rm. 325 and via Videoconference

Aloha Chair Evslin, Vice Chair Miyake, and members of the committee;

Mahalo for the opportunity to testify in **strong support of HB1732 HD1**, which would establish the *Kama‘āina Homes Program* to help local residents purchase and preserve homes for our workforce.

This is a voluntary program designed to create a dedicated stock of workforce housing through the purchase of deed restrictions on residential properties. Most of the program’s functions and logistics remain the same as last year; however, this year’s bill includes a change which we strongly support.

The program would now also serve as a down-payment assistance program for homebuyers. Previously, both homebuyers and current homeowners were eligible to receive funds in exchange for placing a deed restriction, with funds provided unencumbered. We support using monies for down payment assistance in exchange for long term deed restrictions, in kind to how the DURF Equity Pilot (DEP) Program functions.

This legislation builds on proven national models like Colorado’s *Vail InDEED* program, which has successfully preserved workforce housing through similar voluntary deed restrictions.¹ In 2020, Vail reported securing 153 homes for \$10.5 million—compared to a 288-unit apartment built for \$200 million—demonstrating the efficiency of this model.²

In Hawai‘i’s current market, with median home prices now exceeding \$900,000 and only 20% of residents able to afford a home,³ such an innovative, scalable tool like long term deed restrictions are urgently needed. The *Kama‘āina Homes Program* would create a sustainable, locals-first housing inventory while helping working families achieve homeownership.

By pairing deed restriction affordability with targeted down-payment support, HB1732 HD1 creates a pragmatic and values-driven approach to preserving homes for Hawai‘i’s working residents.

Mahalo for the opportunity to testify.

¹ <https://www.huduser.gov/portal/casestudies/study-081121.html>

² <https://www.vaildaily.com/news/vail-indeed-program-earns-national-recognition-for-innovation/>

³ <https://uhero.hawaii.edu/the-hawaii-housing-factbook-2025/>

February 13, 2026

TO: Chair Tarnas and Members of the Committee on Judiciary & Hawaiian Affairs
RE: HB 1732 HD1, Relating to Housing

Dear Chair Tarnas 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 support House Bill 1732 HD1.

The Kama'āina Homes Program is modeled on a similar program in Vail, Colorado. Like many of Hawai'i's communities, Vail is heavily reliant on tourism. Furthermore, tourism has adversely impacted their locality's supply of affordable housing.

As HHF concluded in our sixth policy brief, the Vail InDeed model is uniquely tailored to Hawai'i's housing constraints.¹ Deed restrictions can preserve local housing supply. By purchasing deed restrictions from homeowners, county governments can ensure deed-restricted homes remain permanently affordable for residents.

This program, if implemented, could have a tangible benefit on Hawai'i's emerging workforce. Hawai'i presently enjoys the lowest rate of homeownership in the United States among young adults, specifically those under the age of 35. We need to expand homeownership opportunities for our young residents, especially those members of our workforce who want to stay in Hawai'i for decades to come.

We are grateful for your careful consideration of House Bill 1732 HD1.

Thank you,



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



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

¹ Housing Hawai'i's Future. "Policy Brief #6: Deed Restrictions in Maui County." 2024.
<https://www.hawaiisfuture.org/resources/policy-brief-mau-deed-restrictions>.



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

February 13, 2026

House Committee on Judiciary & Hawaiian Affairs
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for HB 1732 HD1 - RELATING TO HOUSING

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1732 HD1**.

Hawai'i's housing shortage continues to worsen, and no single policy will solve it. Addressing this crisis will require a variety of approaches and the willingness to take bold action to keep local families and workers from being forced to leave Hawai'i.

HB 1732 HD1 offers a thoughtful and practical tool. It creates a county-driven, voluntary deed-restriction model that helps keep homes occupied by local workers. This approach supports workforce stability, preserves community character, and helps prevent the continued outmigration that threatens the social and cultural fabric of our islands.

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.

Sincerely,
Damien Waikoloa, Edgardo Díaz Vega & Huey Kwik
Chapter Leads, Hawai'i YIMBY



 808-733-7060
 808-737-4977

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

February 13, 2026

The Honorable David A. Tarnas, Chair

House Committee on Judiciary & Hawaiian Affairs
State Capitol, Conference Room 325 & Videoconference

RE: House Bill 1732, HD1, Relating to Housing

HEARING: Friday, February 13, 2026, at 2:00 p.m.

Aloha Chair Tarnas, Vice Chair Poepoe, 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 provides **comments** on House Bill 1732, HD1, which establishes the Kamaaina Homes Program within the Hawaii Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers. Effective 7/1/3000.

Hawai'i REALTORS® supports the creation of more workforce housing for Hawaii residents. We do however have concerns that the deed restrictions contained in this measure are in perpetuity. Having deed restrictions on a property in perpetuity can be problematic especially in land use planning, as communities can change and uses for a property may need to change as well over time. We respectfully suggest that the deed restrictions be amortized over 10 years but are open to other proposals for alternative timeframes. We look forward to further discussions on this matter.

Mahalo for the opportunity to provide testimony on this measure.



HB-1732-HD-1

Submitted on: 2/12/2026 3:13:56 PM

Testimony for JHA on 2/13/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Patrick Hurney	Hope Services Hawaii	Support	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair, and members of the Committee,

My name is Patrick F. Hurney, and I am testifying in strong support of HB1732, which establishes the Kama‘āina Homes Program.

This measure is an important step toward addressing Hawai‘i’s housing crisis by creating pathways to stable, long-term housing for local families. I urge you to pass HB1732 and invest in permanence, invest in people, and invest in a future where our keiki can remain home.

Mahalo for the opportunity to testify.

Patrick F. Hurney



TITLE GUARANTY
HAWAII

February 13, 2026

Testimony in support of HB 1732 HD1, Relating to Housing

Aloha Chair Tarnas, Vice Chair Poepoe, and Committee Members,

We write in support of HB 1732 HD1, Relating to Housing, which would establish the Kama'āina Homes Program to place voluntary deed restrictions on homes that will be dedicated for local working residents.

Title Guaranty of Hawai'i is the oldest and largest title company in the state. We have been owned and operated by a kama'āina family since 1896, and we are proud to employ over 250 residents across our branches statewide. As an organization that has worked for over a century to connect local families with housing, we see firsthand the economic shift preventing them from achieving the dream of homeownership.

The Kama'āina Homes Program is an innovative proposal to create a new pool of residential real estate that is restricted to local residents. This will enable locals to get into Hawai'i's tight housing market by restricting housing stock for local families and promoting a local workforce. This program, in part, offers property buyers incentives in exchange for voluntarily placing a deed restriction on their property that limits future buyers and/or tenants to Hawai'i residents. The proposal achieves this by linking the voluntary deed restriction to residency and employment requirements. It enables locals to compete with mainland buyers for homes and encourages property owners to rent to locals long-term rather than leave homes vacant.

HB 1732 HD1 is an original solution that invests in our community and culture, and I hope you will support this effort to keep local residents in Hawai'i.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike B. Pietsch'.

Mike B. Pietsch
President and Chief Operating Officer
Title Guaranty of Hawai'i





Statement of
Meli James and Brittany Heyd
Cofounders
Mana Up

HB1732 HD1, Relating to Housing

Aloha Chair Tarnas, Vice Chair Poepoe, and committee members,

We support HB1732 HD1, which establishes the Kama'āina Homes Program to provide voluntary deed restrictions to willing, eligible homebuyers and those building ADUs who agree to limit the use of their property for local working occupants.

Mana Up is a statewide initiative that provides entrepreneurs in Hawai'i with the resources and tools to grow their businesses and scale globally. As these entrepreneurs continue to grow, they also contribute to the expansion of our local economy. As part of our mission, we aim to sustain the local economy through economic diversification, local job creation, community giveback, investment, and a regenerative culture of entrepreneurship, providing a better future for generations to come here in Hawai'i. To keep these entrepreneurs in Hawai'i and expand our entrepreneurial ecosystem, they need affordable housing.

We repeatedly hear from our entrepreneurs about the difficulty they face in finding affordable housing that provides the safety and security they need to focus on their business and family. Local entrepreneurs want to create and expand their business in Hawai'i, but far too often feel that opportunities for housing and business are better on the continent.

Creating a dedicated housing stock for our local workforce will help our families feel secure as they navigate the difficult economic conditions facing the State. The Kama'āina Homes Program incentivizes local buyers to voluntarily participate in creating a permanent, dedicated housing stock for local families. Housing is a challenge for everyone, and by coming together, we can find shared solutions that help all the people of Hawai'i.

Sincerely,

Meli James | Cofounder, Mana Up
Brittany Heyd | Cofounder, Mana Up



Testimony in Support of HB 1732 HD1, Relating to Housing

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

We write in strong support of HB 1732 HD1, which will establish the Kama'āina Homes Program, allowing interested homebuyers to voluntarily place a deed restriction on their property limiting occupancy to our local workforce.

aio is a locally owned company with holdings across a broad range of industries. Our companies are purpose-driven and firmly rooted in local values. At aio, Hawai'i is at our core, and through our products and services, we work hard to make Hawai'i a better place for future generations.

Hawai'i is in the midst of a housing crisis. Our employees are our greatest asset, and we want to ensure they have access to quality, affordable housing. This program is a good first step toward establishing a housing market dedicated to local working families rather than out-of-state purchasers.

Mahalo for the opportunity to submit testimony in support of HB 1732 HD1.

A handwritten signature in black ink that reads "Brandon Kurisu".

Brandon Kurisu
aio Family of Companies



TORI RICHARD

February 13, 2026

Aloha Chair Tarnas, Vice Chair Poepoe, and members of the Committee,

We write in support of HB 1732 HD1 and the creation of the Kama'āina Homes Program.

Tori Richard has manufactured in Honolulu for over 70 years, and we continue to proudly do so today. As a long-time medium-sized Hawai'i employer, we recognize the challenge high housing costs pose to everyone working to make ends meet in Hawai'i.

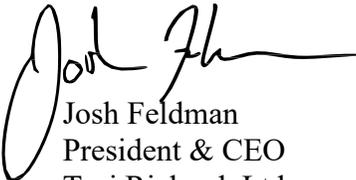
Our business is deeply committed to supporting Hawai'i's local workforce, and the growing housing crisis makes it increasingly difficult for our employees to remain in the islands. Attainable housing is key to keeping talented, creative people in Hawai'i, and this bill offers a much-needed solution to that challenge.

Many of our employees are struggling to find affordable housing. As their employer, I see firsthand the impact this has on their lives. When workers are forced to move away or leave the state altogether, it hurts our ability to operate and expand. The Kama'āina Homes Program ensures that local workers, like those in the fashion, manufacturing, and retail industries, have a place to call home. This stability will allow them to continue contributing to Hawai'i's vibrant economy and support local businesses.

Moreover, as a company that takes pride in being part of the local community, we understand the importance of preserving Hawai'i's unique cultural identity. The housing crisis threatens that identity, as local residents are pushed out by non-resident investors and wealthy buyers. HB 1732 HD1 will help reverse this trend by providing a steady supply of affordable homes for local residents, ensuring our workforce and community remain strong and diverse.

I urge you to support HB 1732 HD1, as it is essential to the future of our business and the local economy. Thank you for your consideration.

Sincerely,



Josh Feldman
President & CEO
Tori Richard, Ltd.

1891 NORTH KING STREET
HONOLULU, HAWAII 96819

HB-1732-HD-1

Submitted on: 2/12/2026 8:17:50 AM

Testimony for JHA on 2/13/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Dana Fulton	Individual	Support	Written Testimony Only

Comments:

Maui County is fighting hard to figure out how to prioritize locals in homes and maintain affordable housing inventory:

HB1732 HD1 would **clarify and strengthen county authority** to:

- Establish local housing preference policies, including prioritizing certain residents in workforce housing
- Align local housing priorities with **broader regional and state housing goals**
- Provide a structured framework for counties to administer *local preference points/eligibility* for workforce units

This builds on what Maui's Housing, Land Use & Transportation (HLU) Committee has supported: *explicit prioritization of local residents for local workforce housing units.*

Right now, one of the biggest challenges is that:

- County housing plans may try to prioritize locals
- But state housing law is often broad and does not clearly articulate local preference authority

HB1732 closes that gap, so county programs, deed restrictions, and workforce housing rules all rest on a *clearly supported legal foundation.*

HB-1732-HD-1

Submitted on: 2/12/2026 8:56:44 AM

Testimony for JHA on 2/13/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
William Caron	Individual	Support	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and members of the committee,

I am testifying in strong support of HB1732, which establishes the Kama‘āina Homes Program—a pragmatic, scalable, and values-driven solution to the most urgent crisis facing Hawai‘i's working families: the accelerating displacement of our local residents from the communities they sustain.

Let us be clear about what we are witnessing. Hawai‘i's housing market has become an engine of extraction. Corporate investors, offshore speculators, and ultra-wealthy second-home buyers treat our neighborhoods as commodities, inflating prices beyond what any working family can reasonably afford.

The result is not merely unaffordable; it is existential. Teachers, nurses, firefighters, and hospitality workers—the very people who make Hawai‘i function—are being systematically priced out of their own home. This is not market failure; this is market design. And it is rooted in the same colonial logic that has always treated this land and its people as resources to be exploited rather than a community to be sustained.

HB1732 fights back.

This bill creates a voluntary, incentive-based program that purchases deed restrictions on residential properties, ensuring they remain affordable for local working families in perpetuity. Unlike massive, expensive, ground-up development projects that take years and cost hundreds of millions, this model is nimble, cost-effective, and immediately scalable.

Colorado's Vail InDEED program—upon which this legislation is modeled—secured 153 homes for \$10.5 million. By comparison, a single 288-unit apartment project cost \$200 million. The efficiency is undeniable.

This year's bill includes a critical improvement : **the program now also serves as a down-payment assistance program for homebuyers.** Funds provided in exchange for long-term deed restrictions can be used to help working families achieve the dream of homeownership, modeled on the successful DURF Equity Pilot. This is not a handout; it is an investment in permanent affordability and intergenerational stability.

In a state where the median home price now exceeds **\$900,000** and **only 20% of residents can afford to buy a home**, incremental solutions are no longer sufficient. We need structural interventions that fundamentally alter the trajectory of displacement. The Kama'āina Homes Program does exactly that.

This program is also a profound act of reclamation. It asserts that housing is not merely a financial asset to be traded on global markets, but a home—a foundation for family, culture, and community. It honors the principle that those who do the work of Hawai'i should be able to live in Hawai'i. It rejects the notion that our islands exist primarily as a playground for the wealthy, and insists instead that they remain a home for our people.

This is not radical policy; it is righteous policy. It is what we owe to the workers who educate our children, heal our sick, protect our streets, and feed our families. It is what we owe to the next generation of Hawai'i residents who deserve the same opportunity to put down roots that their parents and grandparents had.

I urge you to pass HB1732. Invest in permanence. Invest in people. Invest in a future where Hawai'i remains home for those who call it home.

Mahalo for the opportunity to testify.

HB-1732-HD-1

Submitted on: 2/12/2026 3:50:24 PM

Testimony for JHA on 2/13/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lorna Holmes	Individual	Support	Written Testimony Only

Comments:

Please pass this measure, which will greatly add to the availability of affordable housing for local people, much more quickly and at less expense than waiting for new housing to be built. This is urgently needed to stem the flow of local people having to move to the mainland.

Mahalo for your consideration,

Dr. Lorna Holmes, Mo'ili'ili 96826