

**JOSH GREEN M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



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

**GARY S. SUGANUMA**  
DIRECTOR

**KRISTEN M.R. SAKAMOTO**  
DEPUTY DIRECTOR

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

**TESTIMONY ON THE FOLLOWING MEASURE:**

H.B. No. 1732, H.D.2, Relating to Housing

**BEFORE THE:**

House Committee on Finance

**DATE:** Wednesday, March 4, 2026

**TIME:** 10:00 a.m.

**LOCATION:** State Capitol, Room 308

Chair Todd, Vice-Chair Takenouchi, and Members of the Committee:

The Department of Taxation (DOTAX) offers the following comments regarding H.B. 1732, H.D.2, for your consideration.

H.B. 1732, H.D.2, 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, creates a new section 201H-E(b), Hawaii Revised Statutes (HRS), providing a conveyance tax exemption for property that is sold 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.

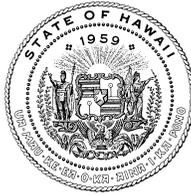
This measure has a defective effective date of July 1, 3000, with section 6, relating to the conveyance tax exemption, taking effect on January 1, 2027. On June 30, 2032, this Act shall be repealed and section 247-3, HRS, will be reenacted in the form in which it read on the day before the effective date of this Act.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.

**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 FINANCE**

March 04, 2026 at 10:00 a.m.

State Capitol, Room 308

In consideration of

### **HOUSE BILL 1732 HOUSE DRAFT 2 RELATING TO HOUSING.**

Chair Todd, Vice Chair Takenouchi, and members of the Committee.

HHFDC **supports** House Bill 1732 House Draft 2, which establishes the Kama'aina Homes Program to provide counties with funding to purchase voluntary deed restrictions on homes exclusively for local residents.

This bill advances a strategic approach to preserving long t-erm housing opportunities for Hawaii's workforce and families. The Kama'aina Homes Program provides counties with a new tool to retain a permanently dedicated stock of homes for local households by purchasing equity in the form of deed restrictions.

We also appreciate that this bill includes strong accountability measures, including:

- perpetual deed restrictions binding future owners,
- annual compliance reporting,
- remedies for non-compliance, including recapture of appreciated value, and
- prioritization of essential workers in professions facing labor shortages.

Thank you for the opportunity to testify.

**Testimony to the House Committee on Finance  
Representative Chris Todd, Chair  
Representative Jenna Takenouchi, Vice Chair**

**Wednesday, March 4, 2026, at 10:00AM  
Conference Room 308 & Videoconference**

**RE: HB1732 HD2 Relating to Housing**

Aloha e Chair Todd, Vice Chair Takenouchi, and Members of the Committee:

My name is Sherry Menor, President and CEO of the Chamber of Commerce Hawaii ("The Chamber"). The Chamber supports House Bill 1732 House Draft 2 (HB1732 HD2), which establishes the Kamaaina 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.

HB1732 HD2 aligns with our 2030 Blueprint for Hawaii: An Economic Action Plan, specifically under the policy pillar for Economic Action. This measure represents a meaningful investment in Hawaii's workforce housing supply, designed to retain local residents and strengthen community stability amid ongoing housing affordability challenges. By purchasing these voluntary deed restrictions from eligible homebuyers, this measure improves the buying power of local residents and expands their access to the local housing market.

By enabling counties to secure deed-restricted homes for residents, this program helps increase the supply of attainable ownership opportunities and aligns with broader economic objectives, such as workforce retention and a healthy housing market. The voluntary nature of the program offers a practical mechanism to keep homes in local hands, support stable neighborhoods, and promote economic resilience across the islands. These deed restrictions help to balance housing supply allocation between short-term rentals, international investment, and local workforce. Such improved harmony lowers the cost of living in Hawaii and improves the states' economic resilience by making residence in Hawaii more feasible for the local workforce.

The Chamber of Commerce Hawaii is the state's leading business advocacy organization, dedicated to improving Hawaii's economy and securing Hawaii's future for growth and opportunity. Our mission is to foster a vibrant economic climate. As such, we support initiatives and policies that align with the 2030 Blueprint for Hawaii that create opportunities to strengthen overall competitiveness, improve the quantity and skills of available workforce, diversify the economy, and build greater local wealth.

We respectfully ask to pass House Bill 1732 House Draft 2. Thank you for the opportunity to testify.

**COUNTY COUNCIL**

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KipuKai Kualii, Vice Chair  
Addison Bulosan  
Bernard P. Carvalho, Jr.  
Felicia Cowden  
Fern Holland  
Arryl Kaneshiro



**OFFICE OF THE COUNTY CLERK**

Jade K. Fountain-Tanigawa, County Clerk  
Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188  
Facsimile: (808) 241-6349  
Email: [cokcouncil@kauai.gov](mailto:cokcouncil@kauai.gov)

**Council Services Division**  
4396 Rice Street, Suite 209  
Lihu'e, Kaua'i, Hawaii 96766

March 3, 2026

**TESTIMONY OF FELICIA COWDEN**  
**COUNCILMEMBER, KAUAI COUNTY COUNCIL**  
**ON**  
**HB 1732, HD 2, RELATING TO HOUSING**  
House Committee on Finance  
Wednesday, March 4, 2026  
10:00 a.m.  
Conference Room 308  
Via Videoconference

Dear Chair Todd and Members of the Committee:

Thank you for this opportunity to provide testimony in SUPPORT of HB 1732, HD 2, Relating to Housing. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council and the Public Safety & Human Services Committee Chair.

I fully support HB 1732, HD 2, which will establish the Kama'aina Homes Program within the Hawai'i Housing Finance and Development Corporation (HHFDC) to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers. Passage of this measure will enable counties like Kaua'i to offer financial assistance in exchange for a deed restriction on homes for local residents, thereby offering a market-based solution to preserve stable and supportive housing opportunities for hardworking local families. As a result, our workforce will be strengthened, and residents will be encouraged to remain in Hawai'i.

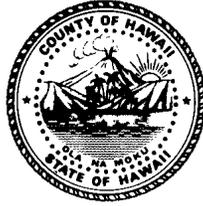
Thank you again for this opportunity to provide testimony in support of HB 1732, HD 2. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to [cokcouncil@kauai.gov](mailto:cokcouncil@kauai.gov).

Sincerely,

FELICIA COWDEN  
Councilmember, Kaua'i County Council

RM:mn

**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: March 3, 2026  
TO: House Committee on Finance  
FROM: Jennifer Kagiwada, Council Member  
Council District 2  
SUBJECT: HB1732

Aloha, Chair Todd, Vice Chair Takenouchi, 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,

A handwritten signature in black ink, appearing to read "Jenn Kagiwada".

Jenn Kagiwada

# TAX FOUNDATION OF HAWAII

735 Bishop Street, Suite 417

Honolulu, Hawaii 96813 Tel. 536-4587

SUBJECT: CONVEYANCE, Exempt Kamaaina Homes Program Voluntary Deed Restrictions

BILL NUMBER: HB 1732 HD2

INTRODUCED BY: JHA

EXECUTIVE SUMMARY: 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.

SYNOPSIS: Adds a new part to chapter 201H, HRS, to establish the program. Under the program, the HHFDC is allowed to allocate funds from the Dwelling Unit Revolving Fund to counties to purchase deed restriction from eligible homeowners or homebuyers to be placed on the primary dwelling unit.

An eligible homebuyer shall use the entirety of the funds provided by the county as a portion of the down payment on the property that the eligible homebuyer intends to purchase and on which the deed restriction shall be placed, or for the construction of additional dwelling units on the main dwelling unit property, both of which would be subject to the deed restriction.

The deed restriction placed on a property and owned by a county shall require that the property be occupied by at least one owner-occupant or tenant who:

- (1) Works an average of thirty hours or more per week at a qualified business;
- (2) Previously worked an average of thirty hours or more per week at a qualified business, was an occupant of a deed-restricted property pursuant to this subpart, and
  - (A) is retired,
  - (B) is involuntarily unemployed, or
  - (C) has a disability, as defined in section 515-2; or
- (3) Is a relative, by blood, marriage, or adoption, of an owner-occupant or tenant of the property who satisfies (1) or (2).

Makes conforming changes to section 46-15.2, HRS, to allow the counties power to participate in the program.

Amends section 103D-102, HRS, to provide that purchasing deed restrictions under the program is exempt from the Procurement Code.

Makes a conforming change to section 201H-191, HRS, that governs the DURF.

Amends section 247-3, HRS, to allow a conveyance tax exemption for any conveyance of real property with a county -owned deed restriction under this program.

Makes a conforming change to section 525-4, HRS, to allow the deed restriction to be permanent and not subject to the rule against perpetuities.

EFFECTIVE DATE: July 1, 3000; except section 247-3, HRS, amendments effective on January 1, 2027. Act repealed on June 30, 2032.

STAFF COMMENTS: The program proposed by this bill allows counties to buy an easement over property that would restrict future use of the property in a way that presumably would make it unattractive to or unusable for vacation home or second home use, and thus would rein in housing costs for those eligible to live in the property.

The bill would make the purchase of such easements exempt from conveyance tax. We note that the conveyance tax now provides an exemption for documents conveying title to the United States or to the State pursuant to the eminent domain power. The exemptions do appear to be analogous.

Digested: 3/2/2026



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866-295-7282 | [aarp.org/hi](http://aarp.org/hi) | [hiaarp@aarp.org](mailto:hiaarp@aarp.org) |  
[Twitter.com/aarphawaii](https://twitter.com/aarphawaii) | [facebook.com/aarphawaii](https://facebook.com/aarphawaii)

**The Hawaii State Legislature  
House Committee on Finance  
Wednesday, March 4, 2026  
Conference Room 308  
10:00 a.m.**

TO: The Honorable Chris Todd  
FROM: Keali'i S. López, State Director  
RE: Support for H.B. 1732, HD2 Relating to Housing

Aloha Chair Todd and Members of the Committee:

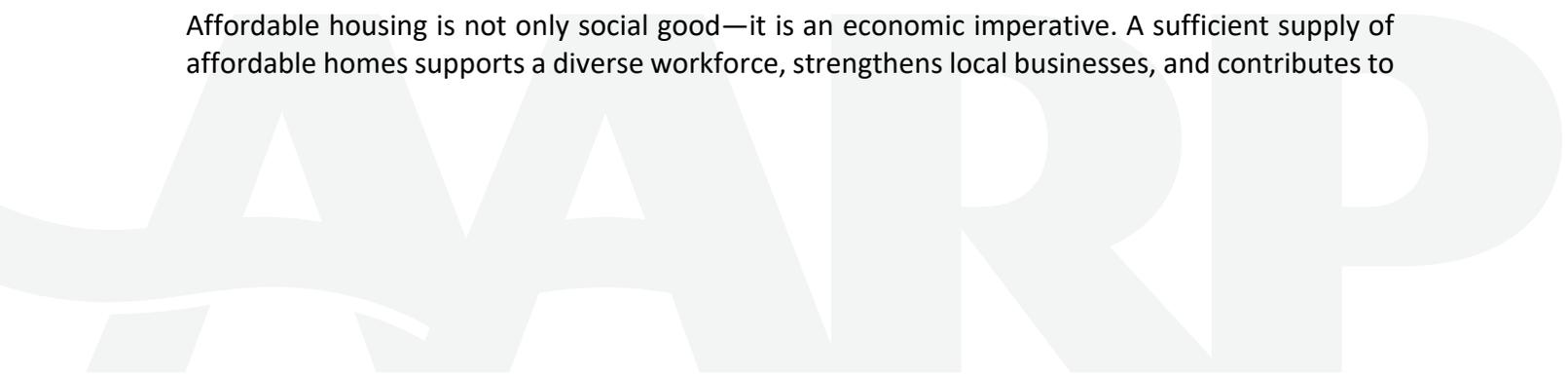
I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people 50 and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families. 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, HD2 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, HD2 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, HD2 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, HD2 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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 808-733-7060  
 808-737-4977

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

March 4, 2026

**The Honorable Chris Todd, Chair**

House Committee on Finance

State Capitol, Conference Room 308 & Videoconference

**RE: House Bill 1732, HD2, Relating to Housing**

**HEARING: Wednesday, March 4, 2026, at 10:00 a.m.**

Aloha Chair Todd, Vice Chair Takenouchi, 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, HD2, 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. Sunsets 6/30/2032. 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.





**Rosalee Agas-Yuu, RN**  
President

1600 Ala Moana Blvd Suite 100  
Honolulu, HI 96815  
Tel: (808) 531-1628  
Fax: (808) 524-2760

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## **In Support of HB 1732 HD 2: Relating to Housing**

Aloha Chair Todd, Vice Chair Takenouchi, and members of the Finance Committee,

My name is Rosalee Agas-Yuu, and I am testifying in strong support of HB 1732 HD 2, 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. As the President for Hawai'i Nurses' Association, OPEIU Local 50, I hear from members about the difficulty of staying due to difficulties retaining their housing or even looking to purchase a home for their new and/or growing families. This would play a part in helping keep the local workforce in Hawaii as I am sure there are others besides our healthcare workers that would benefit from this bill being passed.

I urge you to pass HB1732 HD 2 and invest in permanence, invest in people, and invest in a future where our local workers can stay and raise their families in Hawaii with a place they can call their own.

Thank you for the opportunity to provide written testimony in strong support of HB 1732 HD 2.

Sincerely,

*Rosalee Agas-Yuu*

Rosalee Agas-Yuu

President

Hawai'i Nurses' Association, OPEIU Local 50



# HAWAII APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice  
**Support for HB1732 HD2 – Relating to Housing**  
House Committee on Finance  
Wednesday, March 4, 2026 at 2:00PM Conf. Rm. 308 and via Videoconference

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Aloha Chair Todd, Vice Chair Takenouchi, and members of the committee;

Mahalo for the opportunity to testify in **strong support of HB1732 HD2**, 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.<sup>1</sup> 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.<sup>2</sup>

In Hawai‘i’s current market, with median home prices now exceeding \$900,000 and only 20% of residents able to afford a home,<sup>3</sup> 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 HD2 creates a pragmatic and values-driven approach to preserving homes for Hawai‘i’s working residents.

Mahalo for the opportunity to testify.

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

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

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



March 3, 2026

**Support for HB1732, HD2 – Relating to Housing**

Aloha Chair Todd, Vice Chair Takenouchi and Members of the Finance Committee,

My name is **Rob Nobriga, President and CEO of Tradewind Group**, and I am testifying in **strong support of HB1732, HD2** 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, HD2 to support Hawai'i's housing future.

Mahalo for the opportunity to testify.

**Rob Nobriga**

**[rnobriga@tradewindgrp.com](mailto:rnobriga@tradewindgrp.com)**



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

March 4, 2026

House Committee on Finance  
Hawai'i State Capitol  
Honolulu, HI 96813

**RE: SUPPORT for HB 1732 HD2 - RELATING TO HOUSING**

Aloha Chair Todd, Vice Chair Takenouchi, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1732 HD2**.

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 HD2 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'aina 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

**Committee:** Senate Committee on Housing  
**Bill Number:** SB 490, RELATING TO HOUSING  
**Hearing Date & Time:** March 04, 2026 at 10am  
**Re:** Testimony of Malia Wisch **in Support of HB1732**

Aloha Chair Todd, Vice Chair Takenouchi, and members of the Senate Committee on Finance:

My name is Malia Wisch and I am a partner and creative director of the local branding and design agency Wall to Wall Studios. I am a third-generation Kailua resident and graduate of Hawaii's public schools.

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**I am testifying in support of HB1732**, which establishes the Kama'āina Homes Program to provide funding to the counties to purchase voluntary deed restrictions from eligible homeowners or homebuyers.

I went to college and got my first job on the mainland. **I moved home in 2002 knowing I would take a big hit in my paycheck.** I knew if I stayed on the mainland I would adjust to a different standard of living which would make it even harder, if not impossible, to move home.

**Over twenty years later, I am a local employer who struggles to hire locally and who has lost 3 employees – 2 of whom are native Hawaiian – to the mainland in the past few years.** These are talented workers, and none of them wanted to leave. They made up a significant percentage of our staff. They simply couldn't justify the sacrifice to be able to afford housing in Hawai'i anymore.

I had given up hope that there would be a constitutional way to give local working people a leg up in the insane local housing market, where we cannot compete with remote worker salaries or military housing allowances.

**The idea proposed in this bill is exciting and gives me new hope.** It is a model that's been successfully tested in communities with similar challenges and it makes use of *existing* housing. Maybe Hawai'i *can* find and adopt creative solutions to keep our local talent working here at home, where they want to be.

Our design business benefits from a nuanced understanding of local customs, language, humor and symbolism. More importantly, *all of us* enjoy the richness of this shared culture. We will lose it if the current mass exodus is not curtailed.

Mahalo nui loa for considering my testimony in support of this important legislation.

Sara Malia Wisch  
*Partner and Creative Director*  
Wall to Wall Studios  
1128 Nuuanu Ave #203, Honolulu, HI 96817  
[malia@walltowall.com](mailto:malia@walltowall.com)



# holomua

COLLABORATIVE

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## 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.

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## BOARD MEMBERS

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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*

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827 Fort Street Mall, 2<sup>nd</sup> Floor  
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info@holomuacollaborative.org

HolomuaCollaborative.org

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Page 1 of 2

**Committee:** House Committee on Finance  
**Bill Number:** HB1732 HD2, Relating to Housing  
**Hearing Date and Time:** March 4, 10:00am, Room 308  
**Re:** Testimony of Holomua Collaborative – Support

Aloha Chair Todd, Vice Chair Takenouchi, and members of the committee:

Mahalo for the opportunity to submit testimony **in support** of HB1732 HD2, 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*.<sup>1</sup> 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 survey<sup>2</sup> 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.

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<sup>1</sup> 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](https://files.hawaii.gov/dbedt/census/popestimate/2025/state-pop/2025_daily_est_state.pdf)

<sup>2</sup> 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 InDEED<sup>3</sup>, 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 a 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, the 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. Given Hawai'i's significant need to build more housing, this program can help increase the number of units available to 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

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

**HB-1732-HD-2**

Submitted on: 3/3/2026 12:37:50 PM

Testimony for FIN on 3/4/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Samantha Januszewski	Cat Fanciers of Hawaii	Oppose	Written Testimony Only

Comments:

We, breeders/ pet owners of the Cat Fanciers of Hawaii Cat Club (CFH), strongly OPPOSE this bill as it is written. The CFH is a local non-profit club that is part of the larger international Cat Fanciers Association. We are breed preservationists, passionate about preserving the healthy lines of breed specific cats. Many cats are “rare” with very few breeders available and take the commitment of special people to carry on healthy lines and genetics. These people are NOT “in it for the money” as many responsible breeders do not make any money from this hobby. They care about carrying on the cat breed and lines, no matter what it costs. With this, breeders expend costs for genetic and health testing, large veterinary costs for health maintenance, top tier food brands and supplements, as well as the importation of new breeding stock to ensure genetic diversity, among other things.

As a breeder/ pedigreed cat owner, none of our cats are allowed to free roam per breeder contract. A pedigreed cat is not a cheap “investment”, and it would not be wise to allow it to free roam where it could potentially get hurt, killed, or pick up various diseases. This requirement is stated multiple times throughout the “adoption process” and is a clear stipulation in contracts that kittens/ cats are to be indoor only, absolutely no free roaming cats. Per one breeder, “any potential owner stating they want an outdoor cat or may hint that a cat has free access to outdoors will be turned down”. Many of the breeders we work with within the CFH already send their kittens home fixed or have contract stipulations requiring the owner to fix their kitten by 6 months old due to being physically too small to fix before being sent home. We, breeders and pet owners within the CFH, are already registered with our overall national registration in which we follow strict standards, bylaws, pay our dues, hold at least quarterly local club meetings, and attend an annual international association meeting. Realistically, responsible breeders of pedigreed cats are NOT contributors to the state’s feral over-population. While we support a spay/neuter fund and assistance to the public to be able to fix their pets, responsible breeders should not be penalized for problems that they did not contribute to. Our concern is that these statues are created and only the handful of responsible breeders/ pet owners will follow it, and the irresponsible people will continue to do as they do, in turn there will be no change to the target issue of the FERAL CAT population. We believe that the wrong groups are being targeted and blamed for the overpopulation issues.

We would support a spay and neuter funding bill IF the age restriction and declaration stipulation were removed. The main issue is not people having intact cats, it's their (in)ability to access and pay for the sterilization process. Funding veterinarians and spay/neuter programs directly, holding more events, and holding events closer to low income / rural areas would help bring the solution to the people who need it most. These people who don't have transportation and/or access to the programs are usually in the low income category who don't have the funds to pay for the surgery and therefore will also not have the funds to pay for the extremely high fines that are consequential to having an intact cat. Tracking every single unfixed cat is not important nor feasible. Getting the funding to the veterinarians and programs is the key. Amend this bill to strictly spay/ neuter funding without the age restriction and intact cat declaration and get the already in place spay/ neuter programs the support they've been needing. This will also give private veterinarian practices the motivation/ incentive for them to help out more.



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

March 4, 2026

TO: Chair Todd and Members of the House Committee on Finance  
RE: HB 1732 HD2, Relating to Housing

Dear Chair Todd 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 urge the House Committee on Housing to advance House Bill 1732 HD2.**

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.<sup>1</sup> 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 HD2.**

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](mailto:lee@hawaiisfuture.org)

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

Perry Arrasmith  
Director of Policy  
Housing Hawai'i's Future  
[perry@hawaiisfuture.org](mailto:perry@hawaiisfuture.org)

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



March 2, 2026

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

Aloha Chair Todd, Vice Chair Takenouchi, 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, nearly 40%<sup>1</sup> 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

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

**TO:** HOUSE COMMITTEE ON FINANCE  
The Honorable Chris Todd, Chair  
The Honorable Jenna Takenouchi, Vice Chair, and  
Members of the Committee

**FROM:** Elise Inouye, Director of Policy and Public Affairs

**RE:** Testimony in Support for HB 1732 HD 2, Relating to Housing

**DATE:** Wednesday, March 4, 2026 at 10:00 am

**LOCATION:** Conference Room 308

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The Hawai'i Community Foundation (HCF) **supports HB 1732 HD 2**, which would help create a dedicated housing supply for local residents and slow down outmigration by funding a Kama'āina Homes Program. Housing is a priority area within HCF's CHANGE Framework to make Hawai'i more affordable for families and individuals, and advances goals that are part of the CHANGE Community-Centered Economy sector. Through the House Maui Initiative, HCF has been working to support the development of more than 4,000 new housing units on Maui. HCF invests in housing and collaborates with many partners because increased units allow local residents to stay here.

Per UHERO, Hawai'i has some of the highest costs of housing in the country with our home prices being the highest in the nation<sup>1</sup> and our median rents being the second highest in the nation.<sup>2</sup> The unmet demand for affordable housing is at a critical level, which has contributed to a record outmigration of working families and local residents. This reality is punctuated by the fact that more Hawaiians now live outside Hawai'i than within Hawai'i.

Additionally, ALICE (Asset Limited, Income Constrained, Employed) families pay a large portion of income on housing and are challenged to fulfill a dream of homeownership because of the current housing market. Hawai'i's high cost of living and limited housing options mean that homeownership is a challenge for working families and residents, including essential members of our workforce such as first responders, health care workers, and teachers.

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<sup>1</sup> [UHERO 2025 Hawai'i Housing Factbook](#) – page 2.

<sup>2</sup> [UHERO 2025 Hawai'i Housing Factbook](#) – page 6.

HB 1732 HD 2 would help create a dedicated housing supply for local residents by enabling the Counties to purchase perpetual deed restrictions on properties that require occupants to live and work in Hawai'i. The Kama'āina Homes Program would facilitate a State-County partnership to create a permanent supply of homes for local working residents.

Hawai'i residents need more places to call home that do not strain their household budgets to the maximum. **We respectfully urge you to advance HB 1732 HD 2** to expand access to housing for local residents and working families in Hawai'i.



TITLE GUARANTY  
HAWAII

March 4, 2026

**Testimony in support of HB 1732 HD 2, Relating to Housing**

Aloha Chair Todd, Vice Chair Takenouchi, and Committee Members,

We write in support of HB 1732 HD 2, Relating to Housing, which would establish the Kama'āina Homes Program to place voluntary deed restrictions on homes dedicated to 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 HD 2 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,

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





**March 4, 2026**

**Committee:** House Committee on Finance  
**Bill Number:** HB1732 HD2, Relating to Housing  
**Hearing Date and Time:** March 4, 2026, 10:00am  
**Re:** Testimony of HPM Building Supply in Support

Dear Chair Todd, Vice Chair Takenouchi, and Committee Members:

I would like to submit this testimony in support of HB1732 HD2, Relating to Housing. HB1732 HD2 aims to create a dedicated local housing market by establishing the Kama'āina Homes Program.

HPM Building Supply is a 100% employee-owned company serving Hawai'i's home improvement market and building industry, operating since 1921. With 18 locations across Hawai'i and Washington State, HPM offers a range of services and products, including retail stores, building supply and lumber yards, home design centers, drafting and design services, and manufacturing facilities. HPM is dedicated to enhancing homes, improving lives, and transforming communities.

A significant portion of our community's workforce is comprised of skilled tradespeople such as carpenters, electricians, and plumbers, all integral to the construction process. However, as housing and rental prices rise, these workers are forced to leave the state in search of more affordable housing. The result is a shortage of skilled labor in the construction sector, leading to delays and higher costs for homeowners and developers alike. The Kama'āina Homes Program would address this by ensuring local workers have safe and secure housing in the same communities where they work.

HB1732 HD2's approach—creating deed-restricted housing for local working residents—will help stabilize the housing market by giving local workers a better chance in a competitive market where wealthier non-residents often have an advantage. With more local residents able to afford homes and stay in the state, we will have a stronger, more sustainable construction industry that benefits everyone, from homeowners to contractors and beyond.

I ask for your support of HB1732 HD2, as it provides the foundation for a more robust, locally employed, and efficient building industry that will meet the needs of Hawai'i's growing population.

Sincerely,

Jason Fujimoto  
Chairman & CEO





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Statement of  
**Meli James and Brittany Heyd**  
Cofounders  
Mana Up

HB1732 HD2, Relating to Housing

Aloha Chair Todd, Vice Chair Takenouchi, and Committee Members,

We support HB1732 HD2, 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 Hawai'i entrepreneurs 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, we need to provide 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 State's challenging economic conditions. The Kama'āina Homes Program incentivizes local buyers to voluntarily help create 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

# TORI RICHARD

March 4, 2026

Aloha Chair Todd, Vice Chair Takenouchi, and members of the Committee,

We write in support of HB 1732 HD2 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.

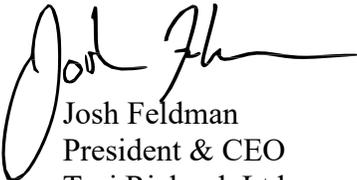
Our business is deeply committed to supporting Hawai'i's local workforce, and the growing housing crisis makes it increasingly difficult for our employees to remain in the islands. Attainable housing is key to keeping talented, creative people in Hawai'i, and this bill offers a much-needed solution to 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 HD2 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 HD2, 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



## Testimony in Support of HB 1732 HD2, Relating to Housing

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Aloha Chair Todd, Vice Chair Takenouchi, and Members of the Committee,

We write in strong support of HB 1732 HD2, which will establish the Kama'āina Homes Program, allowing interested homebuyers to voluntarily place a deed restriction on their property to limit 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 HD2.

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

Brandon Kurisu  
aio Family of Companies





Aloha e Representatives, Chair, Vice Chair:

### **Opposition to HB1732**

We are testifying on behalf of Locals In My Backyard (LIMBY) Hawai'i. LIMBY Hawai'i is a hui of concerned kama'āina and kānaka advocating for solutions to our state's housing crisis.

We are concerned that NIMBYism has driven up costs and driven our friends and families out by opposing all development. We are equally concerned that the apparent answer to this, YIMBYism, insists that anything resembling true affordability is impossible and promotes building housing that gets bought by overseas investors. ***We won't solve our housing woes without building more, but we won't solve them by simply building more.***

The true solution is to create a housing market for locals: one that houses locals first, is tied to local wages, and is managed in trust. We detail real solutions to our housing woes on our website and through our newsletter.

The future for kama'āina and kānaka will be LIMBY or Las Vegas.

Deed restricted affordability purchased by the counties are a viable mechanism for perpetually affordable housing for local families and workers as best exemplified here in Hawai'i by the Lahaina Community Land Trust.

This bill somehow manages to take that good premise and thoroughly and irredeemably bungle it.

Let us begin with the factual inaccuracies in the pre-amble. This bill's preamble states that it takes its example from Vail InDEED and that the Vail InDEED program has *"in conjunction with other programs resulted in the establishment of over one thousand deed restricted residences for local working residents"*

### **This is misleading.**

While Vail does have over 1,000 deed restricted units, **only 178 of those are part of the Vail InDEED program.** The remainder of those 1,000 units were brought in via inclusionary zoning and public housing projects between 2000-2017. Among other requirements in those

housing units are income limits, restrictions on the ownership of other real property, and the use of resale formulas to manage appreciation—all features missing from this bill.

Nor are these units necessarily affordable. **We reviewed Eagle County and City of Vail documents on rents at these projects and found that rents were as much as 50% higher than the county median for a 1bed, 36% higher for a 2-bed, and 55% higher for a 3-bedroom.** Charging higher than median rents is certainly a definition of "affordable housing". Just not sure it's a particularly good one.

## Vail InDeed Rentals at 6 West vs. Census Market Median

While the Kama'aina Homes Program promises affordability via the Vail InDeed model, Vail InDeed has not delivered affordability.



Chart: Makana Hicks-Goo • Source: LIMBY Hawai'i, Census • Created with Datawrapper

Fundamentally this bill fails the "does what it says on the tin" test. This claims to be about supporting kama'aina with affordable housing. It's not clear it will.

**For instance, more than half of Vail InDEED units are owned by out of state businesses and individuals, a LIMBY analysis of property tax records shows.** Only 36 of 178 homes are owner occupied. A similar result here would certainly stretch the definition of "kama'aina" beyond recognition.

## Vail InDeed's Ownership Structure

Despite the hype, Vail's InDeed program has primarily benefited corporations and non-Vail residents.

Owned by corporation   Owner Occupied   Owned By non-Vail Resident   Owned by Vail Resident

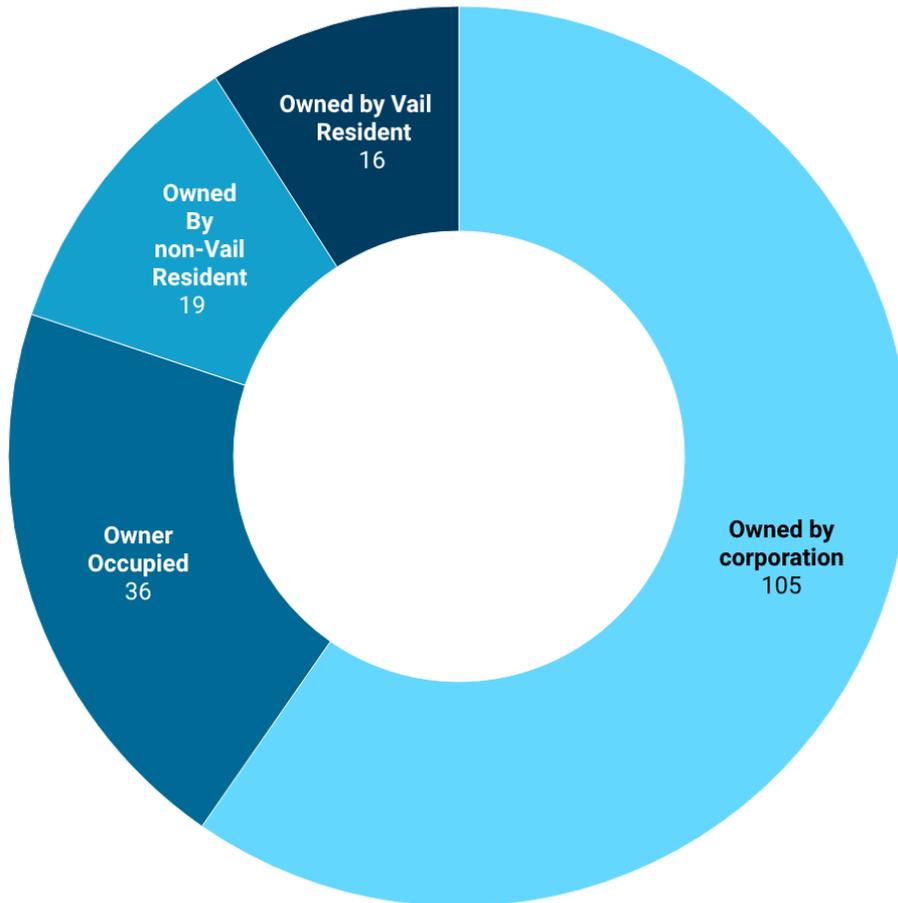


Chart: Makana Hicks-Goo • Source: LIMBY Hawai'i • Created with Datawrapper

This bill repurposes a model that can never work in Hawai'i for any meaningful definition of "kama'aina".

This bill relies in part on working for a "local" business; but it's only meaningful constrain on that is a business that has some physical office here. This is insufficient to produce any meaningful constraint. Amazon, Apple, Deloitte, Wells Fargo, Kewitt, AECOM, and countless other large mainland companies have offices here.

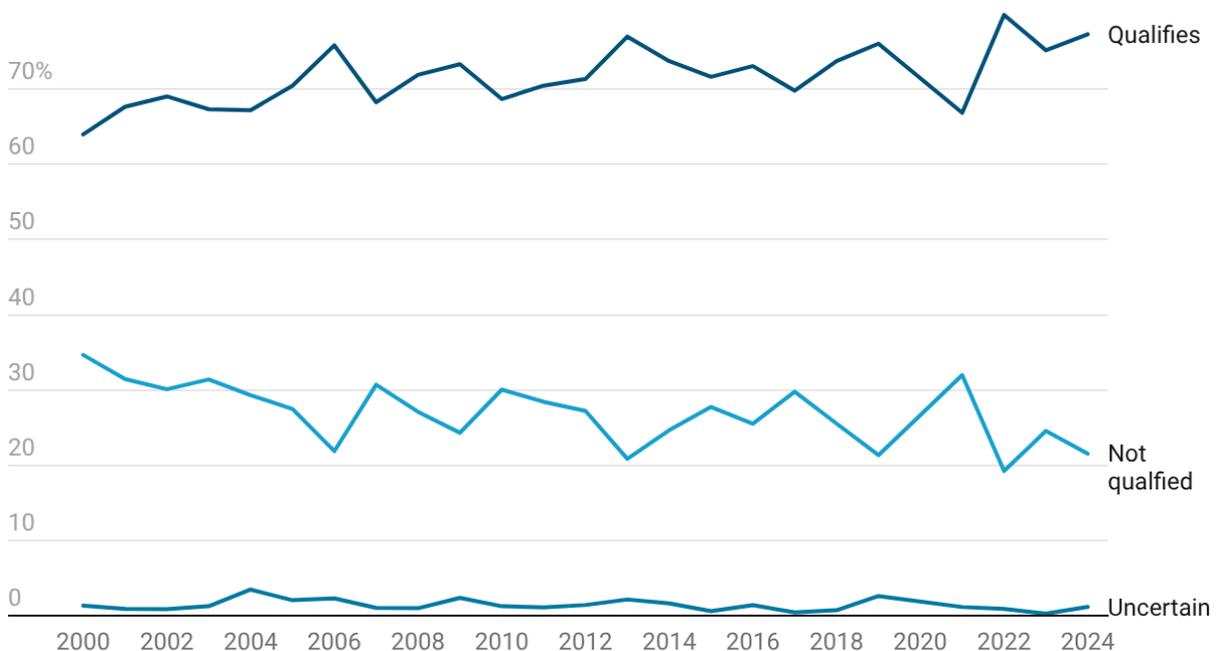
Unlike Vail, we are not a remote ski town with few employment prospects outside the local resort. We are a multibillion dollar economy. The definition of "local" business offered in this legislation is next to meaningless.

This coupled with a reliance on “domicile”—which can be established in days and is as much a matter of intent as it is fact—means that the definition of “kama’aina” will include almost every single person who has just moved here or indeed merely intends to.

**This bill would better be called the “transplant subsidy bill” because that is what it is.**

## Percent of movers to Hawai'i meeting Kama'aina Home Program Requirements

Most movers to Hawai'i qualify for the "Kama'aina" Home Program, they work at a company with a local office and are domiciled here. Data based on job status and commute times.



IPUMS USA, University of Minnesota, [www.ipums.org](http://www.ipums.org).

Chart: Makana Hicks-Goo • Source: LIMBY Hawai'i • Created with Datawrapper

If the legislature is serious about creating a housing program of this sort tied to local employment then there are far better ways that actually link participation to some meaningful definition of local. If you want a tried and true solution, imitate Lahaina Community Land Trust.

In general, LIMBY supports purchasing deed restrictions on existing properties. Affordability in perpetuity is imperative. Programs that allow for single-family homes to enter our affordable housing stock, would help avoid a bifurcation where locals live in a one-bedroom affordable housing complex in Kalihi Palama and transplants in single-family homes everywhere else.

This bill has substantial deficiencies and clearly hasn't actually studied the results of the program it purports to emulate. We urge you on that account to drop it. It will only waste the taxpayers money on a half-baked idea.

Me ka ha'aha'a  
Makana Hicks-Goo,  
Organizer on behalf of LIMBY Hawai'i

March 4 2026

House Committee on Finance  
Representative Chris Todd, Chair  
Representative Jenna Takenouchi, Vice Chair

Wednesday, March 4, 2026, 10:00 a.m.  
Conference Room #308 and via video conference



**RE: HB 1732 HD2 Relating to Housing**

Dear Chair Todd, Vice Chair Takenouchi 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 HD2**, 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 HD2** and respectfully urges the Committee to pass this measure.

Respectfully,

Kiran Polk  
Executive Director & CEO

**HB-1732-HD-2**

Submitted on: 3/2/2026 10:23:33 AM

Testimony for FIN on 3/4/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emma Waters	Individual	Support	Written Testimony Only

Comments:

Writing in strong support of this important bill to help kamaaina stay in Hawaii. Mahalo.

**HB-1732-HD-2**

Submitted on: 3/2/2026 1:35:25 PM

Testimony for FIN on 3/4/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Ball	Individual	Support	Written Testimony Only

Comments:

I support this legislation.

Davd Ball,

Waiialae-Kahala

**HB-1732-HD-2**

Submitted on: 3/2/2026 2:54:06 PM

Testimony for FIN on 3/4/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Howard Kihune Jr	Individual	Support	Written Testimony Only

Comments:

I am in support of HB1732 HD2. Working to help reduce the cost of buying and owning a home here in the state should be our number one priority for our hard working local families. I would suggest that should this bill pass, the potential homeowner should have the option to not only use as a down payment, but buydown the interest rate as it reduces their monthly outlay and greatly reduces the total mortgage over the period of the loan. It's much more effective as an interest buydown saving tens of thousands over the life of the loan.

**HB-1732-HD-2**

Submitted on: 3/2/2026 2:56:53 PM

Testimony for FIN on 3/4/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephanie Chang	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Todd, Vice Chair Takenouchi, and Members of the Committee,

My name is **Stephanie Chang** and I am testifying in **strong support of HB1732 HD2** and the establishment of the Kama‘āina Homes Program.

The cost of living in Hawaii is crushing.

I feel it, I see it.

This approach is trying to do something different. We have to try new things. Let’s embrace a new idea, let's please *DO SOMETHING*.

thank you for your support of HB1732 HD2.

**Me ke aloha,**

**Stephanie Chang, Kaimuki  
House District 19, Senate District 10**

**HB-1732-HD-2**

Submitted on: 3/2/2026 6:23:49 PM

Testimony for FIN on 3/4/2026 10:00:00 AM

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.

## **SUPPORT FOR HB1732 HD2**

House Committee on Finance

March 4, 2026, 10:00AM, Room 308

Aloha e Chair Todd, Vice Chair Takenouchi, and members of House Finance Committee,

I support HB1732 HD2, which establishes the Kama'āina Homes Program in the Hawai'i Housing Finance and Development Corporation to provide funding to the counties to purchase voluntary deed restrictions from eligible homebuyers.

This committee well knows that **access to housing is a crisis issue for our communities**, not just for those seeking affordable housing options BUT ALSO for nearly all families who save for down payments and require a mortgage, even in income brackets we do not think of as 'struggling.'

There are already more Hawaiians living in Nevada than Hawai'i and that is a direct result of a lack of action to limit real estate speculation in our islands. The reality is our housing stock has increasingly become a commodity for wealthy investors and corporations who do not call Hawai'i home. Even residents who can afford a million-dollar home are losing out, and those without those resources feel even more forgotten. We have been left to fend for ourselves.

I would love to see our elected officials tackle the root causes of this—which is that our residents at many income levels are competing with investors and corporations for homes.

**HB1732 HD2 is an important step to build a pipeline of homes accessible to local families.**

This bill aligns with best practices from other locations on the continent who also face outside speculation on their housing stock. Deed restrictions have and can help to maintain affordability and community cohesion over time.

Mahalo for your **support for HB1732 HD2** and for your support for all legislation that puts residents first for housing in our home. We need real action to reverse this crisis.

Suzanne Skjold

Kaimukī, Hawai'i

**HB-1732-HD-2**

Submitted on: 3/3/2026 11:10:27 AM

Testimony for FIN on 3/4/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bich Duyen Han	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill as it is currently written. Amend this bill to strictly spay/ neuter funding without the age restriction and intact cat declaration and get the already in place spay/ neuter programs the support they've been needing. This will also give private veterinarian practices the motivation/ incentive for them to help out more.