



STATE OF HAWAII
DEPARTMENT OF HEALTH
KA 'OIHANA OLAKINO
P. O. Box 3378
Honolulu, HI 96801-3378
doh.testimony@doh.hawaii.gov

**Testimony COMMENTING on HB1742 HD3
RELATING TO HOUSING.**

SENATOR GLENN WAKAI, CHAIR
SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

SENATOR STANLEY CHANG, CHAIR
SENATE COMMITTEE ON HOUSING

SENATOR CHRIS LEE, CHAIR
SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

Hearing Date, Time and Room Number: 03/19/2026, 3:01 pm, 224

1 **Fiscal Implications:** None.

2 **Department Position:** The Department of Health (Department) offers comments.

3 **Department Testimony:** The Environmental Management Division, Wastewater Branch (EMD-
4 WWB) provides the following testimony on behalf of the Department.

5 The Department would like to note that the current version of this measure
6 would limit wastewater effluent disposal system options.

7 If self-contained relocatable housing units operate independently of permanent utilities
8 using integrated or portable systems for power, water, and wastewater, then the wastewater
9 system may be considered a holding tank, which is not allowed for non-public facilities (e.g.,
10 privately-owned structures) by the Department's Wastewater Branch.

11 In accordance with the current version of this measure, a self-contained relocatable
12 housing unit is not allowed to connect to a standard effluent disposal system such as an
13 absorption bed, absorption trench, seepage pit, or subsurface irrigation system because none

1 of these standard effluent disposal systems are portable. The only options for effluent disposal
2 are:

- 3 1) Contracting continuous and frequent pumping and hauling from a registered
4 pumper-hauler service company; or
- 5 2) Becoming a registered pumper-hauler with the Department's Wastewater Branch
6 and continuously and frequently hauling the self-contained relocatable housing unit
7 to and pumping the wastewater effluent into the nearest wastewater septage
8 receiving facility.

9

10 .

11 **Offered Amendments:** None.

12 Thank you for the opportunity to testify on this measure.

COUNTY COUNCIL

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KipuKai Kualii, Vice Chair
Addison Bulosan
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Jade K. Fountain-Tanigawa, County Clerk
Lyndon M. Yoshioka, Deputy County Clerk

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

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

March 17, 2026

**TESTIMONY OF KIPUKAI KUALII
COUNCIL VICE CHAIR, KAUA'I COUNTY COUNCIL**

ON

HB 1742, HD 3, RELATING TO HOUSING

Senate Committee on Energy and Intergovernmental Affairs

Senate Committee on Housing

Senate Committee on Water, Land, Culture and the Arts

Thursday, March 19, 2026

3:01 p.m.

Conference Room 224

Via Videoconference

Dear Chair Wakai, Chair Chang, Chair Lee, and Members of the Committees:

Thank you for this opportunity to provide testimony in SUPPORT of HB 1742, HD 3, Relating to Housing. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

I enthusiastically support HB 1742, HD 3, which would authorize the construction and occupation of self-contained relocatable housing units and specify that a manufactured home is considered real property. Uniquely, this measure creates a practical tool to increase the state's housing inventory without the requirement of long-term land or infrastructure commitments that are typically linked to conventional construction projects. Furthermore, relocatable units or prefabricated homes can be quickly deployed and repositioned as needed, which reduces barriers to homeownership for individuals and families unable to access traditional forms of housing.

Mahalo for your commitment and thank you again for this opportunity to provide testimony in support of HB 1742, HD 3. 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.

Sincerely,

KIPUKAI KUALII
Council Vice Chair, Kaua'i County Council

RM:sf

March 19, 2026

The Honorable Glenn Wakai, Chair

Senate Committee on Energy and Intergovernmental Affairs

The Honorable Stanley Chang, Chair

Senate Committee on Housing

The Honorable Chris Lee, Chair

Senate Committee on Water, Land, Culture and the Arts
State Capitol, Conference Room 224 & Videoconference

RE: House Bill 1742, HD3, Relating to Housing

HEARING: Thursday, March 19, 2026, at 3:01 p.m.

Aloha Chair Wakai, Chair Chang, Chair Lee, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports the intent** of House Bill 1742, HD3, which Part I: Authorizes the construction and occupation of self-contained relocatable housing units, with certain restrictions. Part II: Specifies that a manufactured home is considered real property, requiring its transfer, conveyance, and mortgage to follow the same recording and enforcement requirements as other real property. Effective 7/1/3000.

Hawaii faces a severe housing shortage and self-contained relocatable housing is one option that can help to address our state's housing challenges. Self-contained relocatable housing is movable and can operate independently of utilities and can be completed faster at a lower cost than many traditional homes. Removing barriers for this type of housing can help expand housing options and increase the supply of homes across the state.

Additionally, manufactured homes are built in controlled factory settings, which allows them to be completed faster, at a lower cost, and with less construction waste than many traditional homes. These homes also must meet federal building and safety standards established by the U.S. Department of Housing and Urban Development. By treating manufactured homes as real property rather than personal property may help improve access to financing for homeowners.

Mahalo for the opportunity to provide testimony on this measure.



The Plumbers and Fitters UA Local 675

1109 Bethel Street, Lower Level, Honolulu, Hawai'i 96813

'A'ohē hana nui ke alu 'ia

March 19, 2026

Joint Senate Committee on Energy and Intergovernmental Affairs, Housing, and Water, Land, Culture and the Arts

Senator(s) Wakai/Chang/Lee, Chair(s) and Senator(s) Chang/Hashimoto/Inouye, Vice Chair(s)

Reference: **In STRONG OPPOSITION to HB1742, H.D. 3, Relating to Housing**

Hearing: Thursday, March 19, 2026, Room 224 at 3:01 pm

Aloha Chair(s) Wakai, Chang, Lee, Vice Chair(s) Chang, Hashimoto, Inouye and Committee Members;

The Plumbers and Fitters UA Local 675 ("Local 675") are one of three licensed crafts in Hawai'i's construction industry. Its member apprentices and journeymen are guided by and licensed in accordance with the Uniform Plumbing Code ("UPC"), published by the International Association of Plumbing and Mechanical Officials ("IAPMO") who's state purpose is providing minimum requirements and standards for the protection of public health, safety, and welfare.

Local 675 **STRONGLY OPPOSES** House Bill 1742, H.D. 3, which authorizes the construction and occupation of self-contained relocatable housing units, with certain restrictions, and specifies that a manufactured home is considered real property, requiring its transfer, conveyance, and mortgage to follow the same recording and enforcement requirements as other real property.

HB1742 H.D. 3 circumvents the work of the SPEED Task Force, prematurely mandates a consequential statewide shift in public policy without any prior public input and/or discussion, that may have detrimental impacts to the community, to city and counties home rule authority, and to the construction industry; it pre-empts recent policy adopted in Maui¹ to address housing alternatives and disaster relief to those impacted by the recent Maui Wildfires² that authorized locally off-site constructed "Modular" homes which are built in

¹ See BILL 15 (2026) <https://mauicounty.legistar.com/View.ashx?M=F&ID=15093028&GUID=45F317E6-9156-44B4-808D-5A23C717A1FE>

² <https://www.zookcabins.com/blog/modular-homes-vs-manufactured-homes>

local factories, by local qualified labor, according to local building codes and standards, and as such are classified as real property which brings with it all the inherent benefits and advantages of owning a conventional stick built home, while providing expedience in permitting, construction times, and overall cost savings.

Local 675's comments and concerns include but are not limited to the following:

- Relocatable (“Mobile”) Homes and Manufactured Homes, both mentioned in this bill, are by U.S. Housing and Urban Development (HUD) definition (Title 24, CFR 3280.2)³, one in the same. The distinction between the two is determined partly by how they are located, installed, or permanently affixed to the land, as well as the disposition of the land in relations to the owner of the relocatable/manufactured home;
- Proposes “consequential” policy shift that will have broad impact to communities and to the construction industry without proper vetting and upfront dialogue and discussion;
- Pre-empts the work and recommendations of the SPEED Task Force (Supports HB2606 H.D. 2) and prematurely mandates the allowance of relocatable homes and off-site constructed homes without dialogue with industry stakeholders;
- Circumvents “Home Rule” and creates a mandate to all Counties regarding zoning, housing policy, etc. This will circumvent and override some Counties that currently have ordinances prohibiting such dwellings for health and safety reasons.
- Removes requirements that relocatable “mobile” units be manufactured in Hawaii, which in turn allows for the import of these units from outside of Hawaii and export of this much-needed economic activity as well as the accompanying local workforce opportunities that it supports;
- Leaves important questions unanswered; i.e.; re-classifying relocatable “mobile” homes from personal property to real property without clarifying the following;
 - How real property tax will be classified, imposed, and/or collected;
 - How a relocatable “mobile” unit that by definition shall remain relocatable, is not required by this measure to be affixed to the property in which it will be located, which does not comply with the requirements of real property which by definition must be permanently affixed to the ground;
 - Department of Health concerns⁴ regarding proper storage and disposal of wastewater and relocatable “mobile” housing units that are described in Part I of the bill as “movable” and can operate “independent of utilities” which violates health policy;
 - HB1742 H.D. 3 classifies manufactured homes (relocatable “mobile” homes) as real property regardless of whether or not the owner of the manufactured home

³ <https://www.law.cornell.edu/cfr/text/24/3280.2>

⁴ https://www.capitol.hawaii.gov/sessions/session2026/Testimony/HB1742_HD2_TESTIMONY_JHA_02-26-26_.PDF

owns the property upon which it is situated and/or affixed, which may make it difficult to obtain financing⁵;

- No building, electrical, or plumbing permits required:
 - If these relocatable “mobile” units are to be used as permanent dwellings (living spaces) and are allowed to be imported from out of state or out of country, there is no way to ensure that these units meets Hawaii’s minimum codes and standards that ensure the health, safety, and welfare of its occupants;
 - If relocatable “mobile” homes constructed to HUD requirements are converted to permanent (manufactured) homes, they will not comply with hawaii state plumbing codes;
- Allows for relocatable homes to be approved under section 46-90 (HRS) which coupled with HB1721 H.D. 2 will shift liability to the homeowner or occupant of the unit and will not require any inspections for health and safety as a condition of issuing a certificate of occupancy.
- May create secondary hazzards that compound health and economic impacts in natural disaster situations where units may not be properly wind-rated or able to withstand seismic acitivity, etc., causing these relocatable “mobile” units to become projectiles and causing increased collateral damage, excaserbating already crisis-level insurability challenges⁶;
- Unjustly relegates lower income residents to less safe, less desirable living conditions, which according to reports, disproportionately impacts native Hawaiians⁷⁸.

The full consequences and impacts of HB1742 H.D. 3 have not been thoroughly discussed and thought through. In addition to the above concerns, it encourages the export of precious local workforce opportunities which in turn significantly impacts our apprenticeship programs ability to produce a locally trained and qualified workforce , further exacerbating a lack of livable wage jobs, weakening our skilled-labor pool, causing the continued outmigration of local residents, and increasing our future reliance on imported labor.

For these reasons, we look forward to supporting other measures that encourage collaborative dialogue and input from all stakeholders, especially those most impacted, before such sweeping policy shifts are considered, and respectfully ask that you HOLD HB1742 H.D. 3. Mahalo for the opportunity to testify.

⁵ <https://sparkhomestexas.com/how-hard-is-it-to-get-a-mortgage-on-a-manufactured-home/>

⁶ <https://strandinsurance.com/blog/why-is-manufactured-home-insurance-more-expensive/#:~:text=Increased%20Risk%20of%20Damage%20%E2%80%93%20although,and%20then%20breaking%20o%20r%20leaking.>

⁷ <https://invisiblepeople.tv/native-hawaiians-are-disproportionately-affected-by-poverty-and-homelessness/>

⁸ <https://www.staradvertiser.com/2020/10/24/hawaii-news/to-reclaim-ancestral-land-all-native-hawaiians-need-is-a-300000-mortgage-and-to-wait-in-line-for-decades/>

March 19, 2026, 3 p.m.
Hawaii State Capitol
Conference Room 224 and Videoconference

To: Senate Committee on Energy and Intergovernmental Relations

Sen. Glenn Wakai, Chair
Sen. Stanley Chang, Vice-Chair

Senate Committee on Water, Land, Culture and the Arts

Sen. Chris Lee, Chair
Sen. Lorraine R. Inouye, Vice Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: TESTIMONY IN SUPPORT OF HB1742 HD3 — RELATING TO HOUSING

Aloha Chairs, Vice Chairs and other Committee Members,

The Grassroot Institute of Hawaii **supports** [HB1742 HD3](#), which would establish a framework for regulating and permitting self-contained, relocatable housing — in other words, homes that can be moved without being disassembled.

These units would give Hawaii residents more housing options and could help families more easily attain homeownership, perhaps through buying a self-contained, movable home and a small plot of land while saving money for a site-built home.

This bill would require these homes to meet various federal rules for prefabricated homes and comply with local building codes. These homes would also have to be able to operate with independent power, sewer and water systems, which would make them perfect for rural or off-grid living.

The bill would also establish a permitting process for self-contained housing and require that the counties issue ministerial zoning permits for such housing within 30 days of receiving a complete application.

Lastly, this legislation would specify that manufactured homes are real property for the purpose of mortgages, conveyances and other land ownership matters.

Hawaii's slow permitting process discourages innovative housing options such as the ones mentioned in this bill. According to the Economic Research Organization at the University of Hawai'i, the average permitting wait time across the state for single-family homes was 188 days over the past five years.¹

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

The state also suffers from a shortage of skilled tradespeople, which causes housing projects to take longer and cost more.³

Creating a streamlined permitting process for homes such as these would especially help Lahaina residents who were affected by the August 2023 wildfires. People displaced by those fires could live in these units while waiting for building permits, then rent them out once their permanent homes are complete.

Some concern has been expressed that allowing more manufactured and relocatable homes could create health and safety issues; however, research demonstrates this would not be the case.

The Harvard University Joint Center for Housing Studies recently reviewed research on HUD standards and found that "the share of manufactured homes built in the previous decade deemed inadequate (that is, exhibiting a range of structural inadequacies, such as poorly functioning systems or significant maintenance problems) fell consistently from the 1980s through the first part of the 2000s, differing little from site-built homes after the improvements in the 1990s."⁴

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ Daniela Bond-Smith, Trey Gordner, Rachel Inafuku. et al., "[The Hawaii Housing Factbook 2025](#)," Economic Research Organization at the University of Hawai'i, May 14, 2025, p. 27.

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

³ "[Hawai'i Skilled Trades Workforce Analysis](#)," Hawaii Chamber of Commerce, May 2023.

⁴ Christopher Herbert, Alexander Hermann, Daniel McCue and Chadwick Reed, "[A Review of Barriers to Greater Use of Manufactured Housing for Entry-Level Homeownership](#)," Harvard University Joint Center for Housing Studies, January 2024, p. 13.

HB-1742-HD-3

Submitted on: 3/18/2026 11:35:38 AM

Testimony for EIG on 3/19/2026 3:01:00 PM

Submitted By	Organization	Testifier Position	Testify
Raelene Tenno	Individual	Oppose	Written Testimony Only

Comments:

Oppose HB1742

Yes we need more housing, "self contained relocatable housing unit" is not the answer.

There are the impacts related the health and Safety; electrical codes, plumbing infrastructure, sewer use and capacity, clean water.

Changing from personal property to real property for the purposes of a mortgage could still hit roadblocks as it can require the appropriate legal "hook ups" as described above.

Fannie Mae requires "manufactured" homes to be permanently affixed to a foundation and meet building codes. "Self Contained relocatable home" most likely won't meet a mortgage loan eligiablity requirement.

Thank you for allowing the submission of this testimony.

HB-1742-HD-3

Submitted on: 3/18/2026 12:43:52 PM

Testimony for EIG on 3/19/2026 3:01:00 PM

Submitted By	Organization	Testifier Position	Testify
Galen Fox	Individual	Support	Written Testimony Only

Comments:

Support for HB1742. Hawaii needs more low-cost homes built. One of the best ways to get there is through use of manu-factured homes that comply with existing property laws and enforcement requirements.

Mahalo for moving this measure!

HB-1742-HD-3

Submitted on: 3/18/2026 1:08:14 PM

Testimony for EIG on 3/19/2026 3:01:00 PM

Submitted By	Organization	Testifier Position	Testify
John Brizdle	Individual	Support	Written Testimony Only

Comments:

March 19,2026

Aloha Committee Chairs on Energy, Intergovernmental Affairs, Housing, Water, Land and Culture and the Arts,

My name is John Brizdle. I am retired and live in Hawaii Kai.

I support Bill 1742 HD3.

Many years ago I lived in the rainforest in the back of Palolo Valley. I saw many old wooden homes rot away from water and termites. At that time I also saw many neighbors that could not afford to rebuild because of today's high prices.

As I looked around for building solutions for my neighborhood, I discovered Manufactured Homes. These homes were built on the mainland, lifted onto a trailer, rolled onto a ship like PASHA or Matson, rolled to the home address, lifted onto the waiting permanent foundation and then local contractors attached the home to water and electricity etc.

These homes could be brought to Hawaii for just over \$100.00 per sq. ft.

Therefore, a 1,000 sq. ft home could be brought here, including shipping, for around \$125,000.00.

These homes were accepted by building departments all over the mainland. These homes could come with a HUD building certificate.

These homes are a huge business on the mainland. The largest company that makes Manufactured Homes is owned by Warren Buffett - Clayton Homes.

It is hard to talk about Manufactured Homes because many people have never seen one.

Here are some links that showcase Manufactured Homes:

<https://www.thehomesdirect.com/homes> - Association of Manufactured Homes on the West Coast.

<https://www.youtube.com/watch?v=i9rPWxn2O08> - Warren Buffett at his Shareholders meeting last year speaking with Kevin Clayton about the success of their Manufactured Homes.

<https://fabmachomes.com/> - This is a local company on Maui that does bring in Manufactured Homes.

I know when this topic comes up, there is opposition from the building trades representatives because they do not want the competition.

Here is a discussion in 2020 at the State Building Code Council about how to bring in Manufactured Homes. You can see the local building and trade representatives' opposition. In this case they were successful. The idea died. And Hawaii lost hundreds of inexpensive homes.

<https://ags.hawaii.gov/wp-content/uploads/2020/11/2020-10-20-minutes.pdf>

Page three.

It is time to allow individuals that own or lease land to choose less expensive Manufactured Homes from the mainland. PASHA has actually built a new ship for Hawaii that is all roll-on and roll-off - no containers. This ship can handle a few Manufactured Homes per trip.

<https://www.pashahawaii.com/services/vessels/mv-jean-anne>

This ship will be in Honolulu Harbor on March 27th.

When you receive your new lease from The Department of Hawaii Home Lands, you are told to build your own home. DHHL recipients should be allowed to bring in these mainland Manufactured Homes.

There are over 1,000 single family home lots on Oahu. If there are quality homes available from the mainland at prices that cannot be matched locally, these landowners should be able to choose these less expensive homes.

Thank you very much,

John Brizdle

Hawaii Kai

808-286-1212



www.AlohaILHawaii.org

LATE

Mar 19, 2026

MISSION

Aloha Independent Living Hawaii (AILH) dedicated to providing independent living programs and services for persons with disabilities in Hawaii.

We work together with the community and consumers to improve the quality of life through individual choices and access to services.

EXECUTIVE DIRECTOR

Roxanne U. Bolden

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Zora Shove

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Jonathan Yap

Member

Scott Suzuki
Sheila Castaneda
Jennifer Hartssock

The Honorable Glenn Wakai, Chair
Senate Committee on Energy and Intergovernmental Affairs
The Honorable Stanley Chang, Chair
Senate Committee on Housing
The Honorable Chris Lee, Chair
Senate Committee on Water, Land, Culture and the Arts
The Thirty-Third Legislature
State Capitol
State of Hawaii
Honolulu, Hawaii 96813

SUBJECT: HB1742 HD3 – Relating to Housing

Chair and Members of the Committee:

Aloha Independent Living Hawaii (AILH) is a cross-disability, nonprofit organization that supports disabled residents to live independently in their own homes and communities. We **support the intent of HB1742 HD3**, with amendments to ensure these tools create stable, affordable, and integrated housing options for people with disabilities and other low-income residents..

Hawaii faces one of the worst affordable housing shortages in the nation, with only 34 affordable and available rental homes for every 100 extremely low-income renter households and an estimated need for roughly 25,000 additional deeply affordable homes. People with disabilities are hit especially hard: in Hawaii, 61% of people with disabilities below the ALICE Threshold who rent are rent-burdened, paying more than 35% of their income for housing. National data show disabled renters are more likely than nondisabled renters to experience severe housing cost burden and “worst case” housing needs.

For our consumers, stable affordable housing is the foundation of independent living. Without that stability, people with disabilities are forced



www.AlohaILHawaii.org

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into homelessness, institutions, or overcrowded, unsafe housing instead of living in the community with the same choices as anyone else. Factory-built and manufactured homes, if done right, can help close this gap. We appreciate that Part II of HB 1742 clarifies that manufactured homes are treated as real property, which can improve access to financing, long-term ownership stability, and equity-building opportunities for disabled homeowners and other low-income buyers.

At the same time, Part I's framework for self-contained relocatable housing units must guard against creating new, segregated enclaves of poverty and disability. The Independent Living philosophy is clear: people with disabilities have the right to live in the most integrated setting, not in separate "tiny house" camps away from transportation, employment, health care, and community life. We appreciate that HB1742 sets statewide standards and allows at least one relocatable unit per legal lot, but county implementation should include: (1) clear limits on sitting large clusters of relocatable units that function as de facto institutions or encampments; (2) strong alignment with fair housing and Olmstead principles so these units expand integrated options across neighborhoods; and (3) coordination with accessibility, transit, and services planning so relocatable and manufactured homes actually work for residents who do not drive and rely on nearby supports.

We also ask that the Legislature pair this bill with continued investment in deeply affordable, accessible housing and rental assistance, so that relocatable and manufactured homes are one tool in a broader strategy—not the only "affordable" option offered to people with disabilities. Hawaii will not meet its housing needs, or its obligations to disabled residents, if affordability is defined solely by smaller and more moveable units without long-term stability, tenant protections, and real choices across our communities.

We respectfully request that the Committees pass HB1742 HD3 with amendments to strengthen anti-segregation safeguards and ensure that relocatable and manufactured housing truly provide stable, affordable, and



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integrated housing options for people with disabilities and other low-income residents.

Thank you for the opportunity to testify.

Aloha,

Roxanne Bolden

Executive Director