

**STATE OF HAWAII  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**MARY ALICE EVANS**  
DIRECTOR

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Statement of  
**MARY ALICE EVANS, Director**

before the  
**SENATE COMMITTEE ON  
WAYS AND MEANS**

Wednesday, April 1, 2026  
10:03 AM  
State Capitol, Conference Room 211

in consideration of  
**HB 2049, HD 3, SD 1  
RELATING TO HOUSING.**

Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means.

The Office of Planning and Sustainable Development (OPSD) **supports HB 2049, HD 3, SD 1**, which restructures the conveyance tax to a marginal rate system and adjusts the tax for multifamily properties to reflect value on a per-unit basis and ties conveyance tax rates to a cost-of-living adjustment. The measure also allocates a portion of conveyance tax collections to the: (a) Dwelling Unit Revolving Fund (DURF); (b) Land Conservation Fund; (c) Agricultural Development Revolving Fund for land acquisition; (d) Special Land and Development Fund for land acquisition and community access; and (e) Hawaiian Home Lands Infrastructure and Housing Special Fund.

OPSD **supports** the measure's intent to fund State investments in conserving natural resources and providing community access, acquiring agricultural land, and funding Hawaiian Home Lands projects. OPSD also **supports** State investment into higher-density, mixed-use communities around rail stations and areas designated for TOD served by public transit—this allows individuals and households of all income ranges to live in proximity to goods, services, and other amenities and promotes more walkable, vibrant communities for all residents. This is in line with the TOD Council's Strategic Plan to have individuals and families living in a transit-friendly area where goods and services are near their residence.

As noted in the measure, the *TOD Infrastructure Finance and Delivery Strategy Study* conducted by OPSD pursuant to Act 88, Session Laws of Hawai'i 2021, found that new revenue sources were needed to help address the significant funding gap for public infrastructure required in key TOD areas statewide.

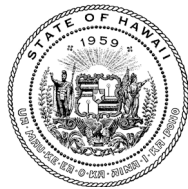
A key recommendation of the Study was to increase revenues from available tax mechanisms, such as the conveyance tax, and to dedicate a portion of the increased tax revenues to address infrastructure and housing needs in TOD areas.

Thus, OPSD **supports** portions of the conveyance tax revenues to support housing projects and DURF for housing and infrastructure in county-designated TOD areas. These funding sources are essential to increasing and preserving Hawai'i's housing stock and increasing housing in transit-oriented communities.

Thank you for the opportunity to testify on this measure.

**JOSH GREEN M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



**GARY S. SUGANUMA**  
DIRECTOR

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

STATE OF HAWAII 'I  
**DEPARTMENT OF TAXATION**  
Ka 'Oihana 'Auhau  
P.O. BOX 259  
HONOLULU, HAWAII 'I 96809  
PHONE NO: (808) 587-1540  
FAX NO: (808) 587-1560

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

**TESTIMONY ON THE FOLLOWING MEASURE:**

H.B. No. 2049, H.D.3, S.D.1, Relating to Housing

**BEFORE THE:**

Senate Committee on Ways and Means

**DATE:** Wednesday, April 1, 2026

**TIME:** 10:03 a.m.

**LOCATION:** State Capitol, Room 211

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

The Department of Taxation (DOTAX) offers the following comments regarding H.B. 2049, H.D.3, S.D.1, for your consideration.

Part II, section 3 of H.B. 2049, H.D.3, S.D.1, amends section 247-2(a), Hawaii Revised Statutes (HRS), to restructure the conveyance tax to a marginal rate system. The measure retains the currently existing property value brackets but amends the applicable tax rates to unspecified amounts.

Under current law, there are two rate categories: (1) the sale of condominiums or single-family residences for which the purchaser is ineligible for a county homeowner's exemption on property tax (paragraph 2); and (2) all other conveyances (paragraph 1).

H.B. 2049, H.D.3, S.D. 1, amends the rate categories to include: (1) the sale of property with a residential dwelling unit for which the purchaser is eligible for a county homeowner's exemption from property tax; (2) the sale of property with a residential dwelling unit for which the purchaser is ineligible for a county homeowner's exemption from property tax; and (3) the sale, lease, sublease, or assignment of any property with no residential dwelling unit. The second category also applies to any property that has been used for transient accommodations for any period during the two years prior to the

conveyance, regardless of whether the purchaser is eligible for a county homeowner's exemption from property tax.

Unlike the first and second categories, which are structured as marginal rate systems under which the tax is applied incrementally to portions of the property value within each bracket, the third category applies a single rate based on the total value of the property. Accordingly, once the property value meets a specified threshold, the applicable rate applies to the entire value of the property rather than only to the portion within that bracket.

The bill further specifies a new method of applying the conveyance tax rates to a "multifamily residential property," defined as "a structure that is located within the state urban land use district and divided into five or more dwelling units." For conveyances of multifamily residential properties, the "value," for purposes of determining the relevant conveyance tax rates under section 247-2(a), HRS, is determined by dividing the actual and full consideration by the number of residential dwelling units in the property. The conveyance tax is then calculated by applying the applicable rate to the actual and full consideration for the transfer of the property.

Section 3 of H.B. 2049, H.D.3, S.D.1, also amends section 247-2(b), HRS, to require the Director of Taxation, no later than December 15 of the preceding calendar year, to recompute the property value brackets set forth in section 247-2(a), HRS, based on a cost-of-living adjustment (COLA) factor. The COLA adjustment is to account for inflationary increases in residential property values over time.

Additionally, Section 3 of the bill amends section 247-2, HRS, to add subsection (c) which caps the total conveyance tax at 4% of the actual and full consideration of the property for purchasers who are eligible for a county homeowner's exemption from property tax, and 6% for purchasers who are not eligible for a county homeowner's exemption from property tax. For multifamily residential property, these caps apply on a per-unit basis determined by dividing the actual and full consideration by the number of residential dwelling units in the property.

Section 4 of the bill amends section 247-7, HRS, by increasing the minimum distribution cap amounts for the two special funds currently receiving conveyance tax revenues and also adds four special funds to receive conveyance tax allocations: (1) the "Hawaii agricultural development revolving fund," (2) the "special land and development fund", (3) the newly established "Hawaiian home lands infrastructure and housing special fund", and (4) the "dwelling unit revolving fund."

Part III, section 5 of HB. 2049, H.D.3, S.D.1, then amends chapter 26, HRS, by adding a new section to create the "Hawaiian home lands infrastructure and housing special fund," to be administered by the Department of Hawaiian Home Lands (DHHL). This special fund is to be used by DHHL for multi-year planning, procurement, and

sequencing of infrastructure and housing to deliver homes to beneficiaries of the Hawaiian home lands program, and to leverage additional public and private capital for this purpose.

Section 6 of the bill amends section 163D-17, HRS regarding the “Hawaii agricultural development revolving fund” to allow the fund to additionally be used to acquire land.

The measure has a defective effective date of July 1, 3000.

DOTAX notes that it can implement the tax law changes assuming rate amounts are inserted with a January 1, 2027 effective date.

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

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:08:16 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shaylyn Kehaunani Ornellas	Testifying for DHHL	Support	Written Testimony Only

Comments:

Aloha Mai Kākou,

As the newest Commissioner representing Kauai's beneficiaries, I strongly support this bill to allow the Department to fulfill its fiduciary duty to the trust, the Lāhui and most importantly, to the vision of our Prince Jonah Kūhiō Kalanianaʻole. Without steady and stable funding, the Department cannot maintain its traction in "rehabilitating the race", by not only providing sorely needed housing, but vital programs to provide for the educational, social and emotional wellbeing of our people. This is just a minuscule "drop in the bucket" of what is owed to Hawaiians. We are the host culture. There is no Hawai'i without Hawaiians.

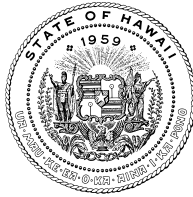
I implore you to pass this bill and see it through. You too, have a duty to preserve and to protect the host culture, our Lāhui, and this is one way to support a thriving Hawaiian nation.

Ke Akua Pū,

Shaylyn Kehaunani Ornellas, DHHL Hawaiian Homes Kaua'i Commissioner

JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR



DEAN MINAKAMI  
EXECUTIVE DIRECTOR

## STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

### HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

Statement of

### DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

### SENATE COMMITTEE ON WAYS AND MEANS

April 01, 2026 at 10:03 a.m.

State Capitol, Room 211

In consideration of

### HOUSE BILL 2049, HOUSE DRAFT 3, SENATE DRAFT 1 RELATING TO HOUSING.

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

HHFDC **supports** House Bill 2049, House Draft 3, Senate Draft 1, which reinvests conveyance tax revenues into transit-oriented development (TOD) infrastructure through the Dwelling Unit Revolving Fund (DURF).

Hawai'i's TOD strategic plan identifies a *lack of infrastructure* needed to support the types of affordable, mixed-use neighborhoods envisioned around rail stations. Without this requisite infrastructure, we cannot unlock the full potential of TOD to deliver housing at the scale Hawaii urgently needs. This bill responds directly to this challenge by establishing a dedicated revenue stream for TOD infrastructure. This bill enables HHFDC to make the upfront investments necessary to support dense, walkable communities near transit.

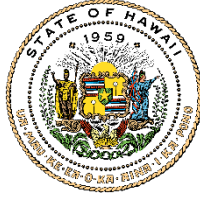
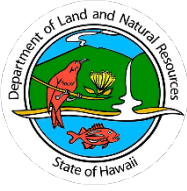
The bill reinvests conveyance tax revenues into TOD-supportive infrastructure through DURF, ensuring State resources contribute directly to places where residents can live, work, shop, and access services without needing a car. High-density, mixed-use, rail-served neighborhoods provide- the greatest opportunity to offer housing options for residents at a wide range of income levels. By reducing the infrastructure costs that often constrain development, this measure supports the creation of more units at more price points, allowing households across the income spectrum to benefit from well-planned TOD communities.

This bill strengthens this opportunity by aligning infrastructure investment with the parts of the State best suited for growth.

Thank you for the opportunity to testify.

JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621  
HONOLULU, HAWAII 96809

DAWN N.S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

RYAN K.P. KANAKA'OLE  
FIRST DEPUTY

CIARA W.K. KAHAHANE  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

Testimony of  
RYAN K.P. KANAKA'OLE  
Acting Chairperson

Before the Senate Committee on  
WAYS AND MEANS

Wednesday, April 1, 2026  
10:03 AM  
State Capitol, Conference Room 211

In consideration of  
HOUSE BILL 2049, HOUSE DRAFT 3, SENATE DRAFT 1  
RELATING TO HOUSING

House Bill 2049, House Draft 3, Senate Draft 1, proposes restructuring the conveyance tax (CTX) rate system and revising the annual allocations of the collected revenue. The bill raises the land conservation fund (LCF) CTX revenue cap from \$5.1 million to \$10 million, maintains the CTX allocation to the LCF at 10 percent, and adds CTX revenue as a funding source for the Hawaii statewide trail and access program, known as Na Ala Hele. **The Department of Land and Natural Resources (Department) strongly supports this measure.**

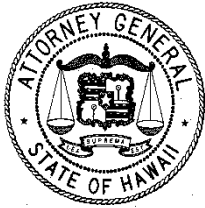
The Department recognizes the importance of increasing funding for the rental housing revolving fund, Hawaiian home lands, agricultural land acquisition, and the dwelling unit revolving fund. It also emphasizes that the land conservation fund and Na Ala Hele provide important complementary benefits. Increasing funding for land conservation and Na Ala Hele will strengthen our state's long-term investments in natural capital and help fulfill our constitutional public trust obligations to conserve and protect Hawai'i's natural beauty and resources, maintain public access, and support the exercise of native Hawaiian customary and traditional rights.

Allocating \$15 million annually for Na Ala Hele would (1) accelerate the completion of \$50 million worth of high-priority trail and access projects and support restoring and maintaining current trails to sustainable standards, and (2) fund land acquisition efforts that can be supplemented with other resources such as the LCF, existing appropriations, and various grants

and donations. This approach aims to enhance trail and access expansion for residents and visitors.

The land conservation fund faces its lowest purchasing power ever, with real estate prices reaching new highs. Community capacity, involvement, and successes in acquiring and managing legacy lands continue to grow. Increasing the LCF's annual CTX revenue cap from \$5.1 million to \$10 million would strengthen the land acquisition program. The current goal for effective state-funded land acquisition is \$10 million annually. Setting the CTX revenue cap at \$10 million would ensure adequate funding for land conservation efforts.

Mahalo for the opportunity to comment on this measure.



**WRITTEN TESTIMONY OF  
THE DEPARTMENT OF THE ATTORNEY GENERAL  
KA 'OIHANA O KA LOIO KUHINA  
THIRTY-THIRD LEGISLATURE, 2026**

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**ON THE FOLLOWING MEASURE:**

H.B. NO. 2049, H.D. 3, S.D. 1, RELATING TO HOUSING.

**BEFORE THE:**

SENATE COMMITTEE ON WAYS AND MEANS

**DATE:** Wednesday, April 1, 2026

**TIME:** 10:03 a.m.

**LOCATION:** State Capitol, Room 211

**TESTIFIER(S):** **WRITTEN TESTIMONY ONLY.**

(For more information, contact Mary Bahng Yokota,  
Deputy Attorney General, at (808) 586-1470)

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Chair Dela Cruz and Members of the Committee:

The Department of the Attorney General provides the following comments.

This bill primarily addresses housing by restructuring the conveyance tax and allocating revenues to support housing and related infrastructure. However, certain provisions authorize the use of conveyance tax revenues for agricultural land acquisition and expand the authority of the Agribusiness Development Corporation to acquire land using the Hawaii Agricultural Development Revolving Fund. See page 5, line 8, through page 6, line 2. These provisions appear to extend beyond the subject of housing as expressed in the title of the bill.

Specifically, Senate Draft 1 inserted new provisions that amend section 247-7, Hawaii Revised Statutes (HRS), to allocate a portion of conveyance tax revenues to the Hawaii Agricultural Development Revolving Fund for land acquisition (page 16, lines 16-19). Senate Draft 1 also amended section 163D-17, HRS, to authorize the Agribusiness Development Corporation to use the revolving fund to acquire land (page 18, line 17, through page 19, line 14).

These provisions may be subject to constitutional challenge under article III, section 14, of the Constitution of the State of Hawaii, which provides that "[e]ach law shall embrace but one subject, which shall be expressed in its title." Because the agricultural land acquisition provisions do not appear to be directly related to the subject

expressed in the title of the bill, "housing," their inclusion in this bill may raise concerns regarding compliance with this constitutional requirement.

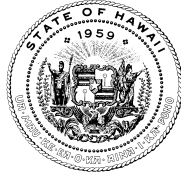
Accordingly, we recommend that the following provisions be deleted from the bill:

- Paragraph (5) on page 5, lines 8-12 (section 1);
- Paragraph (8) on page 6, lines 1-2 (section 1);
- Section 247-7(2), HRS, on page 16, lines 16-19 (section 4), with subsequent paragraphs renumbered; and
- Section 6 of the bill on page 18, line 17, through page 19, line 14.

Thank you for the opportunity to provide comments.

JOSH GREEN, M.D.  
GOVERNOR  
STATE OF HAWAII  
*Ke Kia'āina o ka Moku'āina 'o  
Hawaii'i*

SYLVIA J. LUKE  
LT. GOVERNOR  
STATE OF HAWAII  
*Ka Hope Kia'āina o ka Moku'āina  
'o Hawaii'i*



KALI WATSON  
CHAIRPERSON, HHC  
*Ka Luna Ho'okele*

KATIE L. LAMBERT  
DEPUTY TO THE CHAIR  
*Ka Hope Luna Ho'okele*

**STATE OF HAWAII**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**  
*Ka 'Oihana 'Āina Ho'opulapula Hawaii'i*

P. O. BOX 1879  
HONOLULU, HAWAII 96805

TESTIMONY OF KALI WATSON, CHAIR  
HAWAIIAN HOMES COMMISSION  
BEFORE THE SENATE COMMITTEE ON  
WAYS AND MEANS  
ON APRIL 1, 2026 AT 10:03AM IN CR 211

**HB2049, HD3, SD1, RELATING TO HOUSING**

April 1, 2026

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

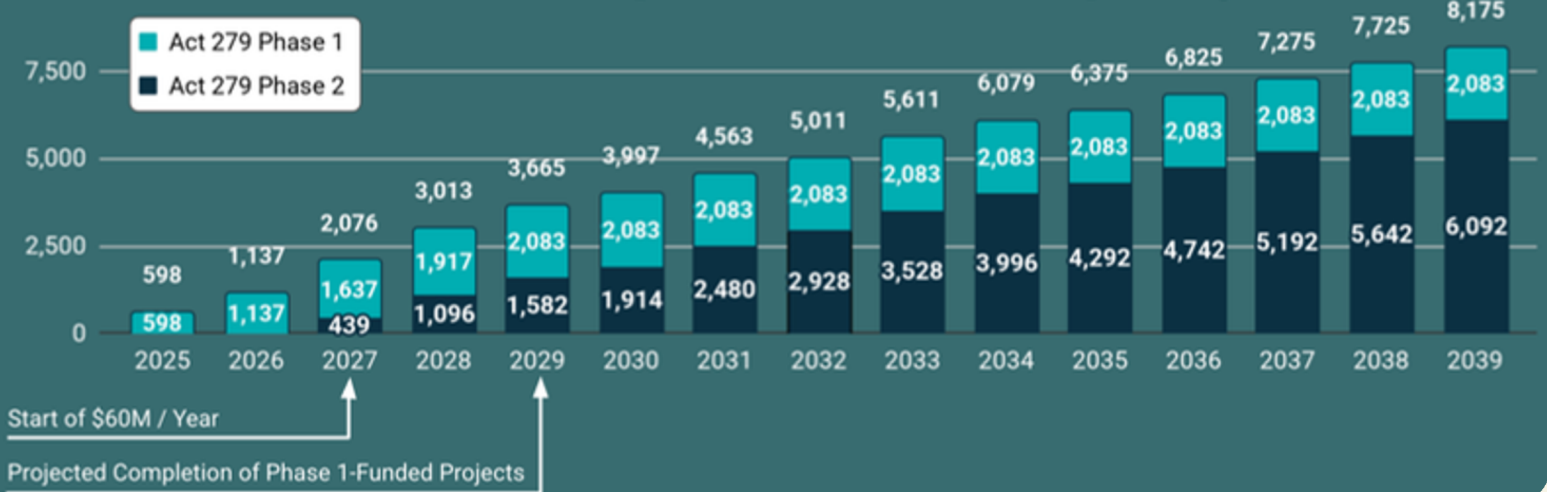
The Department of Hawaiian Home Lands (DHHL) **strongly supports** this bill which 1) restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, 2) adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates, 3) allocates revenues from conveyance tax collections, 4) allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in areas that meet minimum standards of transit-supportive density, 5) allocates a portion of conveyance tax revenues to the Hawaii Agricultural Development Revolving Fund, Special Land and Development Fun, and Hawaiian Home Lands Infrastructure and Housing Special Fund, 6) establishes and appropriates funds out of the Hawaiian Home Lands Infrastructure and Housing Special Fund, and 7) authorizes the Hawaii Agricultural Development Revolving Fund to be used to acquire land.

This bill would allocate twenty percent or \$40,000,000, whichever is less, of the taxes collected each fiscal year under chapter 247, HRS, which shall be paid into the Hawaiian Home Lands Infrastructure and Housing Special Fund established pursuant to this measure. At this rate, DHHL would be able to complete all twenty-eight (28) projects pursuant to Act 279, Session Laws of Hawaii 2022, within 10-12 years (see attachment). This bill would provide predictable funding for multi-year planning and infrastructure while also leveraging additional public and private capital for beneficiary housing.

Thank you for your consideration of our testimony.

# An Annual Appropriation of \$60M will enable DHHL to deliver more than 8,000 Lots by 2039, unlocking \$5.2 billion in Private Funding

## DHHL Site Development Lots Developed by Year



### Phase 1: Infrastructure Development (2029 Completion)

Based on internal projections, DHHL will exhaust the initial \$600 million from Act 279, used for site infrastructure for approximately 2,100 lots, by 2029.

### Housing Construction & Financial Model

Once site infrastructure is complete, private developers will build single- and multi-family units.

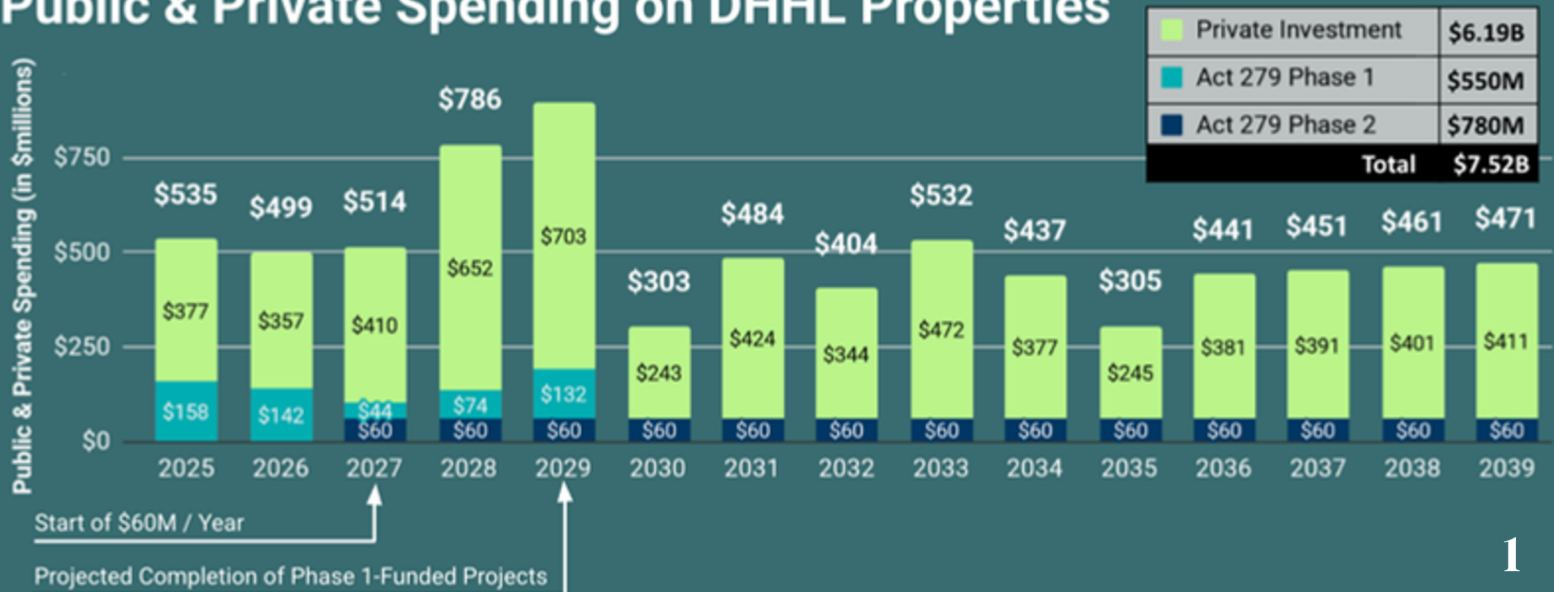
- **Average Vertical Construction Cost:** \$630,000\* per unit
- **Total Projected Private Development Cost:** \$6.19 billion

### Phase 2: Portfolio Completion (FY 2039 Projection)

With an additional \$60 million per year (starting in Fiscal Year 2027), DHHL expects to prepare site infrastructure for its entire portfolio, adding approximately 6,100 lots. All site infrastructure is projected to be complete by the end of Fiscal Year 2039.

\* Calculations assume 2.5% annual inflation for years 2026 and beyond.

## Public & Private Spending on DHHL Properties



# Exploring Financing Strategies

DHHL considered a comprehensive range of financial options for Phase 2 Act 279 funding and deliver developed lots to beneficiaries, with a focus on balancing speed of development with long-term Departmental stability.

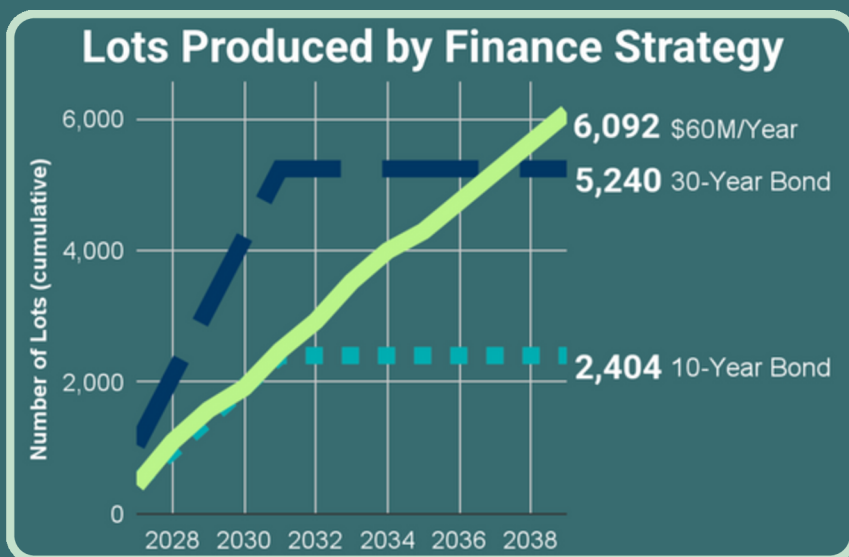
Recently, DHHL considered using annual state funding as a dedicated source for debt-service payments. This would provide a significant influx of funds for construction activities.

## Analysis of Bonding and Debt Financing

To determine the optimal finance strategy, DHHL considered the Return on Investment (ROI) for general obligation bonds. The results favor a direct cash-based approach. The findings were:

- **High Cost, Reduced Output:**
  - 10-Year Financing: This option would yield 60% fewer lots (only 2,404 developed vs. 6,092 projected), making it financially unviable.
  - 30-Year Financing: This option would produce 15% fewer lots (5,240 developed vs. 6,092 projected) while simultaneously incurring long-term debt.
- Bonding would require DHHL to allocate significant funds towards interest and financing costs instead of directly investing that capital into site construction and infrastructure development.

Ultimately, the analysis demonstrated that while debt financing might offer an upfront capital injection, its long-term cost drastically reduces the total number of lots DHHL can deliver, making it a poor fit for maximizing the program's impact.



Bond Period:	10-Years	30-Years
Total Borrowed	\$505.3M	\$1,103.5M
Interest Rate:	3.25%	3.50%
Term (Years):	10	30

Annual Debt Service:	\$60M	\$60M
Annual Principal:	\$43.6M	\$21.4M
Annual Interest:	\$16.4M	\$38.6M

Total Payments	\$600.0M	\$1,800M
Interest Payments:	\$94.7M	\$696.5M
Principal Payments	\$505.3M	\$1,103.5M

**HB-2049-SD-1**

Submitted on: 3/31/2026 10:02:08 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Loida Chun	Testifying for DHHL	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.



**LATE**

**TESTIMONY IN SUPPORT**  
**HOUSE BILL 2049 HD3 SD1**  
RELATING TO HOUSING

Ke Kōmike ‘Aha Kenekoa o ke Ki‘ina Hana a me nā Kumuwaiwai  
(Senate Committee on Ways and Means)

Ke Kapitala‘o Hawai‘i (Hawai‘i State Capitol)

‘Apelila 1, 2026

10:03 a.m.

Lumi 415

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Aloha e Chair Dela Cruz, Vice Chair Moriwaki and Members of the Committee on Ways and Means:

The Office of Hawaiian Affairs (OHA) submits this testimony in **SUPPORT** of **HB2049 HD3 SD1**, which would provide a dedicated revenue funding stream for the Department of Hawaiian Homelands to meet its vital mission, while ensuring that the tax is structured progressively so as not to overly burden homeowners with properties valued below the \$1 million threshold.

This measure is an important step towards remedying the longstanding challenges the Department of Hawaiian Home Lands (DHHL) has faced with having sufficient, consistent funding streams to carry out its important mandate to provide its beneficiaries with housing. OHA’s constitutional and statutory responsibilities include advocating for the betterment of Native Hawaiians (including DHHL beneficiaries) and supporting public policies that promote stable housing, community well-being, and the responsible stewardship of land.

Consistent with these mandates and policy goals, OHA supports this measure which directly aligns with OHA’s *Mana i Maui Ola* Strategic Plan’s Strategies 5 and 6, which focus on increasing the numbers/percent of Native Hawaiians who own housing that meet their financial and wellbeing needs and supporting the implementation of the Hawaiian Homes Commission Act, including by increasing housing units on Hawaiian Home Lands.<sup>1</sup> OHA itself has committed \$3 million annually to cover DHHL debt service payments on infrastructure bonds as part of its longstanding commitment to support

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<sup>1</sup> *Mana i Maui Ola, OHA’s 15-Year Strategic Plan for 2020-2035*, [https://www.oha.org/wp-content/uploads/MiMO\\_StrategicPlan-1.pdf](https://www.oha.org/wp-content/uploads/MiMO_StrategicPlan-1.pdf) at 5.

DHHL's infrastructure needs.

The measure's annual allocation of up to 20% or \$40 million to the Hawaiian Home Lands infrastructure and housing special fund is an important step by the State of Hawai'i to help DHHL better provide housing opportunities for Native Hawaiians. Although DHHL has made important strides in recent years to build new housing, expand infrastructure, and issue project leases—all supported by Act 279 (2022) funding—an alarmingly large number of DHHL beneficiaries remain on the DHHL waitlist. As such, this measure is critical to ensure continued support of DHHL's ongoing work to address the waitlist in meaningful ways by providing consistent infrastructure and housing development funding.

OHA appreciates the Committee's amendments to restore and maintain funding for the: Land Conservation Fund, and to provide dedicated funding for the Hawai'i Agricultural Development Revolving Fund and the Special Land Development Fund for land acquisition and community access. These allocations reflect the current need and commitment to resource stewardship, agricultural sustainability, and public access, which are essential components of long term community well being.

Importantly, the measure's marginal rate structure, and the fact that the conveyance tax is only paid one time upon sale of real property minimizes impacts on working class families, while also ensuring that those owning homes of greater value pay a larger percentage of conveyance tax that aligns with the higher property values and higher profits they stand to earn. To further ensure fairness and equity with respect to structure of the tax, OHA questions the basis for taxing properties used as short term rentals for some portion of the year at the higher marginal rate (page 11 line 19 to page 12 line 3). A property that has been qualified by the county for homeowner exemption is presumably being used primarily for residential use and not simply as an investment or income generating property. Further, OHA supports maintaining funding for the State's Legacy Land Program, HRS § 173A-5, at 10%, or a *minimum* of \$10 million, given the increased revenue expected to be generated by the proposed conveyance tax increase.

Mahalo for the opportunity to testify in support of this bill.

**COUNTY COUNCIL**  
Mel Rapozo, Chair  
KipuKai Kualii, Vice Chair  
Addison Bulosan  
Bernard P. Carvalho, Jr.  
Felicia Cowden  
Fern Holland  
Arryl Kaneshiro



**OFFICE OF THE COUNTY CLERK**

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

March 31, 2026

**TESTIMONY OF ADDISON BULOSAN  
COUNCILMEMBER, KAUAI COUNTY COUNCIL  
ON  
HB 2049, HD 3, SD 1, RELATING TO HOUSING  
Senate Committee on Ways and Means  
Wednesday, April 1, 2026  
10:03 a.m.  
Conference Room 211  
Via Videoconference**

Dear Chair Dela Cruz and Members of the Committee:

Thank you for this opportunity to provide testimony in SUPPORT of HB 2049, HD 3, SD 1, Relating to Housing. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

I fully support HB 2049, HD 3, SD 1, which restructures the conveyance tax to a marginal rate system and adjusts the tax for multifamily properties to reflect value on a per-unit basis and ties conveyance tax rates to a cost-of-living adjustment. The measure also allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund (DURF) to fund infrastructure programs in county-designated transit-oriented development (TOD) areas that meet minimum standards of transit-supportive density and establishes a dedicated conveyance tax allocation to the Department of Hawaiian Home Lands (DHHL). HB 2049, HD 2, rightly invests in mixed-use communities that are centrally located and inhabited by individuals and households of all income ranges, which results in thriving communities across the islands.

Thank you again for this opportunity to provide testimony in support of HB 2049, HD 3, SD 1. 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,

**ADDISON BULOSAN**  
Councilmember, Kaua'i County Council

RM:sf

**COUNTY COUNCIL**

Mel Rapozo, Chair  
KipuKai Kualī'i, Vice Chair  
Addison Bulosan  
Bernard P. Carvalho, Jr.  
Felicia Cowden  
Fern Holland  
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**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  
Līhu'e, Kaua'i, Hawai'i 96766

March 31, 2026

TESTIMONY OF KIPUKAI KUALI'I  
COUNCIL VICE CHAIR, KAUA'I COUNTY COUNCIL  
ON  
HB 2049, HD 3, SD 1, RELATING TO HOUSING  
Senate Committee on Ways and Means  
Wednesday, April 1, 2026  
10:03 a.m.  
Conference Room 211  
Via Videoconference

Dear Chair Dela Cruz and Members of the Committee:

Thank you for this opportunity to provide testimony in SUPPORT of HB 2049, HD 3, SD 1, Relating to Housing. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

HB 2049, HD 3, SD 1, restructures the conveyance tax to a marginal rate system, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and ties conveyance tax rates to a cost-of-living adjustment. Additionally, and importantly, the measure also allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund (DURF) to fund infrastructure programs in transit-oriented development (TOD) areas and establishes a dedicated conveyance tax allocation to the Department of Hawaiian Home Lands (DHHL). Without reservation, I support this measure because of its investment in local residents and mixed-use communities that prioritize well-located developments serving *kama'āina* of all income ranges.

Thank you again for this opportunity to provide testimony in support of HB 2049, HD 3, SD 1. 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,

KIPUKAI KUALI'I  
Council Vice Chair, Kaua'i County Council

RM:dmc



## HIPHI Board

May Okihiro, MD, MS  
Chair  
John A. Burns School of Medicine,  
Department of Pediatrics

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University of Hawai'i at Hilo

Dina Shek, JD  
Medical-Legal Partnership  
For Children in Hawai'i

JoAnn Tsark, MPH  
John A. Burns School of Medicine, Native  
Hawaiian Research Office

Danette Wong Tomiyasu, MBA  
Retired, Hawai'i State Department of  
Health

## HIPHI Initiatives

Coalition for a  
Tobacco-Free Hawai'i

Community-Based Research &  
Evaluation

Community Health  
Worker Initiatives

Environmental Health

Hawai'i Climate Change and Health  
Working Group

Hawai'i Drug & Alcohol-Free Coalitions

Hawai'i Immunization Coalition

Hawai'i Oral Health Coalition

Hawai'i Public Health Training Hui

Healthy Eating + Active Living

Kūpuna Collective/Healthy Aging &  
Community Living

Public Health Workforce Development

Date: March 30, 2026

To: Sen. Donovan M. Dela Cruz, Chair  
Sen. Sharon Y. Moriwaki, Vice Chair  
Members of the Senate Committee on Ways and Means

Re: Support for HB 2049 HD3 SD1, Relating to Housing

Hrg: April 1, 2026 at 10:03 AM in Conference Room 211

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Hawai'i Public Health Institute (HIPHI)<sup>1</sup> **supports HB 2049 HD3 SD1**, relating to housing, which restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates to generate revenue, including for housing.

### Housing Crisis Is A Public Health Matter

Hawai'i is experiencing one of the most severe housing crises in the nation. On O'ahu, the median single-family home price now exceeds \$1 million.<sup>2</sup> The gap between home prices and local incomes is extreme: the typical Honolulu household would have to spend more than 70 percent of its income on a mortgage, far above affordability standards.<sup>3</sup>

As a result, only about 20 percent of Hawai'i households can afford a median-priced single-family home, leaving the vast majority priced out of ownership.<sup>4</sup> These costs force families to spend unsustainable portions of their income on housing, with Hawai'i households paying roughly half of their median monthly income toward rent, the highest rate in the nation. The result is displacement, outmigration, and rising homelessness across the islands.

### Native Hawaiians Are Disproportionately Harmed

Native Hawaiians experience some of the most severe housing inequities in the state. They are significantly overrepresented in Hawai'i's houseless population, making up roughly 40% of those experiencing homelessness, despite representing

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<sup>1</sup> Hawai'i Public Health Institute's mission is to advance health and wellness for the people and islands of Hawai'i. We do this through expanding our understanding of what creates health of people and place, fostering partnerships, and cultivating programs to improve policies, systems, and the environments where people live, learn, work, age, and play.

<sup>2</sup> [June 2025 Market Report](#), Honolulu Board of Realtors.

<sup>3</sup> [The gap between median home prices and household income in Hawai'i? It's 'scary'](#), Hawai'i News Now, 2024.

<sup>4</sup> [The Hawai'i Housing Factbook](#) 2024, UHERO, May 2024.



only 20% of the population.<sup>5</sup> Structural barriers to housing are also reflected in the long-standing Department of Hawaiian Home Lands waitlist, which includes tens of thousands of Native Hawaiian beneficiaries seeking homesteads.<sup>6</sup> These disparities are rooted in historic land dispossession and ongoing economic inequities, and they contribute to disproportionate rates of poverty among Native Hawaiian families. Therefore, addressing Hawai'i's housing crisis requires targeted investment in Native Hawaiian housing opportunities.

### **Investing In Hawai'i's People**

Compared to other high-cost areas, Hawai'i's conveyance tax rates remain relatively low, even for multimillion-dollar property sales. This measure generates revenue by restructuring the conveyance tax, with specified allocations going toward the Rental Housing Revolving Fund, Dwelling Unit Revolving, and Hawaiian Home Lands Trust Fund. Taken together, these allocations create a dedicated funding stream to meet Hawai'i's urgent housing needs that will produce at least \$70 million annually, with the potential to generate hundreds of millions in years with high numbers of property transactions.

A significant share of high-value real estate sales, particularly luxury properties above \$4 million, are purchased by out-of-state investors, meaning wealth generated from Hawai'i land is often extracted out of the state.<sup>7</sup> This proposal modernizes the conveyance tax system by restructuring it into a marginal rate structure, ensuring that higher-value property sales are taxed at higher rates while protecting lower-value and local housing transactions. Doing so asks those who profit the most from Hawai'i's real estate market to contribute more toward solving the housing crisis.

Housing is a critical social determinant of public health. Accordingly, we urge you to support this bill to advance housing equity for our most vulnerable residents.

Mahalo,

A handwritten signature in black ink that reads 'Kris Coffield'.

Kris Coffield  
Policy and Advocacy Associate

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<sup>5</sup> [Native Hawaiian and Pacific Islanders' Identity and Housing Status: The Impact on Historical Trauma and Perceived Stress](#), International Journal of Environmental Research and Public Health, September 2024.

<sup>6</sup> [Fixing the Backlog of Native Hawaiians Waiting for Homesteads](#), Hawai'i Business Magazine, 2019.

<sup>7</sup> [Preserving Hawai'i](#), Hawai'i Appleseed, February 2024.



## ***A Just Peace and Open and Affirming Congregation***

### **THE CHURCH OF THE CROSSROADS TESTIMONY IN SUPPORT OF HOUSE BILL 2049**

*The Church of the Crossroads was founded in 1923 as Hawaii's first intentionally multiethnic church. We are a Just Peace Church that actively works toward social, economic, and ecological justice in the care of God's whole creation.*

#### **The Church of the Crossroads supports HB 2049, HD3.**

Our church congregation strongly supports legislative reforms for conveyance taxes that create higher tax rates for wealthier properties, while dedicating the majority of those revenues to affordable housing needs. This bill can support both goals. Rates should be structured to protect working families and home owners of properties valued at less than \$2 million, while increasing rates in a graduated fashion for more expensive properties that can bear a greater share. It also provides greater flexibility in affordable housing options, with a reliable income stream for the Rental Housing Revolving Fund, Dwelling Unit Revolving Fund, and Hawaiian Home Lands Trust Fund. This will help update our conveyance tax rates, which have not been updated since 2009, and bring them more in line with other comparable high-cost areas in the nation. Without this bill, our conveyance tax structure disproportionately hurts affordable multi-family housing and their renters.

**We do request an amendment to eliminate the cap on revenues** for the Rental Housing Revolving Fund in particular, but also the Dwelling Unit Revolving Fund and Hawaiian Homelands Trust Fund, so that greater revenues can flow into those funds to address affordable housing needs in our state. We face a continuing crisis that calls out for major revenue streams dedicated to addressing our state's need for affordable housing opportunities for our working families, young people and Kupuna.

Thank you for consideration of our testimony and helping provide for the needs of our community.

Submitted by Ellen Godbey Carson on behalf of the Church of the Crossroads

Email: [office@churchofthecrossroadshawaii.org](mailto:office@churchofthecrossroadshawaii.org)



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

April 1, 2026

Senate Committee on Ways and Means  
Hawai'i State Capitol  
Honolulu, HI 96813

**RE: SUPPORT for HB 2049 HD3 SD1 - RELATING TO HOUSING**

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

On behalf of Hawai'i YIMBY, we are writing in **support of HB 2049**.

Lack of infrastructure remains a barrier to housing development across the state. By allocating a portion of conveyance tax revenues to infrastructure that supports housing, including in transit-oriented areas, this bill helps address a key constraint that can delay or prevent new homes from being built. The bill's adjustment to calculate conveyance tax on a per-unit basis for multifamily housing helps ensure that these projects are not disproportionately burdened due to their total value. This change supports the financial feasibility of larger-scale housing developments, which are essential to increasing overall housing supply.

HB 2049 also establishes a permanent funding source for the Department of Hawaiian Home Lands. Consistent funding supports long-term planning and infrastructure delivery, which are necessary to fulfill DHHL's obligation to Native Hawaiians on the waiting list. This stability can help improve the pace and coordination of homestead development. DHHL currently has over 29,000 applicants on its waiting list statewide as of June 2024, underscoring the scale of unmet housing need among Native Hawaiians.

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



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

shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

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

Sincerely,

Damien Waikoloa  
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega  
Chapter Lead, Hawai'i YIMBY

Huey Kwik  
Chapter Lead, Hawai'i YIMBY





## Protect Democracy Move Forward

[www.indivisiblehawaii.org](http://www.indivisiblehawaii.org)

[info@indivisiblehawaii.org](mailto:info@indivisiblehawaii.org)

To: Hawai'i State Senate Committee on Ways and Means  
Re: Testimony in SUPPORT of HB2049 HD3 SD1

Dear Chair Dela Cruz, Vice Chair Moriwaki, and Members of Committee,

Indivisible Hawai'i thank you for this opportunity to testify in strong support of HB2049 HD3 SD1 which would restructure the conveyance tax to a marginal rate system and allocate a portion of conveyance tax collection to the Hawaii Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund.

More of Hawai'i's real estate is being bought up by investors, and this tax makes sure that they are contributing more to local communities. Owners of luxury homes still pay very low conveyance tax rates, only about 0.5% to 1.25%. Other high cost housing cities like Seattle and San Francisco have much higher transfer taxes, ranging from 2 to 7 percent on high-value properties. For example, if Hawai'i raised its tax rates to between 1 to 6 percent for homes worth \$2 million or more, the state could bring in an extra \$69 - \$80 million each year.<sup>1</sup>

HB2049 HD3 SD1 would also allocate a portion of conveyance tax collections to the Hawaiian Home Lands Trust Fund and also to the Dwelling Unit Revolving Fund to fund much needed development. The additional tax revenue from tweaking the conveyance tax could also fund affordable housing, homeless programs, land conservation, and so on.

Please pass this measure and thank you for your consideration.

Sincerely,  
Younghee Overly  
Indivisible Hawai'i Working Families Team

*The mission of the 14-chapter Indivisible Hawai'i Statewide Network (IHSN) is to protect Hawai'i and democracy by defending civil rights, communities and values, most importantly, Hawai'i's Constitutionally protected spirit of Aloha. In October 2025, IHSN with other partners turned out over 22,000 residents on all major islands to say No Dictators! and to stand up for democracy. This call-to-action was part of Indivisible national's mobilization of more than 7 million across the country as the voice of the people, committed to election integrity and to evolving as a place of equity, opportunity and peace.*

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<sup>1</sup> <https://www.hitaxfairness.org/conveyance-tax>

*Hawai'i Children's Action Network Speaks! is a nonpartisan 501c4 nonprofit committed to advocating for children and their families. Our core issues are safety, health, and education.*

To: Senate Committee on Ways and Means  
 Re: **HB2049 HD3 SD1 – Relating to Housing**  
 Hawai'i State Capitol & Via Videoconference  
 April 1, 2026; 10:03 AM

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Committee Members,

On behalf of Hawai'i Children's Action Network Speaks!, I am writing in **SUPPORT of HB2049 HD3 SD1**. This bill restructures the conveyance tax the sale of residential properties to a marginal rate system, adjusts the tax for multifamily properties, and applies a cost-of-living adjustment to the tax rates. It allocates a portion of the conveyance tax to the Hawai'i Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund. It also establishes and appropriates funds out of the Hawaiian Home Lands Infrastructure and Housing Special Fund and authorizes the Hawai'i Agricultural Development Revolving Fund to be used to acquire land.

In recent years, real estate prices in Hawai'i have skyrocketed to record highs over and over again. The conveyance tax is like a sales tax, applied when property is transferred between owners, but **current conveyance tax rates are only 0.1 percent to 1.25 percent, even on multi-million dollar properties.**

The original version of this bill would **increase tax liability on the sale of higher-value properties while keeping lower-value properties at a similar or even a slightly lower rate**, as you can see in this table:

Property Value	Owner-Occupied Principal Home			Second Home / Investment Property		
	Current Tax	HB2049 Tax	Difference	Current Tax	HB2049 Tax	Difference
\$1,000,000	\$3,000	\$2,000	-\$1,000	\$4,000	\$2,500	-\$1,500
\$5,000,000	\$35,000	\$43,000	+\$8,000	\$42,500	\$80,000	+\$37,500
\$10,000,000	\$100,000	\$138,000	+\$38,000	\$125,000	\$271,000	+\$146,000
\$25,000,000	\$250,000	\$713,000	+\$463,000	\$312,500	\$1,071,000	+\$758,500

This bill would also help alleviate our homelessness and affordable housing crises, as portions of the conveyance tax are allocated to the Rental Housing Revolving Fund, the Dwelling Unit Revolving Fund, which funds infrastructure programs in transit-oriented development areas, and the Hawaiian Home Lands Infrastructure and Housing Special Fund.

It makes sense to ask wealthy sellers to pay a more when they sell their multi-million dollar properties – especially second homes or investment properties – and use those revenues to help those who are struggling to afford housing.

Mahalo for the opportunity to provide this testimony. Please pass this bill.

Sincerely,  
 Nicole Woo  
 Director of Research and Economic Policy

# TESTIMONY IN STRONG SUPPORT

## House Bill 2049 (HD1) — Relating to Housing Conveyance Tax Allocation to the Hawaiian Home Lands Trust Fund

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TO: Committee on Ways and Means  
Senator Donovan M. Dela Cruz,  
Chair; Senator Sharon Y. Moriwaki, Vice Chair RE: HB 2049 HD1

FROM: Shane Pale  
Creative Marketing Studio | Ka Lāhui Hawai'i Member | Honolulu, O'ahu

DATE: March 30, 2026

Aloha kākou. My name is Shane Pale, and I submit this testimony in strong support of House Bill 2049 (HD1). This measure would establish a dedicated annual allocation of up to \$60 million from conveyance tax revenues to the Hawaiian Homelands Trust Fund — giving DHHL the consistent, multi-year funding it needs to finally fulfill the promise made to Native Hawaiians over a century ago.

I speak as a descendant of this 'āina, and as a witness to what happens when Indigenous people are dispossessed from their land and their institutions are systematically defunded. The time for symbolic gestures is over. HB 2049 is a structurally sound, morally necessary step toward honoring what the State owes its Indigenous people.

### **The Crisis Is Not Hypothetical — It Is a Daily Reality**

There are currently more than 29,000 Native Hawaiian families on the DHHL waitlist. Many have waited decades. Some have died waiting. The data on what this failure costs Kānaka Maoli is stark:

- Native Hawaiians make up only 20% of Hawai'i's population yet account for 40% of the state's houseless population.
- NHPI homelessness increased 19% between 2020 and 2022, with 121 out of every 10,000 people experiencing houselessness — the highest rate of any racial group in the nation.
- A 2024 UHERO survey found Native Hawaiian and Pacific Islander health ratings dropped 17 percentage points in just 18 months, with housing instability, food insecurity, and mental health failures deeply intertwined.
- Native Hawaiians are disproportionately represented in Hawai'i's jails and prisons — incarceration that tracks directly to cycles of houselessness and economic exclusion.

These are not separate problems. They are the compounding consequences of what happens when Indigenous people are dispossessed from their land and denied the resources to return. Housing is the foundation. Without it, nothing else holds.

### **The Diaspora Indicts the System**

Hawai'i's economy — built on tourism and military infrastructure — extracts enormous wealth from Hawaiian land, culture, and natural resources. Yet Native Hawaiians are the number one group leaving Hawai'i due to financial hardship. California alone now holds approximately 21% of all Native Hawaiians living outside Hawai'i. When Kānaka Maoli leave, they are not merely relocating — they are severed from 'āina, from mo'okū'aukau, from community, from themselves.

The State has benefited enormously from the economic infrastructure that displaced Native Hawaiian people. HB 2049 asks that a small share of that wealth — through a marginal restructuring of the conveyance tax on property transactions — flow back to those who were displaced, so they may return, stay, and thrive on their ancestral homeland.

### **Why HB 2049 Is the Right Approach**

The infrastructure already exists. DHHL holds land. The trust structure is in place. Court decisions have affirmed the Legislature's obligation to sufficiently fund the agency. What has been chronically missing is dedicated, predictable, multi-year funding — the kind that enables real planning and real delivery of homes.

The 2025 Act 279 Working Group made the fiscal case clearly: DHHL dollars leverage other public and private capital at ratios exceeding five to one in recent LIHTC transactions. The \$600 million appropriated under Act 279 in 2022 is already projected to unlock billions in vertical development. HB 2049 builds on that momentum with a sustainable funding stream so that progress doesn't stop when one-time appropriations run out.

**The conveyance tax mechanism is just.** Every luxury property sale in these islands profits from the very land and natural resources that Kānaka Maoli never surrendered — a small portion of that should flow back to the people it belongs to. And with the Trump Administration now proposing to eliminate the Native Hawaiian Housing Block Grant entirely, the urgency for the State to act is even greater. HB 2049 steps into that breach.

### **Conclusion**

The 29,000 families on the DHHL waitlist are not a statistic. They are kūpuna who have spent their retirement years waiting. They are young parents who cannot raise their children near their extended families. They are Native Hawaiians. This is their 'āina. They deserve to live on it.

HB 2049 is modest, well-structured, and fiscally sound. It creates a dedicated funding stream to fulfill a constitutional promise, leverages existing infrastructure, and builds on proven results. I urge this Legislature to vote YES on HB 2049 and send a clear message: Hawai'i will not continue to profit from Hawaiian land while Hawaiian families wait in a line that never moves.

E ola mau nā Kānaka Maoli. E ola ka 'āina.

Mahalo nui loa for your consideration.

*Shane Pale*

Shane Pale  
Ka Lāhui Hawai'i Member  
Honolulu, O'ahu, Hawai'i



April 1, 2026

TESTIMONY OF THE ASSOCIATION OF HAWAIIAN CIVIC CLUBS  
To the Senate Committee on Ways and Means  
In Support of

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**HB 2049 HD 3 SD1 - RELATING TO HOUSING**

Aloha:

The Association of Hawaiian Civic Clubs submits testimony in **SUPPORT** of HB 2049 that re-structures the conveyance tax and allows a portion of conveyance tax revenues to the Department of Hawaiian Home Lands.

Since inception, Hawaiian Civic Clubs have supported the Hawaiian homestead program along with policies and measures designed to expedite delivery of homestead leases to native Hawaiian families. We consider this measure and the proposed allocation of significant revenue to the Hawaiian Home Lands trust as a necessary tool. This is an important step forward in providing a consistent revenue stream to support the homesteading program. Historically, the program was funded by a portion of revenues derived from water licenses which have all but dried up. The allocation of the conveyance tax is today's substitution for this declining revenue stream.

Founded by Prince Kūhiō in 1918, the Hawaiian Civic Club movement is the oldest Native Hawaiian community-based advocacy movement. The Association of Hawaiian Civic Clubs is a not-for-profit organization that is a confederation of 60 individual and autonomous Hawaiian Civic Clubs and 3,500 members located across Hawai'i and across the continental United States.

We appreciate your favorable consideration of this measure.

# KA LĀHUI HAWAI'I

Testimony in SUPPORT of HB 2049

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Ways and Means Committee,

Ka Lāhui Hawai'i submits testimony in strong support of HB 2049.

Today, more than 29,000 Native Hawaiian beneficiaries remain on the Department of Hawaiian Home Lands (DHHL) waitlist for a homestead, many for decades. At the same time, more Native Hawaiians now live outside Hawai'i than within our homeland, driven by the lack of attainable housing and the rising cost of living.

HB 2049 is a needed step to begin changing that reality.

This measure establishes a dedicated and predictable funding stream for DHHL, including a maximum of \$40 million annually, to support multi-year planning, infrastructure, and housing delivery for beneficiaries. Dedicated annual funding allows DHHL to plan ahead, sequence projects, and leverage additional public and private investment.

While we support local agriculture, allocating significant public funds to the Agribusiness Development Corporation (ADC) without strong oversight risks repeating past mismanagement identified in State Auditor Reports No. 21-01 and 24-09. Even basic oversight has been inconsistent. We respectfully urge the Legislature to consider reducing the allocation to ADC and prioritizing increased investment in DHHL, where recent leadership has demonstrated effectiveness in delivering results.

Mahalo for the opportunity to testify, and we respectfully urge your support for HB 2049.

Mahalo nui,  
Healani Sonoda-Pale  
Ka Lāhui Hawai'i

**HB-2049-SD-1**

Submitted on: 3/31/2026 2:41:56 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brandon Makaawaawa	Testifying for Nation of Hawai'i	Support	Written Testimony Only

Comments:

**TESTIMONY IN STRONG SUPPORT OF HB2049 HD3 SD1**

The Nation of Hawai'i offers strong support for HB2049 HD3 SD1, as it advances long-overdue funding mechanisms for infrastructure, housing, and land management that are essential to Native Hawaiian communities and the realization of self-determination.

At its core, this measure must be understood within the State's constitutional and public trust obligation to Native Hawaiians—most clearly embodied in the Hawaiian Homes Commission Act. The State of Hawai'i has a duty not only to uphold the intent of the HHCA, but to ensure it is meaningfully fulfilled through sustained and adequate funding.

For decades, that obligation has not been met.

The lack of consistent, dedicated investment has directly contributed to the reality we face today: over 29,000 Native Hawaiian beneficiaries remain on the waitlist, many for generations, unable to access the lands that were expressly set aside for their rehabilitation and well-being. This is not simply an administrative issue—it is a matter of justice, trust, and the State's responsibility to its people.

HB2049 HD3 SD1 represents an important step toward correcting this failure.

By restructuring the conveyance tax system and directing increased revenues to the Hawaiian Home Lands Infrastructure and Housing Special Fund, this bill begins to align State resources

with its trust obligations. Without infrastructure—roads, water, sewer, and utilities—homestead lands cannot be awarded or lived on. Funding these essential components is one of the most critical barriers to getting beneficiaries onto ‘āina, and this measure directly addresses that gap.

In addition, allocating funds to the Hawai‘i Agricultural Development Revolving Fund strengthens pathways toward food sovereignty and economic independence—both of which are foundational to Native Hawaiian self-determination and the restoration of traditional, ‘āina-based systems.

However, we must be clear: this bill is not the finish line—it is a necessary step toward fulfilling a much larger kuleana. The State must continue to prioritize consistent, reliable funding streams that fully meet its obligations under the Hawaiian Homes Commission Act and eliminate the waitlist.

The Nation of Hawai‘i supports HB2049 HD3 SD1 because it moves us closer to a future where the State honors its trust responsibilities, where Native Hawaiians can return to and thrive on their lands, and where the promises of the Hawaiian Homes Commission Act are finally realized.

Mahalo for the opportunity to provide testimony in strong support.

Brandon Maka'awa'awa

Vice President, Nation of Hawai'i

**HB-2049-SD-1**

Submitted on: 3/31/2026 6:18:13 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lauae kekahuna	Testifying for O Maku'u ke kahua	Support	Written Testimony Only

Comments:

Rightfully so



March 31, 2026

Senator Donovan Dela Cruz, Chair  
Senator Sharon Moriwaki, Vice Chair  
Committee on Ways & Means

RE: **HB 2049 HD3 SD1 - Relating to Conveyance Tax**  
**Hearing date – April 1, 2026 at 10:03 AM**

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

Thank you for allowing NAIOP Hawaii to submit testimony in **STRONG OPPOSITION to HB 2049 HD3 SD1 – RELATING TO CONVEYANCE TAX**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders, and other professionals.

HB 2049 HD3 SD1 restructures the current conveyance tax system with the following proposed amendments:

1. Changes the current flat conveyance tax structure from a flat bracket to a marginal tax rate system for residential properties (both owner occupant and non-owner occupant properties).
2. Proposes blanked out increases in the conveyance tax rates per tier.
3. Reclassifies certain multifamily housing and creating a new conveyance tax category for property with no residential dwelling units.
4. Introduces an annual cost-of-living adjustment (COLA) to the conveyance tax value thresholds.
5. Changes allocations of conveyance tax to the Dwelling Unit Revolving Fund (DURF), Rental Housing Revolving Fund (RHRF) and establishes a Hawaiian Home Lands Trust Fund.

First, we understand and acknowledge the intent of the bill to generate revenue to fund DURF, RHRF and DHHL. To be clear, NAIOP supports DHHL as an essential piece to solving Hawaii's affordable housing crisis. However, NAIOP Hawaii has always held the position that the conveyance tax was intended as an administrative fee to cover the State's cost to record conveyances and was never intended to be a revenue generating tax.

NAIOP Hawaii is particularly concerned that HB 2049 HD3 SD1 materially increases conveyance taxes on commercial and investment real estate, including office, industrial, retail,

hospitality, and mixed-use properties. The bill creates a new category under proposed HRS §247-2(a)(3) applicable to the “sale, lease, sublease, or assignment of any property with no residential dwelling unit.” This provision appears to encompass virtually all non-residential real estate and long-term commercial lease transactions. Under existing law and administrative rules, conveyance tax already applies to leases and assignments with remaining terms of five years or more. HB 2049 HD3 SD1 increases the tax burden on these transactions by raising applicable rates.

For large commercial properties, conveyance tax represents a substantial upfront transaction cost. Increasing this cost directly reduces the capital available for reinvestment in building upgrades, tenant improvements, sustainability improvements, and adaptive reuse projects. In many cases, these additional costs can render otherwise viable transactions economically infeasible. Reduced transaction activity would ultimately have the opposite of the intended effect—leading to fewer property transfers, lower redevelopment activity, fewer construction jobs, reduced general excise tax revenues, and, paradoxically, less overall conveyance tax collected by the State.

HB 2049 HD3 SD1 disproportionately penalizes high value residential properties with significant unintended consequences. Under HB 2049 HD3 SD1, high-value residential transactions are subject to sharply increased marginal tax rates at the upper tiers. These properties already contribute disproportionately to State and County revenues through real property taxes, general excise taxes on construction and services, and employment generated through property management, maintenance, and redevelopment. Singling out these transactions for steep marginal conveyance tax increases risks diminishing these broader economic contributions.

Second, HB 2049 HD3 SD1 also introduces a COLA mechanism requiring annual adjustment of the conveyance tax value thresholds based on the Urban Hawai‘i Consumer Price Index. This mechanism introduces an additional layer of complexity and potential confusion in an already complicated tax structure. *Further, the language remains unclear as to whether the COLA applies to the valuation tiers or the rates themselves.*

NAIOP Hawai‘i recognizes that indexing thresholds may reduce “bracket creep” in purely inflationary environments. However, the COLA mechanism proposed in HB 2049 HD3 SD1 raises several concerns. First, while COLA indexing may mitigate inflationary effects at the margin, it does not offset the substantial rate increases and structural changes imposed elsewhere in the bill. The net effect remains a significant increase in conveyance tax burdens on both residential and commercial transactions. Second, automatic indexing reduces predictability for long-term investment underwriting. Real estate projects often require multi-year planning horizons, and automatic statutory adjustments, without legislative review, add uncertainty to transaction costs that investors must price into their decisions.

Third, although conveyance tax is typically paid by sellers, increased transaction costs are ultimately capitalized into property values and rents. HB 2049 HD3 SD1’s increased conveyance tax burden on commercial properties will be passed through to tenants over time, including small local businesses leasing office, retail, and industrial space. This further exacerbates Hawai‘i’s already high cost of doing business.

This increase in conveyance tax will impact investment in large commercial properties throughout the state. The acquisition of new commercial property comes with additional investment to redevelop and increase value of the asset. The increase of conveyance tax would result in less capital to invest into the property, and thus, would make the transaction

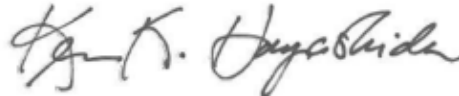
economically infeasible. In turn, less property transactions would occur leading to: 1) an overall decrease in conveyance tax received by the State; and 2) a meaningful reduction in economic activity as the acquisition of large properties typically comes with additional investment to redevelop and increase value of the asset; 3) decreased GET revenues and jobs.

NAIOP Hawaii understands the intent behind the allocation to DHHL, however, if conveyance tax is to be significantly increased and converted to a marginal tax for revenue generating purposes, then the revenue should be allocated to RHRF, DURF and tier II funding available to all forms of affordable housing projects and allocated as projects display readiness.

NAIOP Hawaii is concerned that this increase in conveyance taxes will reduce the private sector's investment in long term projects which stimulates economic activity in the State. Hawaii is already rated as one of the least business friendly states in the nation and increasing this tax rate will further discourage much needed investment here locally. Rather, additional efforts to encourage investment in Hawaii and incentivize the creation of new projects and businesses in Hawaii would stimulate our economy by creating jobs and tax revenue.

Accordingly, NAIOP Hawaii respectfully recommends that **HB 2049 HD3 SD1 be deferred.**

Mahalo for your consideration,

A handwritten signature in cursive script, appearing to read "Ken Hayashida".

Ken Hayashida, President  
NAIOP Hawaii



Committee: Ways and Means  
 Hearing Date/Time: Wednesday, April 1, 2026, at 10:03am  
 Place: Conference Room 211 & Videoconference  
 Re: **Testimony of the ACLU of Hawai'i in SUPPORT of HB2049 HD3 SD1 Relating to Housing**

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

The American Civil Liberties Union of Hawai'i (ACLU-HI) **supports HB2049 HD3 SD1**, which restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties, and applies a cost-of-living adjustment to conveyance tax rates. The bill also allocates portions of the revenue toward various housing-focused special funds.

*I. Advancing Economic Justice*

Soaring housing costs in recent years have put homeownership out of reach for too many living across the islands. The adjustments to the conveyance tax set forth in this bill are both just and reasonable, shifting a higher tax burden on those who can afford it, while providing relief on more modestly-priced homes:

Property Value	Owner-Occupied Principal Home			Second Home / Investment Property		
	Current Tax	<b>HB2049 HD3 Tax</b>	Difference	Current Tax	<b>HB2049 HD3 Tax</b>	Difference
\$1,000,000	\$3,000	\$2,000	-\$1,000	\$4,000	\$2,900	-\$1,100
\$5,000,000	\$35,000	\$125,500	+\$90,500	\$42,500	\$214,400	+\$171,900
\$10,000,000	\$100,000	\$378,000	+\$278,000	\$125,000	\$639,400	+\$514,400
\$25,000,000	\$250,000	\$1,315,500	+\$1,065,500	\$312,500	\$1,589,400	+\$1,276,900

Hawai'i has been experiencing a slow exodus of younger families because the cost of living here is unsustainable for so many. By adjusting the allocation as indicated above, HB2049 HD3 SD1 makes progress in addressing our affordable housing crisis, while taking a step toward greater economic justice and tax fairness.

*II. Housing as a Human Right*

“In the late 1960s, Dr. King and the civil rights movement had made open housing their priority because they understood that access to housing was itself a [basic human right](#). They also knew that housing access was intertwined with dismantling other systemic inequalities like unequal [access to education](#), [racist and violent policing](#), and the [racial wealth gap](#).

Sixty years later, in every state across the country, housing is once again the civil rights issue of our time.”<sup>1</sup>

Hawai‘i continues to look for ways to address our affordable housing crisis. This bill takes a step in the right direction, as some of the revenue generated by HB2049 HD3 SD1 is directed into the:

- Rental Housing Revolving Fund – 20% or \$40 million (whichever is less)
- Dwelling Unit Revolving Fund – 20% or \$40 million (whichever is less)
- Hawaiian Home Lands Infrastructure and Housing Special Fund – 20% or \$40 million (whichever is less)

### *III. Investing in Hawai‘i’s Indigenous People*

Native Hawaiians are disproportionately affected by our exorbitant housing costs. While they make up only 20% of the state’s population, they account for approximately 40% of our homeless population.<sup>2</sup> This overrepresentation is also a result of deep structural barriers that trace their origins to historic land dispossession and economic inequalities that persist today.

By investing a substantial portion of the revenues created by this bill, we can begin to address the deep housing inequity experienced by so many Native Hawaiians.

For all these reasons, we urge you to pass HB2049 HD3 SD1.

Mahalo,

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<sup>1</sup> Access to Housing is the Civil Rights Issue of Our Time (Again). <https://www.aclu.org/news/racial-justice/access-to-housing-is-the-civil-rights-issue-of-our-time-again>

<sup>2</sup> Native Hawaiian and Pacific Islanders’ Identity and Housing Status: The Impact on Historical Trauma and Perceived Stress, International Journal of Environmental Research and Public Health, September 2024. <https://www.mdpi.com/1660-4601/21/9/1249>

*Josh Frost*

Josh Frost

Policy Advocate

ACLU of Hawai'i

[jfrost@acluhawaii.org](mailto:jfrost@acluhawaii.org)

*With more than 4,000 Hawai'i-based members, the mission of the American Civil Liberties Union of Hawai'i is to protect the fundamental freedoms enshrined in the United States and Hawai'i State Constitutions through legislative, litigation, and public education work. The ACLU of Hawai'i is a non-partisan and private non-profit organization that provides its services at no cost to the public and does not accept government funds. The ACLU of Hawai'i has been serving our communities in Hawai'i for over 60 years.*

American Civil Liberties Union of Hawai'i  
P.O. Box 3410  
Honolulu, Hawai'i 96801  
T: 808.522.5900  
F: 808.522.5909  
E: [office@acluhawaii.org](mailto:office@acluhawaii.org)  
[www.acluhawaii.org](http://www.acluhawaii.org)

**Testimony of The Nature Conservancy  
Commenting on HB2049 HD3 SD1, Relating to Housing  
Committee on Ways and Means  
April 1, 2026 at 10:03 am  
Conference Room 211 and via Videoconference**

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

Mahalo for the opportunity to testify today. The Nature Conservancy (TNC) Hawai'i and Palmyra respectfully comments on HB2049 HD3 SD1, which restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates. Additionally, this bill allocates revenues from conveyance tax collections, allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in areas that meet minimum standards of transit-supportive density, allocates a portion of conveyance tax revenues to the Hawaii Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund, and establishes and appropriates funds out of the Hawaiian Home Lands Infrastructure and Housing Special Fund and authorizes the Hawaii Agricultural Development Revolving Fund to be used to acquire land.

The LCF supports the Legacy Land Conservation Program, which funds grants to state and county governments and non-profit land conservation organizations to acquire land and protect valuable resources for public benefit. Protecting these lands offers wide benefits for the people of Hawai'i, including reforestation efforts that help mitigate the impacts of climate change by providing freshwater and preventing runoff, drought, and wildfires.

In recent years, the existing \$5.1 million cap has constrained the program's ability to respond to community-supported conservation opportunities. As a result, high-quality projects supported by state agencies, counties, and nonprofit partners are routinely unable to move forward due to insufficient funding. Increasing the LCF cap to \$10 million will help maintain stable conservation funding and ensure the program can continue to deliver long-term public benefits across the islands.

TNC strongly supports increasing the LCF cap from \$5.1 million to \$10 million. Mahalo for the opportunity to comment on HB2049 HD3 SD1.

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*Guided by science, TNC is a non-profit organization dedicated to the preservation of the lands and waters upon which all life depends. The Conservancy has helped protect more than 200,000 acres of natural lands in Hawai'i and Palmyra Atoll. We manage 84,000 acres in 13 nature preserves and 18 managed areas and have supported over 50 coastal communities to help protect and restore the nearshore reefs and fisheries of the main Hawaiian Islands.*

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**HB-2049-SD-1**

Submitted on: 3/31/2026 7:59:36 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lu Ann Mahiki Lankford-Faborito	Testifying for Hoolehua Homesteaders Assn	Support	Written Testimony Only

Comments:

strong support to help with more funding resources or DHHL



## Testimony of the Oahu Metropolitan Planning Organization

### Committee on Ways and Means

04/01/26 10:03 AM  
CR 211 & Videoconference

HB2049 HD3  
RELATING TO HOUSING

Dear Chair Dela Cruz, Vice Chair Moriwaki, and Committee Members,

The O'ahu Metropolitan Planning Organization (O'ahuMPO) **supports HB2049 HD3**, which restructures the conveyance tax into a marginal rate system for residential properties, adjusts the tax structure for multifamily properties on a per-unit basis, and applies a cost-of-living adjustment to property value brackets. As amended, the measure distinguishes tax rates between owner-occupants and non-owner occupants, retains existing rates for properties without residential dwelling units, caps conveyance taxes as a percentage of the consideration paid for certain properties, and establishes the Hawaiian Home Lands Infrastructure and Housing Special Fund, allocating a portion of conveyance tax revenues to support infrastructure and housing development within Hawaiian Home Lands rather than directly to the Trust Fund.

According to the [U.S. Bureau of Labor Statistics](#), transportation was the second largest household expense in 2022, with many residents facing high combined housing and transportation costs. The Oahu Regional Transportation Plan (ORTP) identifies TOD as a critical strategy to address these challenges while indirectly improving safety by increasing the share of trips made by walking, bicycling, and transit. According to the [American Public Transportation Association \(2016\)](#), compact, transit-supportive communities are associated with lower vehicle speeds, fewer vehicle miles traveled, and reduced risk of crashes.

The restructuring of the conveyance tax, along with adjustments for multifamily properties on a per-unit basis, supports housing types that are most compatible with TOD and safer travel patterns. In addition, allocating conveyance tax revenues to the Hawaiian Home Lands Trust Fund advances the ORTP's equity goals by supporting communities that are disproportionately impacted by housing costs, long commutes, and traffic safety risks.

The OahuMPO is the federally designated Metropolitan Planning Organization (MPO) on the island of Oahu responsible for carrying out a multimodal transportation planning process, including the development of a long-range (25-year horizon) metropolitan

transportation plan, referred to as the Oahu Regional Transportation Plan (ORTP), which encourages and promotes a safe, efficient, and resilient transportation system that serves the mobility needs of all people and freight (including walkways, bicycles, and transit), fosters economic growth and development, while minimizing fuel consumption and air pollution ([23 CFR 450.300](#)).

Mahalo for the opportunity to provide testimony on this measure.



**TRUST FOR PUBLIC LAND'S TESTIMONY SUPPORTING HB2049 SD1**  
**Senate Committee on Ways and Means**  
**Wednesday, April 1, 2026, 10:03 a.m., Conf. Rm. 211**

**HAWAII**

1164 Bishop St., Ste. 1512  
Honolulu, HI 96813

[tpl.org](http://tpl.org)

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Oceanit

Aloha e Chair Dela Cruz, Vice Chair Moriwake and Committee Members,

Trust for Public Land (TPL) strongly supports HB2049 SD1 which proposes to establish a steady source of funding for the rental housing revolving fund, the Department of Hawaiian Homelands, the dwelling unit revolving fund, and the agricultural development revolving fund for land acquisition, and continue funding the land conservation fund.

In 2005, HRS Section 247-7(1) established funding for the State's Legacy Land Conservation Program under the Department of Land and Natural Resources, Division of Forestry and Wildlife setting aside up to 10% of the State's real estate conveyance tax (but currently capped at \$5.1M) to protect/purchase important agricultural, coastal, cultural/historic, habitat, natural, open space/scenic, parks, recreation/hunting, and watershed lands throughout the state. With this funding, many culturally important areas have been protected with strong support from Native Hawaiian communities – for example, heiau sites (Maunawila Heiau, Hāwea Heiau) and larger cultural landscapes (Lapakahi State Historic Park, Mahukona Navigation and Ecological Complex, Kaunamano, Kawa, Mokae to Maka'alaē). Every year, the program is inundated with worthy projects needing double, triple, or quadruple the amount of funding available, especially as prices for land continue to rise in Hawai'i. Increasing conveyance tax revenues and raising the cap to \$10 million as proposed in this bill could fill this important need, and we thank the Legislature for introducing this amendment.

I apologize that I will not be able to attend this hearing in person or by Zoom as I have a pre-existing conflict that cannot be moved.

Respectfully,

Lea Hong  
Associate Vice President & Hawai'i State Director  
Edmund C. Olson Trust Fellow

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:56:34 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randall Akau	Testifying for Kanehili Community Association ( Hawaiian Homestead Lands )	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1, which ensures sufficient funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to provide written testimony. We respectfully urge the committee to pass HB20249 HD3 SD1 and help move this important initiative forward.

Mahalo,

Randll Akau

President, Kānehili Community Association, Beneficiaries



**TO:** Honorable Senator Donovan M. Dela Cruz,  
Chair, Senate Committee on Ways and Means  
  
Honorable Senator Sharon Moriwaki,  
Vice Chair, Senate Committee on Ways and Means

**FROM:** Angie Knight, Community Relations Manager  
IHS, The Institute for Human Services, Inc.

**RE:** HB2049 HD3 SD1 - RELATING TO HOUSING.

**DATE:** March 31, 2026

**POSITION:** IHS supports HB2049 HD3 SD1 with an amendment

IHS, The Institute for Human Services supports the intent of HB2049 HD3 SD1 which proposes to modernize Hawaii's conveyance tax structure, reducing the tax burden on the average resident homeowners, increasing the burden of conveyance tax on investment owners, and create a dedicated 10% allocation for the Land Conservation Fund, 15% allocation for the Hawaii Agricultural Development Revolving Fund, 15% allocation for the Special Land and Development Fund, 20% allocation for Hawaiian Home Lands Infrastructure and Housing Special Fund, 20% allocation to the Rental Housing Revolving Fund, and 20% allocation to the Dwelling Unit Revolving Fund (DURF).

At IHS, we witness the full spectrum of housing – from formerly housed to now homeless, to those making progress toward housing, to those housed citizens who give generously so others may build community and secure permanent housing. Passing this measure and increasing the conveyance tax would help create a dedicated funding stream to cover administrative and (hopefully) project development costs, which our State greatly needs.

**We request an amendment to set aside 10% of the allocation for a dedicated Homeless Services Special Fund, so that access to the full spectrum of housing resources can be addressed with revenue from increased conveyance tax,** and to help protect Hawaii's Critical Safety Net. Establishing a dedicated funding stream for homeless services through the conveyance tax would provide predictable, ongoing state revenue to support shelters, rapid re-housing, permanent supportive housing, and homelessness prevention programs. A dedicated fund would help ensure continuity of services regardless of fluctuations in federal funding and State priorities, allowing providers to plan and operate with greater stability, reduce the long-term public costs associated with increased homelessness—including emergency healthcare, law enforcement, and shelter overflow—and complement the bill's existing allocations for affordable housing infrastructure and Hawaiian Home Lands by addressing the full continuum of housing need.

We commend the Legislature for recognizing the importance of dedicated revenue streams for housing in Hawai'i. We ask that you extend the same commitment to those most vulnerable by including homeless services in the conveyance tax allocation framework of HB2049 HD3 SD1.



# HAWAII APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice  
**Support for HB2049 HD3 SD1 – Relating to Conveyance Tax**  
Senate Committee on Ways and Means  
Wednesday, March 25, 2025 at 10:03AM Conf. Rm. 211 and via Videoconference

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Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the committee;

Mahalo for the opportunity to testify in **strong support of HB2049 HD3 SD1**, which would modernize Hawaii's conveyance tax structure, reduce the tax burden on the average resident homeowner, increase the burden of conveyance tax on investment owners, and create a dedicated 20% allocation to the Dwelling Unit Revolving Fund (DURF) and a 30% allocation for the Department of Hawaiian Home Lands (DHHL).

Conveyance taxes are a fair way to ensure that those who benefit most from Hawaii's real estate market help pay for housing and infrastructure our communities need. By capturing revenue from real estate transactions, we create a direct link between market activity and community investment. When property values and sales increase, generating more conveyance tax revenue, we are able to expand our response to the heightened housing affordability challenges that often accompany such market conditions. These taxes help ensure that the competitive real estate that impacts our residents contributes to meeting the increased housing and infrastructure demands that it creates.

However, the current conveyance tax structure is inadequate to address Hawaii's needs. Our housing crisis has intensified while our infrastructure and housing needs, particularly around transit-oriented development, have grown substantially. Yet Hawaii's current conveyance tax rates have remained unchanged since 2009, despite dramatic increases in property values.

HB2049 HD3 SD1 recognizes that real estate transactions in Hawaii's high-cost market should contribute more equitably and aims to rectify this issue by:

- Implementing a more progressive rate structure that primarily impacts high-value investment properties while protecting owner-occupants,
- Applying a cost-of-living adjustment mechanism that prevents future erosion of these critical revenue streams
- Creating a dedicated 10% allocation to the Dwelling Unit Revolving Fund (DURF)
- Establishing and creating a dedicated 8% allocation to a Supportive Housing Special Fund

### **Infrastructure Needs around TOD**

The Dwelling Unit Revolving Fund (DURF), established in 1970, supports infrastructure



# HAWAII APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

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Wednesday, March 25, 2025 at 10:03AM Conf. Rm. 211 and via Videoconference

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investments connected to housing development, crucial for maintaining housing production aligned with our increasing demand. Hawaii was given a D+ rating by the American Society of Civil Engineers in the “2019 Hawaii Infrastructure Report Card”<sup>1</sup>. Lack of adequate infrastructure further exacerbates delays to our needed additional housing construction. Increasing funding to DURF is necessary to reach the housing goals across the state. Hawai'i Appleseed commends the legislature for proposing a 20% dedicated fund from high cost property sales to address our infrastructure needs.

### **Housing Development Needs**

The 2019 Hawaii Housing Planning (HHPS 2019) Study identified the need for 50,000 additional housing units by 2025 to meet pent-up demand<sup>2</sup>. Estimates from the HHPS 2019 indicated that over 50 percent of our housing production needs to be affordable rentals (0-100% AMI) for low-income and workforce families to meet demand. The RHRF provides financing for Low Income Housing Tax Credit (LIHTC) projects for individuals making 0-60% AMI and financing for Tier 2 program which utilizes the RHRF for 80-100% AMI focused projects. Without financing of DURF for our infrastructure needs we will not be able to address the housing needs across the state<sup>3</sup>.

### **Department of Hawaiian Homelands**

Since the 1978 constitutional convention the legislature has continued to ignore the constitutional mandate to sufficiently fund the Department of Hawaiian Homelands.<sup>4</sup> In 2022, Act 279 invested a historic one-time appropriation \$600M into the department,<sup>5</sup> and as of 2025 the department has estimated it needed \$800M in additional financing to produce around 6,000 homestead lots.<sup>6</sup> Native Hawaiians make up roughly 20-24% of our population but about 40% of the incarcerated population in Hawaii, and it costs over \$100,000 a year to incarcerate one person here.<sup>7</sup> **In FY26,**

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<sup>1</sup> ASCE, “2019 Hawaii Infrastructure Report Card”,

[https://infrastructurereportcard.org/wp-content/uploads/2021/07/ASCE-24199\\_Full-REPORT-2019-FINAL.pdf](https://infrastructurereportcard.org/wp-content/uploads/2021/07/ASCE-24199_Full-REPORT-2019-FINAL.pdf)

<sup>2</sup> “Hawaii Housing Planning Study, 2019” HHFDC, December 2019, pg. 38

[https://dbedt.hawaii.gov/hhfdc/files/2020/01/FINAL-State\\_Hawaii-Housing-Planning-Study.pdf](https://dbedt.hawaii.gov/hhfdc/files/2020/01/FINAL-State_Hawaii-Housing-Planning-Study.pdf)

<sup>3</sup> “TOD Infrastructure Finance and Delivery Strategy”

[https://files.hawaii.gov/dbedt/op/lud/Reports/TOD\\_InfraFin\\_Strategy\\_20231221.pdf](https://files.hawaii.gov/dbedt/op/lud/Reports/TOD_InfraFin_Strategy_20231221.pdf)

<sup>4</sup> “DHHL’s Fight for Funding”

<https://dhhl.hawaii.gov/reports/nelson/>

<sup>5</sup> Act 279, SLH 2022

<sup>6</sup> Honolulu Star-Advertiser “DHHL expects to meet deadline to spend \$600M” December 2, 2025

<https://dhhl.hawaii.gov/wp-content/uploads/2025/12/12.2.2025-HSA-DHHL-expects-to-meet-deadline-to-spend-600M.pdf>

<sup>7</sup> “Native Hawaiians are Overrepresented in Prisons. Cultural Education Could Help” Charlotte West, May 21, 2023.

<https://www.civilbeat.org/2023/05/native-hawaiians-are-overrepresented-in-prisons-cultural-education-could-help/>



# HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice  
**Support for HB2049 HD3 SD1 – Relating to Conveyance Tax**  
Senate Committee on Ways and Means  
Wednesday, March 25, 2025 at 10:03AM Conf. Rm. 211 and via Videoconference

**we are budgeting on the order of over \$300M for our corrections system, compared with about \$185M for DHHL.<sup>8</sup> In other words, the State is spending far more to cage Native Hawaiians than to house them in their own homeland.** HB2049 would be a step in the right direction, allocating 30% or \$60M, whatever is less, annually to DHHL.

### Marginal Tax Rate

A marginal rate system prevents the "cliff effect" that exists in Hawaii's current tax structure, where a small increase in property value can trigger a dramatically higher tax bill on the entire amount. This creates artificial market barriers and incentivizes price manipulation to avoid threshold crossings. The proposed marginal rate system, modeled after the income tax structure, would apply higher rates only to the portion of a property's value exceeding each threshold. This approach ensures a fairer tax burden while creating a smoother, more equitable progression that better reflects the ability to pay and market realities. It's important to note this would only apply to residential classified properties and leave commercial and agricultural rates where they are.

If the rate structures were to reflect HB2049 HD3 it would max out the special funds and increase revenue to the general fund. **HB2049 HD3 Estimated Revenue Allocation (Millions):**

	FY2027	FY2028	FY2029	FY2030	FY2031
<b>DHHL Special Fund</b>	\$60.0M	\$60.0M	\$60.0M	\$60.0M	\$60.0M
<b>RHRF</b>	\$40.0M	\$40.0M	\$40.0M	\$40.0M	\$40.0M
<b>DURF</b>	\$40.0M	\$40.0M	\$40.0M	\$40.0M	\$40.0M
<b>LUCF</b>	\$10.0M	\$10.0M	\$10.0M	\$10.0M	\$10.0M
<b>General Fund</b>	\$120.8M	\$128.3M	\$136.3M	\$144.4M	\$152.6M
<b>Total</b>	\$270.8M	\$278.6M	\$268.3M	\$294.4M	\$302.6M

Mahalo for your time and consideration.

<sup>8</sup> [Hawaii Budget Primer FY2025-26](#)

# TAX FOUNDATION OF HAWAII

735 Bishop Street, Suite 417

Honolulu, Hawaii 96813 Tel. 536-4587

SUBJECT: CONVEYANCE; Dwelling Unit Revolving Fund; Infrastructure Funding; County-designated Transit-oriented Development

BILL NUMBER: HB 2049 SD1

INTRODUCED BY: WLA/HOU/HWN

EXECUTIVE SUMMARY: Restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates. Allocates revenues from conveyance tax collections. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas that meet minimum standards of transit-supportive density. Allocates a portion of conveyance tax revenues to the Hawaiian Home Lands Trust Fund.

SYNOPSIS: Amends sec 201H-191, HRS, to deposit HRS sec 247-7(4) conveyance taxes, to the Dwelling Unit revolving fund, which amounts can only be used to fund infrastructure programs in areas that meet “transit supportive density” requirements. Transit-supportive density has the same meaning as in section 206E-246, HRS.

Amends tax rates in section 247-2(a)(2), HRS, as follows:

1. For sale of a property with a residential dwelling unit for which the purchaser is eligible for a county homeowner’s property tax exemption:
  - A) for properties with a value of less than \$600,000: \_\_\_\_ cents per \$\_\_\_\_;
  - B) for properties with a value of at least \$600,000, but less than \$1,000,000: \$ \_\_\_\_ plus \_\_\_\_ cents per \$ \_\_\_\_ of excess over \$600,000;
  - C) for properties with a value of at least \$1,000,000, but less than \$2,000,000: \$ \_\_\_\_ plus \_\_\_\_ cents per \$ \_\_\_\_ of excess over \$1,000,000;
  - D) for properties with a value of at least \$2,000,000, but less than \$4,000,000: \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$2,000,000;
  - E) for properties with a value of at least \$4,000,000, but less than \$6,000,000: \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$4,000,000;
  - F) for properties with a value of at least \$6,000,000, but less than \$10,000,000: \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$6,000,000; and
  - G) for properties with a value of at least \$10,000,000 \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$

2. For the sale of a property with a residential dwelling unit for which the purchaser is ineligible for a county homeowner's exemption on property tax
  - A) for properties with a value of less than \$600,000: \_\_\_\_ cents per \$ \_\_\_\_;
  - B) for properties with a value of at least \$600,000, but less than \$1,000,000: \$ \_\_\_\_ plus \_\_\_\_ cents per \$ \_\_\_\_ of excess over \$ \_\_\_\_;
  - C) for properties with a value of at least \$1,000,000, but less than \$2,000,000: \$ \_\_\_\_ plus \_\_\_\_ cents per \$ \_\_\_\_ of excess over \$ \_\_\_\_;
  - D) for properties with a value of at least \$2,000,000, but less than \$4,000,000: \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$ \_\_\_\_;
  - E) for properties with a value of at least \$4,000,000, but less than \$6,000,000: \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$ \_\_\_\_;
  - F) for properties with a value of at least \$6,000,000, but less than \$10,000,000: \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$ \_\_\_\_; and
  - G) for properties with a value of at least \$10,000,000 : \$ \_\_\_\_ plus \$ \_\_\_\_ per \$ \_\_\_\_ of excess over \$ \_\_\_\_
  
3. For the sale, lease, sublease, or assignment of any property with no residential dwelling unit:
  - A) for properties with a value of less than \$600,000: \_\_\_\_ cents per \$ \_\_\_\_;
  - B) for properties with a value of at least \$600,000, but less than \$1,000,000: \_\_\_\_ cents per \$ \_\_\_\_;
  - C) for properties with a value of at least \$1,000,000, but less than \$2,000,000: \_\_\_\_ cents per \$ \_\_\_\_;
  - D) for properties with a value of at least \$2,000,000, but less than \$4,000,000: \_\_\_\_ cents per \$ \_\_\_\_;
  - E) for properties with a value of at least \$4,000,000, but less than \$6,000,000: \_\_\_\_ cents per \$ \_\_\_\_;
  - F) for properties with a value of at least \$6,000,000, but less than \$10,000,000: \$ \_\_\_\_ per \$ \_\_\_\_; and
  - G) for properties with a value of at least \$10,000,000: \$ \_\_\_\_ per \$ \_\_\_\_.

Any conveyance of property that is used for transient accommodations, as defined in HRS sec 237D-1, for any period during the two years prior to the date of conveyance shall be taxed at the rates under paragraph (2), regardless of whether the purchaser is eligible for a county homeowner's exemption on property tax.

Adds that these rates shall apply to the conveyance of a "multifamily residential property"; however, the "value" for purposes of determining the rate, shall be an amount calculated by dividing the actual and full consideration by the number of residential dwelling units in the property. Multifamily residential property is defined as a structure that is located within the state urban land use district and divided into five or more dwelling units.

Adds section 247-2(b), HRS, for taxable years beginning after December 31, 2026, the director of taxation shall recompute the “values” in subparagraph (a) by the cost-of-living adjustment factor, as defined in this added section, resulting in the property value brackets being adjusted.

Amends the disposition of conveyance tax in section 247-7, HRS, as follows:

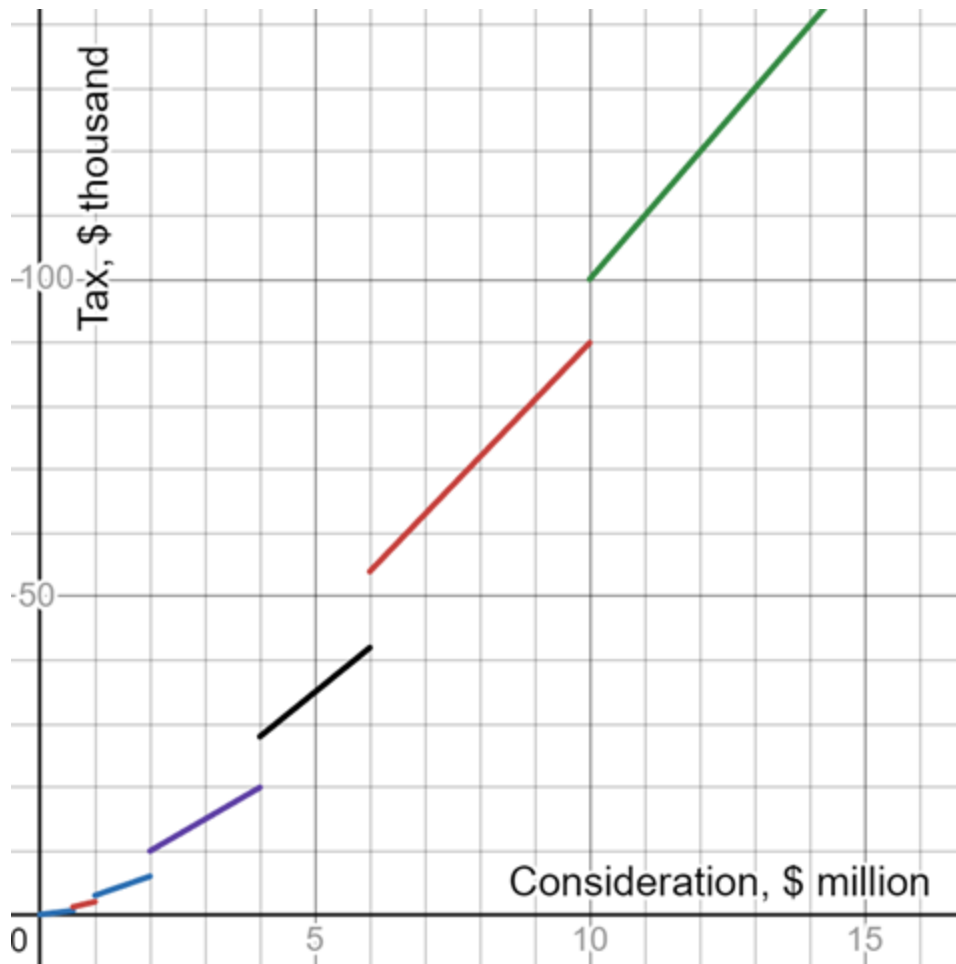
- 10% or \$10,000,000 (currently, \$5,100,000), whichever is less, paid into the land conservation fund established pursuant to section 173A-5;
- 15% or \$15,000,000, whichever is less, paid into the Hawaii agricultural development revolving fund established pursuant to section 163D-17 for land acquisition;
- 15% or \$15,000,000, whichever is less, paid into the special land and development fund established pursuant to section 171-19 for land acquisition and development of community access pursuant to sections 198D-2 and 198D-5;
- 20% (currently 50%) or \$40,000,000 (currently \$38,000,000), whichever is less, paid into the rental housing revolving fund established by section 201H-202;
- 20% or \$40,000,000, whichever is less, paid into the Hawaiian home lands infrastructure and housing special fund established pursuant to section 26-\_\_\_; and
- 20% or \$40,000,000, whichever is less paid into the dwelling unit revolving fund established pursuant to section 201H-191

EFFECTIVE DATE: July 1, 3000.

STAFF COMMENTS: The conveyance tax was enacted by the 1966 legislature after the repeal of the federal law requiring stamps for transfers of real property. It was enacted for the sole purpose of providing the department of taxation (which at the time also administered the real property tax) with additional data for the determination of market value of properties transferred. This information was also to assist the department in establishing real property assessed values and at that time the department stated that the conveyance tax was not intended to be a revenue raising device.

Prior to 1993, the conveyance tax was imposed at the rate of 5 cents per \$100 of actual and full consideration paid for a transfer of property. At the time all revenues from the tax went to the general fund. The legislature by Act 195, SLH 1993, increased the conveyance tax to 10 cents per \$100 and earmarked 25% of the tax to the rental housing trust fund and another 25% to the natural area reserve fund. Because of legislation in 2005 and in 2009, the conveyance tax rates were substantially increased and bifurcated between nonowner-occupied residential properties and all other properties. Tax brackets were based on the amount of value transferred.

The conveyance tax now has discontinuities at the bracket break points, which means that if taxable income increases by \$1 at a break point, such as from \$9,999,999 to \$10,000,000, the increase in tax will be substantially more than \$1. In this example the tax would go from \$200,000 to \$300,000.



Substantial discontinuities such as these may motivate behavior for taxpayers near a break point. This behavior might not be desirable from an economic standpoint. This bill is supposed to restructure the conveyance tax brackets more like the existing income tax brackets which do not have this problem.

### **Conveyance Tax Hike?**

This bill was proposed to raise conveyance tax rates in dramatic fashion, but the rates and brackets are now unspecified so it is impossible to score the bill for revenue impact.

We note that the Rules of the House and of the Senate specify that proceedings are to follow Mason’s Manual of Legislative Procedure published by the National Conference of State Legislatures. Mason’s Manual specifies, in section 416-8 of its 2020 edition, that “When proposals containing blanks are introduced, these must be filled before other motions to amend are entertained.”

## **Tax Earmarks**

Until 2005, 50% of the receipts went into the general fund and the other half was split with the affordable rental housing program and the natural area reserve program. Beginning in 2005, another 10% was taken for the land conservation fund.

Act 84, SLH 2015, imposed a \$6.8 million cap on the earmark to the land conservation fund and a \$38 million cap on the earmark to the rental housing revolving fund. In 2015, the Conference Committee explained the rationale for the cap on the earmark as follows:

Your Committee on Conference finds that budgetary planning and transparency are key components to ensuring the ongoing fiscal health of the State. Your Committee on Conference believes that, by establishing maximum amounts to be distributed to various non-general funds from the conveyance tax, this measure will make forecasts of general fund revenues more reliable, will increase legislative oversight of agencies and programs supported by the non-general funds, and will subject those agencies and programs to competition for limited public funds if the agencies or programs want more than the amount automatically distributed to their non-general funds.

Conf. Comm. Rep. No. 156 (2015).

The cap on the earmark to the land conservation fund was reduced to \$5.1 million in the budget bill of 2020, Act 9, SLH 2020.

The bill provides earmarks to four additional funds; the lesser of 15% or \$15,000,000 to the Hawaii agricultural development revolving fund, the lesser of 15% or \$15,000,000 to the special land and development fund for land acquisition and development of community access, the lesser of 20% or \$40,000,000 to the Hawaiian home lands infrastructure and housing special fund and the lesser of 20% or \$40,000,000 to the dwelling unit revolving fund.

Raising the cap on the existing earmarked revenues should be done only with great caution. As with any earmarking of revenues, the legislature will be preapproving each of the programs fed by the fund into which the tax monies are diverted, expenses from the funds largely avoid legislative scrutiny, and the effectiveness of the programs funded becomes harder to ascertain. It is also difficult to determine whether the fund has too little or too much revenue.

If the legislature deems the programs and purposes funded by this fund to be a high priority, then it should maintain the accountability for these funds by appropriating the funds as it does with other programs. Earmarking revenues merely absolves elected officials from setting priorities. If

Re: HB 2049 SD1  
Page 6

the money were appropriated, lawmakers could then evaluate the real or actual needs of each program.

Digested: 3/30/2026



## CATHOLIC CHARITIES HAWAII

### SUPPORT FOR HB 2049 HD3 SD1: RELATING TO HOUSING

TO: Senate Committees on Ways and Means  
FROM: Betty Lou Larson, Legislative Liaison, Catholic Charities Hawai'i  
Hearing: Wednesday, 4/1/26; 10:03 AM; CR 211 and via Videoconference

Chair Dela Cruz, Vice Chair Moriwaki, and Members, Committee on Ways and Means:

Thank you for the opportunity to testify in **strong support of HB 2049 HD3 SD1 with one amendment**. This bill restructures the conveyance tax to a marginal rate system for residential properties and adjusts the tax rates. It changes allocations and allocates portions of the conveyance tax revenues to additional funds, including the Hawai'i Agricultural Development Revolving Fund (15%), the Special Land and Development Fund (15%), Hawaiian Home Land Infrastructure and Housing Special Fund (20%), and the Dwelling Unit Revolving Fund (20%).

Catholic Charities Hawai'i is a community-based organization that has served Hawai'i for over 78 years, assisting more than 40,000 individuals statewide each year. We provide a wide range of services for children, families, kūpuna, immigrants, and individuals experiencing homelessness. We have a long history of addressing affordable housing and homelessness.

The conveyance tax is a critical funding tool to provide ongoing and predictable funding for the long-term needs in our state. Hawai'i's conveyance tax is significantly lower than that in comparable high-cost areas of the US. **With our housing crisis, now is the time to overhaul this tax.** With the increase in revenues, the Senate Draft 2 proposes to allocate 20% of these tax revenues to the Hawaiian Homes Lands Infrastructure and Housing Special Fund, and 20% to the Dwelling Unit Revolving Fund (DURF) as well as a focus on agriculture and community access to public lands. Along with rental housing and land conservation, food production, housing infrastructure and increased housing for our native Hawaiian population all are critical top State priorities. Predictable funding would allow more strategic planning for these diverse needs. This funding would provide critical investments to enable our local residents to remain in Hawaii and to benefit from a healthier, less stress-filled lifestyle.

Ending Homelessness is another top State priority. **We respectfully urge you to allocate 10% of conveyance tax revenues, capped at \$20 million, for a Homeless Services Special Fund.** More and more families are at risk for homelessness, especially our kupuna. Homeless services are the "infrastructure" needed to prevent homelessness and achieve "functional zero" where families facing homelessness can more rapidly be housed. Now, with new federal actions, our State faces an even greater challenge.

**Homeless Services are at high Risk:**



CLARENCE T. C. CHING CAMPUS • 1822 Ke'eaumoku Street, Honolulu, HI 96822  
Phone (808) 527-4813 •



The February 22, 2026 *HUD Impact report* by Partners In Care, warns that **“The O`ahu Continuum of Care (COC) faces catastrophic housing losses if HUD does not automatically renew FY 2025 COC Program grants.** These grants support Permanent Supportive Housing, Rapid Rehousing, and Joint Transitional Housing-Rapid Rehousing projects serving Hawai`i’s most vulnerable residents.”

Without these renewals, formerly homeless individuals who are now stably housed could be immediately displaced, with ripple effects on landlords, healthcare systems, youth transition systems and disaster response infrastructure.

Dedicating 10% of the conveyance tax revenues to a Homeless Services Special Fund would provide predictable, sustainable funding for proven programs. It would allow the State to strategically invest in new initiatives that advance our shared goal of ending homelessness.

**Catholic Charities Hawaii urges your support for this bill, including the suggested amendment to strengthen the State’s capacity to effectively address homelessness.** If you have any questions, please contact Betty Lou Larson, at (808) 527-4813.

April 1, 2026

**The Honorable Donovan M. Dela Cruz, Chair**

Senate Committee on Ways and Means  
State Capitol, Conference Room 211 & Videoconference

**RE: House Bill 2049, HD3, SD1, Relating to Housing**

**HEARING: Wednesday, April 1, 2026, at 10:03 a.m.**

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

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **opposes** House Bill 2049, HD3, SD1, which restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates. Allocates revenues from conveyance tax collections. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in areas that meet minimum standards of transit-supportive density. Allocates a portion of conveyance tax revenues to the Hawaii Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund. Establishes and appropriates funds out of the Hawaiian Home Lands Infrastructure and Housing Special Fund. Authorizes the Hawaii Agricultural Development Revolving Fund to be used to acquire land. Effective 7/1/3000.

HAR believes that the conveyance tax structure could benefit from reform and appreciates the Legislature's willingness to consider such changes. However, we have concerns with the measure. While the current rates in the measure remain unspecified, if based on the proposed rates in HD3, the percentage increases would double, triple, quadruple, or more for residential properties where the homeowner is eligible for a homeowner's exemption and the value exceeds \$2 million. For homeowners who are ineligible for a county homeowner's exemption, the rates would increase fourfold, fivefold, sixfold or more. In both cases, the rates increase as the sales price increases.

Given Hawaii's current housing market, where median home prices have steadily risen, as well as the State's need to increase housing supply, the \$2 million threshold may capture a broader segment of Hawaii residents, including multigenerational households. Adjusting the threshold to a higher amount would help mitigate these impacts on Hawaii homeowners.

HAR also has concerns regarding the creation of special funds in perpetuity and the additional funding carve-outs created, as this sets a precedent for future programs and departments to seek special funding through the Conveyance Tax instead of the

regular budgetary process overseen directly by legislators. Historically, the Conveyance Tax was not intended to serve as a primary revenue-generating mechanism, but rather to cover administrative costs associated with determining the market value of transferred properties. While these programs have inherent value, we believe these programs are best funded through the general fund and should go through the regular budgetary process, like any other state program funded by the Legislature.

Moreover, the challenge with linking funding to the Conveyance Tax is that when the real estate market is down, such as what the market is experiencing over the last couple years, there may not be enough funds to pay for the programs it supports. The Conveyance Tax is then often targeted for an increase to cover these programs. However, when the market is up, there are excess funds over and above the programs' needs. This becomes a cyclical issue, and the Conveyance Tax is never lowered, even in an up market, thereby contributing to the ever-increasing cost of housing in our state.

The Conveyance Tax, as it stands today, applies not only to residential property such as single-family homes and condominiums, but also to the conveyance of multi-family rentals, land for residential subdivisions, mixed-income and mixed-use properties, and commercial, resort, and agricultural lands. However, residential properties are the only property type subject to the highest increase under the newly restructured rates. We are concerned that this may disproportionately shift the tax burden to Hawaii homeowners. These rates would also impact housing development, including affordable housing projects where uninhabitable residential properties are turned into much needed housing. We respectfully suggest further consideration to ensure that the categorization and rate structure are balanced and that all property types are treated equitably. We are concerned that Hawaii's homeowners are disproportionately shouldering the burden of increasing revenue for the state and respectfully ask the Legislature to consider other options.

We also have concerns regarding how certain property types may be classified under this revised structure. For example, agricultural lands that include farm dwellings, such as for employee housing, as well as mixed-use commercial properties that also have a residential unit, would be categorized as having a "residential dwelling unit." This classification would subject these properties to significantly higher Conveyance Tax rates compared to similarly valued properties that are strictly commercial or agricultural and contain no dwelling units.

HAR would also note that the Conveyance Tax applies even if someone sells a property at a loss. Often, it is the seller who pays the Conveyance Tax. This makes it a punishing tax, especially for someone who is already struggling financially and needs to sell their assets. One pays the same Conveyance Tax regardless of whether the property is sold at a loss or a profit. If there is a profit, real property is also taxed with capital gains.



 808-733-7060

 808-737-4977

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

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We appreciate the Legislature's consideration of these concerns and respectfully request the opportunity to participate in future discussions regarding potential reforms to the Conveyance Tax.

Mahalo for the opportunity to testify on this measure.



April 1, 2026

TO: Chair Dela Cruz and Members of the Senate Committee on Ways and Means  
RE: HB2049 HD3 SD1, Relating to Housing

Dear Chair Dela Cruz and Committee Members,

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

**We support HB2049 HD3 SD1.** This measure will strategically restructure the conveyance tax system to direct additional resources to the Dwelling Unit Revolving Fund and the Hawaiian Home Lands Infrastructure and Housing Special Fund.

These allocations could help address critical infrastructure needs and support housing production in areas aligned with transit-oriented development principles, which is consistent with best practices for sustainable housing development for Hawai'i's rising generations.

As the Department of Hawaiian Home Lands has previously noted, the funds directed to the Infrastructure and Housing Special Fund alone could result in 8,000 new developed lots by 2039. With a waitlist nearing 30,000 applicants, such a promising funding source could substantially help meet the needs of our DHHL beneficiaries (and Hawai'i residents).

We appreciate the level of consideration this measure has given to how an increased conveyance tax rate could impact Hawai'i's broader real estate market. We urge the committee to advance this conversation. **Please advance HB2049 HD3 SD1.**

Thank you,



Lee Wang  
Executive Director  
Housing Hawai'i's Future  
[lee@hawaiisfuture.org](mailto:lee@hawaiisfuture.org)



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

April 1, 2026, 10:03 a.m.  
Hawaii State Capitol  
Conference Room 211 and Videoconference

**To: Senate Committee on Ways and Means**  
**Sen. Donovan M. Dela Cruz, Chair**  
**Sen. Sharon Y. Moriwaki, Vice Chair**

**From: Grassroot Institute of Hawaii**  
**Ted Kefalas, Director of Strategic Campaigns**

TESTIMONY IN OPPOSITION TO HB2049 HD3 SD1 — RELATING TO HOUSING

Aloha Chairs, Vice Chairs and other Committee Members,

The Grassroot Institute of Hawaii **opposes** [HB2049 HD3 SD1](#), which would modify the structure of the conveyance tax as it applies to residential properties.

The stated intent of the bill is to increase tax revenues in order to fund certain projects, but the SD1 draft of the bill does not contain specific tax rates or value thresholds. The previous draft would have attempted to achieve this goal by imposing a sizable tax hike on high-value residential properties.

Grassroot appreciates and generally supports the change to a marginal tax rate; however, we are concerned that the proposed tax hikes could harm the economy, negatively affect Hawaii's housing market and reduce the amount of tax revenues the state and counties collect.

For example, a property sold for \$2.5 million to a buyer eligible for a county property tax home exemption would face a tax bill of \$12,500 under the current conveyance tax system. Under the previous draft of this bill, that buyer would pay \$26,750 — more than double the current tax bill.

When applied to high-value properties, transfer taxes reduce investment in residential properties, leading to lost jobs and reduced economic activity.

A report by the Sage Policy Group on real estate transfer taxes — exactly the type of tax proposed in this bill — noted that such laws can “lead to decreases in population, real incomes, real estate transactions, investment in structures, and quality of the built environment.”<sup>1</sup>

Further, this measure could discourage the conversion of old buildings to new purposes, which is already taking place in Honolulu.<sup>2</sup> These so-called adaptive reuse projects have the potential to add to the state’s housing stock. But higher conveyance taxes could chill the sale of old buildings, which might not necessarily qualify as “multifamily residential property” at the time of sale.

Moreover, higher taxes will be a significant burden to businesses in general, regardless of whether they are planning to adapt a property for residential use. The Sage report stated: “Many properties will need to be upgraded and/or adaptively reused to remain viable. Excessive transfer tax rates can frustrate the exchange of property that is often required to return to commercial viability.”<sup>3</sup>

It is also important to note that this measure could actually wind up reducing the amount of tax revenues the states and counties collect because higher conveyance taxes have been shown to reduce sales prices.<sup>4</sup>

Furthermore, language in this bill could make it more difficult to convert short-term rentals into owner-occupied housing. Section 3 of the bill states that “any conveyance of property that is used for transient accommodations, as defined in section 237D-1, for any period during the two years before the date of conveyance shall be taxed at the rates under paragraph (2), regardless of whether the purchaser is eligible for a county homeowner's exemption on property tax.”

This bill deserves some praise for seeking to adjust the tax for multifamily residential properties to reflect value on a per-unit basis, which would help address some concerns related to the purchase of property for affordable housing or rentals. However, it would not fully mitigate the potential harm that could come from increasing the conveyance tax.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of Strategic Campaigns  
Grassroot Institute of Hawaii

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<sup>1</sup> [“The Unintended Consequences of Excessive Transfer Taxes,”](#) Sage Policy Group, Inc. on behalf of the Community Coalition for Jobs and Housing, June 2022, p. 3.

<sup>2</sup> Lana Teramae, [“Local Architects Talk About Repurposing Existing Buildings in Post-Pandemic Hawai’i,”](#) Hawaii Business Magazine, Sept. 6, 2021.

<sup>3</sup> [“The Unintended Consequences of Excessive Transfer Taxes,”](#) p. 3.

<sup>4</sup> Mathias Dolls, Clemens Fuest and Carla Krolage et al., [“Who bears the burden of real estate transfer taxes? Evidence from the German housing market,”](#) Journal of Urban Economics, Vol. 145, January 2025; and Gilles Duranton, Lu Han and Matthew A. Turner, [“The Negative Impact of a Massachusetts Real Estate Transfer Tax on Fiscal Revenue and Household Mobility,”](#) Research supported by the Massachusetts Community Alliance, June 17, 2024.



**PAPAKŌLEA**  
COMMUNITY DEVELOPMENT CORPORATION

Testimony to the Thirty-Third State Legislature  
2026 Regular Session

**Before the Senate Committee on Ways and Means**  
Wednesday, April 1, 2026, 10:03 a.m.  
State Capital, Conference Room 211 and Videoconference

**HB2049 HD3 SD1, Relating to Housing**

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Committee Members,

My name is Lilia Kapuniaia, and I am the Executive Director of the Papakōlea Community Development Corporation (PCDC), a 501c3 nonprofit Homestead Beneficiary Serving Organization. I am submitting this testimony in **SUPPORT** of **HB2049 HD3 SD1**, which seeks to “Restructure the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates.... Allocates a portion of conveyance tax revenues to the Hawai‘i Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund...”

PCDC has managed the Papakōlea Community Park and Center under License No. 559 between PCDC and the Department of Hawaiian Home Lands (DHHL), since 2003. PCDC also operates programs for the 1,920 residents of the Hawaiian homestead communities of Papakōlea, Kewalo, and Kalāwahine, and PCDC is building a Native Hawaiian Education and Culture Center at Pūowaina. Collections received as a result of this legislation will support the DHHL purpose of implementing the Hawaiian Homes Commission Act of 1921, and serving the 40,000+ beneficiaries on and off trust lands, through the development of 8,000 lots, and by enhancing DHHL’s ability to leverage \$5.2 billion in private funding. PCDC and the Hawaiian homestead residents of our Region, will realize the benefits of this legislation, as we reside in one of the oldest homesteads in Hawai‘i with aging infrastructure and an urgent need to replace, renovate, or build new homes.

I humbly ask for your **SUPPORT** of **HB2049 HD3 SD1**. Mahalo for scheduling this hearing and providing PCDC the opportunity testify. Please contact me at 808.265.2755 or [lilia@papakolea.org](mailto:lilia@papakolea.org), should you have any questions or need any additional information.

Lilia Kapuniaia  
Executive Director

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 10:03:25 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kim	Testifying for State Legacy Lands Commission	Comments	Written Testimony Only

Comments:

Hello representatives,

I support maintaining the State Legacy Lands fund to the maximum possible. The Legacy lands fund protects our most vulnerable lands that have cultural and ecological value, for everyone.

Raising the debt ceiling to \$10M is a key part of this. I would advocate to making sure that it is 10% of the conveyance tax, not 5% - this program is perpetually underfunded, and we have to turn down key projects as Commissioners. The projects that the fund supports are small in funding, and big in importance for all community members.

Thank you for your consideration.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 12:31:43 PM  
Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrick Hurney	Testifying for Hope Services Hawaii	Support	Written Testimony Only

Comments:

**Aloha Chair, Vice Chair, and Members of the Committee,**

**I am testifying in strong support of HB2049/SB3028, to update Hawai‘i’s conveyance tax to ensure it is fair, modern, and capable of meeting our state's greatest needs.**

**The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.**

**This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax.**

**This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.**

**I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai‘i.**

**Mahalo for the opportunity to testify.**

**Patrick F. Hurney**

**Hope Services Hawaii**

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 3:00:35 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jonah Cummings (Hilina'i)	Testifying for The Queens Court	Support	Written Testimony Only

Comments:

In support of HB2049



LAND USE RESEARCH  
FOUNDATION OF HAWAII

1100 Alakea Street, Suite 408  
Honolulu, Hawaii 9681362, SD1  
(808) 521-4717  
[www.lurf.org](http://www.lurf.org)

**LATE**

March 31, 2026

Senator Donoval M. Dela Cruz, Chair  
Senator Sharon Moriwaki, Vice Chair  
Senate Committee on Ways and Means

**Opposition to HB 2049, HD3, SD1 RELATING TO HOUSING (Restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates. Allocates revenues from conveyance tax collections. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund (DURF) to fund infrastructure programs in areas that meet minimum standards of transit-supportive density. Allocates a portion of conveyance tax revenues to the Hawai'i Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands (HHL) Infrastructure and Housing Special Fund. Establishes and appropriates funds out of the Hawaiian Home Lands Infrastructure and Housing Special Fund. Authorizes the Hawai'i Agricultural Development Revolving Fund to be used to acquire land. Effective 7/1/3000. [SD1])**

**Wednesday, April 1, 2026, at 10:03 AM  
State Capitol, Conference Room 211, & Videoconference**

The Land Use Research Foundation of Hawai'i (LURF) is a private research and trade association founded in 1979, whose members include major Hawai'i landowners, developers, real estate investment trusts, utility companies, and land use professionals. LURF's mission is to research, educate, and advocate for reasonable, rational, and equitable land use planning, laws, and regulations that encourage well-planned and sustainable economic growth in agriculture, housing, renewable energy, commercial and industrial uses, and tourism, while safeguarding Hawai'i's significant natural, environmental, historic, and cultural resources, public health, and safety.

LURF strongly **opposes HB 2049, HD3, SD1**, based on, among other things, the following:

- The substantial increases in State conveyance taxes for higher priced conveyances of land will be passed-on and increase the costs for housing developers and home buyers using, farmers and lessees of agricultural lands; commercial and industrial landowners and developers and their business tenants.
- The Hawaii conveyance tax was never intended to be and should not operate as a revenue-generating tax.

- This bill violates Sections 37-52.3 and 37-52.4, HRS relating to special and revolving funds, by using the conveyance tax to increase special and revolving funds which do not have a *clear nexus* or benefit to the property sellers paying the conveyance taxes.
- This measure can be subject to constitutional challenge under Article III, Section 14, of the Constitution of the State of Hawai'i, because its title "Housing" is not consistent with the bill's contents, which involve funding acquisition of agricultural lands and funding for the Special Development Fund, both of which are not related to the "Housing" title of the bill.
- This measure may also trigger a constitutional challenge under Article III, Section 15 of the Hawai'i Constitution, because the "blanks" in the major portions of the bill makes it impossible for the public to adequately assess its specific impact, or and denies the public of the opportunity to provide meaningful testimony on the specific impact of the bill, and when the "blanks" are eventually filled-in, the impact on certain members of the public could be dramatically different from the prior versions of the bill.
- Other legal alternatives are available to fund the programs listed in this bill, including appropriations, fees, reducing or eliminating certain state tax credits, increases to general excise and other tax increases for the General Fund, etc., including,
  - DURF TOD infrastructure: Constitutional Amendment to allow the counties to issue housing infrastructure growth bonds for specified public works, public improvements, or other actions necessary for housing and community development; and
  - Hawaiian Home Lands Infrastructure and Housing Special Fund: prior \$600 million legislative appropriation, carry-over \$20 million annual Federal block grants for native Hawaiians, Constitutional amendment to allow the counties to issue housing infrastructure growth bonds for specified public works, public improvements, or other actions necessary for housing and community development, etc.
- Exemptions should be provided for sellers who already provide affordable housing or infrastructure; steward and maintain natural resources, trails, other public access and outdoor public recreational facilities, and TOD-related infrastructure.

**LURF's Position.** LURF members include homebuilders and architecture, engineering, and legal professionals that collectively have helped to build the most affordable and market housing units in the State of Hawaii and continue to work collaboratively with all state and county housing agencies.

LURF appreciates that this measure may be well-intended, however, under the circumstances, must respectfully express its **opposition** to fact that the bill proposes to restructure and in most cases increase conveyance taxes on the sale of all types of properties which will increase the costs of housing, agricultural lands, commercial, industrial and resort properties and those increased tax costs will be passed-on to detrimentally impact all local people who buy, sell, or leasing homes, including kupuna, and young families; and then allocating revenues from the conveyance tax revenues to special funds that have no "legal nexus" to those paying the increased conveyance taxes.

The proposed restructuring of conveyance taxes and resulting increase of the conveyance tax rate for the transfer or conveyance of certain properties is arguably inappropriate, improper, and illegal.<sup>1</sup>

Due to the importance of the above conveyance tax issues, **LURF must oppose HB 2049, HD3, SD1, and respectfully requests that this bill be deferred by this Committee.** Such a deferral could provide the opportunity for legislators and residential housing stakeholders, including, but not limited to government agencies, the real estate industry, private landowners, experts in economics, taxes and the law, interested parties, and the public to collaborate, possibly reach a consensus, and work toward addressing the bill's purpose and to develop alternatives to subsidizing the general fund, including other broad-based supplemental funding by Hawai'i's taxpayers and visitors.

Thank you for the opportunity to provide comments and concerns **in opposition** to this proposed measure.

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<sup>1</sup> Further opposition to HB 2049, HD3, SD1, may be warranted but shall be reserved until the actual details regarding the full disclosure of the critical "fill-in-the blanks" information, total amounts of expected revenue and disposition and use of the revenues intended to be collected are provided, as is proper and appropriate with any proposed bill for which the intended purpose is to generate revenue.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:36:41 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
john carty	Testifying for Save Honolua Coalition	Support	Written Testimony Only

Comments:

The Save Honolua Coalition supports HB2049.

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:36:43 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marcia Kemble	Individual	Support	Written Testimony Only

Comments:

Greetings Committee Members,

I strongly support HB2049 HD3 SD1.

This bill makes Hawai'i's conveyance tax more fair by lowering or maintaining costs for most local homeowners while asking those involved in multi-million dollar property sales to contribute more.

It creates stable funding for affordable housing, DHHL, and land conservation at a time when our state faces growing financial pressures.

HB2049 is a smart, targeted way to invest in our communities without burdening working families.

Mahalo for your consideration.

Marcia Kemble

Makiki

**HB-2049-SD-1**

Submitted on: 3/30/2026 11:43:49 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

Submitted By	Organization	Testifier Position	Testify
isaac w choy	Individual	Oppose	Written Testimony Only

Comments:

Please do not cause any further harm to local people.

**Do not raise the taxes on** "For the sale of a property with a residential dwelling unit for which the purchaser is eligible for a county homeowner's exemption from property tax."

Look at all your wasteful expenditures before raising any more taxes.

Thank you for this opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 12:54:45 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ellen Godbey Carson	Individual	Support	Written Testimony Only

Comments:

I strongly support legislative reforms for conveyance tax laws, to create higher tax rates for wealthier properties, while dedicating the majority of those revenues to affordable housing needs. This bill can support both goals. Rates should be structured to protect working families and home owners of properties valued at less than \$2 million, while increasing rates in a graduated fashion for more expensive properties that can bear a greater share. It also provides greater flexibility in affordable housing options, with a reliable income stream for the Rental Housing Revolving Fund, Dwelling Unit Revolving Fund, and Hawaiian Home Lands Trust Fund. This will help update our conveyance tax rates, and bring them more in line with other comparable high-cost areas in the nation. Without this bill, our conveyance tax structure disproportionately hurts affordable multi-family housing and their renters.

I request an amendment to eliminate the cap on revenues for the Rental Housing Revolving Fund in particular, but also the Dwelling Unit Revolving Fund and Hawaiian Homelands Trust Fund, so that greater revenues can flow into those funds to address affordable housing needs in our state.

We face a continuing crisis that calls out for major revenue streams dedicated to addressing our state's need for affordable housing opportunities for our working families, young people and Kupuna.

Thank you for your consideration of my testimony.

**HB-2049-SD-1**

Submitted on: 3/30/2026 1:46:43 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Galen Fox	Individual	Support	Written Testimony Only

Comments:

In **support** of HB2049, which will help fund desperately needed affordable housing for local residents. Also, it will draw revenue from high-end property sales including those over \$2 million, and from properties not occupied by the homeowner, while protecting lower-income families.

**HB-2049-SD-1**

Submitted on: 3/30/2026 2:51:22 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Tillotson	Individual	Support	Written Testimony Only

Comments:

Please support this bill.

**HB-2049-SD-1**

Submitted on: 3/30/2026 3:17:49 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Katherine MacPherson	Individual	Support	Written Testimony Only

Comments:

This tax reform/measure would serve to support greater revenue streams for affordable housing needs. Hawaii is losing youth and our brightest to other places in the USA, because there is little hope for working families to be able to own a home.

**HB-2049-SD-1**

Submitted on: 3/30/2026 3:19:17 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
William Caron	Individual	Support	Written Testimony Only

Comments:

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

I am testifying in strong support of HB2049, to update Hawai‘i’s conveyance tax to ensure it is fair, modern, and capable of meeting our state’s greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property’s value over \$2.2 million (as originally drafted), often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands’ scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually as originally written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect ‘āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 3:30:53 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Nelson	Individual	Support	Written Testimony Only

Comments:

Aloha,

I fully support this legislation and hope you will also. I think it could make a big difference.

Thank you,

Elizabeth Nelson

Kaneohe

**HB-2049-SD-1**

Submitted on: 3/30/2026 5:19:59 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Miriam Karratti	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 5:30:24 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cheryl Ho	Individual	Support	Written Testimony Only

Comments:

Aloha, Chair DelaCruz; Vice Chair Moriwaki; and Members of the Ways and Means Committee:

I am testifying in strong support of HB 2049 HD1

As a local person, and a strong advocate for justice for Native Hawaiians, I value this bill because it would tax wealthy off-island investors at a higher rate than they are now taxed. For example, wealthy investors selling homes for over \$2 million would be taxed at a higher rate than middle class families are now taxed. There would be a potential gain in revenue for the State of \$68.5 million annually.

The other feature of HB2049 that I especially support is that it allocates 30% of conveyance tax revenues to the Hawaiian Home Lands Trust Fund. To me, this represents the State “putting our money where our mouth is” in the effort to repair the long history of damage done to Native Hawaiians and their land!!

Please vote in favor of HB 2049!!

Mahalo nui loa,

Cheryl Ho, Nu‘uanu

**HB-2049-SD-1**

Submitted on: 3/30/2026 5:38:58 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Josette lai	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

josette Lai, Honolulu, Hawaii

**HB-2049-SD-1**

Submitted on: 3/30/2026 5:40:37 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kanani Higbee	Individual	Support	Written Testimony Only

Comments:

Aloha Ways and Mean Chair Dela Cruz and Vice Chair Moriwaki and Committee:

Please I ask that you **VOTE YES on HB 2049 HD3**. I am a Maui 'oiwi, Lahaina fire survivor, waitlisted on Hawaiian Homes. I recently did lot selection for Hawaiian Homes Lahaina Leialii 1B after 3 generations of my family waiting since 1980's. I finally was able to do lot selection along with 155 other Lahaina families, the vast majority of which lost their house/job/business in the Lahaina fire like me. However, we have an opportunity to rebuild our community of Lahaina and get Hawaiians on the land instead of living homeless like we have had to do many times in our lives, despite working 80 hour work weeks and our kids working at young ages. HB2049 will be able to get the funds with \$60 million annually from restructuring the conveyance tax so Dept of Hawaiian Homeland infrastruure fund get their fair share in order to build out roads, sewers, lights, etc in our neighborhood so we can then be able to build our homes ourselves. I hope we are able to get HB 2049 HD3 passed so we can finally have secure housing. Mahalo for your help in this.

With Aloha,

Kanani Higbee

**HB-2049-SD-1**

Submitted on: 3/30/2026 5:42:53 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cameron Ahana	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Cameron Ahana, Aiea, Oahu

**HB-2049-SD-1**

Submitted on: 3/30/2026 5:56:20 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marion McHenry	Individual	Support	Written Testimony Only

Comments:

Chair, Vice Chair, and members of the committee,

Please support HB2049. Right now the state policy on conveyance tax is seriously outdated. Entities buying high value properties in Hawaii are not paying their fair share, nor supporting the needs of our people. These funds can go to critical infrastructure, affordable housing, land conservation, and housing for native Hawaiians.

Please pass this bill.

Sincerely,

Marion McHenry

Princeville, Kauai

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:02:45 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ilima Livingston	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:04:32 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sean Spencer	Individual	Support	Written Testimony Only

Comments:

Aloha Chair,

I am writing to express my support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:10:56 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cindy Teruya	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.  
sincerely,

Cindy Teruya

island Maui, Hawaiian

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:11:44 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patti A. Tancayo	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1, which is critical to ensuring funding for the Department of Hawaiian Home Lands (DHHL) so homes can be delivered to beneficiaries.

This bill restructures the conveyance tax to provide a dedicated annual allocation to DHHL, addressing the critical need for predictable, multi-year funding. Predictable revenue is necessary for DHHL to support multi-year planning, procurement, and sequencing of infrastructure and housing delivery to beneficiaries. It is appropriate to use the conveyance tax as the source, especially since Hawai'i's rate has not been updated since 2009 and remains significantly lower than comparable high-cost states.

Establishing this dedicated funding source is fiscally efficient. DHHL's investments have demonstrated the ability to leverage additional public and private capital, with recent low-income housing tax credit transactions showing more than 5x leverage. Furthermore, with a maximum annual appropriation of \$60 million, DHHL projects the delivery of over 8,000 lots by 2039, which would unlock \$5.2 billion in private funding for beneficiary housing. This action, including the maximum annual allocation, is a core recommendation of the 2025 Act 279 Working Group's interim report.

I urge you to pass HB2049, SD1.

Mahalo for the opportunity to testify.

Patti Tancayo

Honolulu, Hawaii

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:26:17 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brodie Lockard	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:26:55 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anuheia St. Laurent	Individual	Support	Written Testimony Only

Comments: Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means, I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries. As a Native Hawaiian who has been on the waitlist for about 20 years myself, and whose parents have both been on the waitlist for over 45 years I am in strong support of anything that will further the mission of DHHL and award more land/homes to more indigenous people of this land as soon as possible. As a licensed mental health therapist in private practice the last 5 years, as someone who has worked for various non-profit organizations in the mental health field for 15 years, and as someone who has counseled Native Hawaiian couples and individuals for 5 years as a Master Financial Instructor for a private financial education/counseling company, I have witnessed the tremendous negative impacts experienced by my people due to land displacement since the colonization of Hawai'i began. This separation from land and natural resources, secure shelter/housing, access to fresh water and healthy food, disconnection from community support, has caused Native Hawaiians to be overrepresented statistically when it comes to physical and mental illnesses including, but not limited to kidney disease, diabetes, heart disease, cancers, obesity, depression, anxiety, suicide, attempted suicide, self-harm, domestic violence, child abuse/neglect, incarceration, poverty, etc. We the Native peoples of this land which the U.S. is illegally occupying deserve and are entitled to direct access to the lands of Hawaii. I, myself, along with my husband and 3 children were displaced from our home, Koolaupoko, Oahu nearly 6 years ago because we could not afford and secure housing. This financial stress occurring despite each of us having 1 full-time job and 1 part-time job, and being financially literate and savvy. Three out of 3 of my siblings live in diaspora on the continent and 1 of 2 of my husband's siblings as well. This is directly because the outrageous cost of living in Hawaii. Establishing dedicated conveyance tax funding for DHHL is the least the "State" of Hawaii can do for Native Hawaiians who want to remain in our homeland and for those who yearn to return home. Mahalo, Anuheia St. Laurent, MSCP, LMFT from Kaneohe, Oahu displaced to Keaau, Hawaii 6 years ago

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:28:39 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lorna Holmes	Individual	Support	Written Testimony Only

Comments:

I urge you to pass this bill. It is a long-overdue step toward tax fairness, and a revenue-generating commitment to housing.

As the value of property, especially luxury estates, has increased dramatically, our very low tax rates have remained stuck. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself. The marginal tax rate structure makes it fair; the tax increases will fall squarely on the portion of a property's value over \$2 million, property often owned by non-resident investors. The wealthy who take up a bigger share of the islands' housing resources should in turn be contributing more to the community they profit from.

Please pass this bill and move forward toward meeting our housing needs.

Mahalo for your consideration,

Dr. Lorna Holmes

Mo'ili'ili 96826

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:34:47 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tim Huycke	Individual	Support	Written Testimony Only

Comments:

I support HB2049.

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:48:53 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nancy D Moser	Individual	Support	Written Testimony Only

Comments:

In support

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:51:50 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
chelsea pang	Individual	Support	Written Testimony Only

Comments:

I support a progressive tax to help

Revenue from the tax would be directed to four critical areas:

- Housing infrastructure (DURF);
- Affordable housing (RHRF);
- Land conservation (LCF); and
- Housing for Native Hawaiians (DHHL)

**TESTIMONY IN SUPPORT OF HB2049, SD1  
RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS**

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means:

Thank you for the opportunity to provide testimony in **strong support of HB2049, SD1**, which ensures stable and reliable funding for the Department of Hawaiian Home Lands (DHHL) so that homes can be delivered to beneficiaries.

With an annual appropriation of **\$60 million**, DHHL projects the delivery of **more than 8,000 homestead lots by 2039**, while unlocking approximately **\$5.2 billion in private and third-party funding** for beneficiary housing. This level of predictable funding allows DHHL to plan, finance, and execute infrastructure and development projects efficiently and at scale.

Consistent revenue to DHHL is not only operationally necessary, but fiscally efficient. Department infrastructure investments leverage significant additional public and private capital, maximizing the impact of state dollars and reducing long-term development costs.

DHHL has demonstrated this leverage through prior initiatives. Deployments authorized under **Act 279 (2002)** have already unlocked billions of dollars in projected vertical development. More recent low-income housing tax credit transactions on DHHL lands show **more than five-to-one leverage** on department investments, further underscoring the effectiveness of this funding approach.

Importantly, establishing a dedicated conveyance tax funding source for DHHL, including a maximum allocation of **\$60 million annually**, is a **core recommendation of the 2025 Act 279 Working Group's interim report**. HB2049, SD1 reflects this data-driven and consensus-based guidance rather than a one-time budget request.

In closing, HB2049, SD1 represents a responsible investment that translates predictable funding into tangible outcomes for beneficiaries, significant economic activity, and meaningful progress toward fulfilling the State's trust obligations.

Mahalo for the opportunity to testify and thank you for your consideration.

Ardis Gomes

Ewa Beach, Oahu

**HB-2049-SD-1**

Submitted on: 3/30/2026 6:57:13 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sunya N Nardo	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity

Sunya Nardo | Kapolei, Oahu

**HB-2049-SD-1**

Submitted on: 3/30/2026 7:00:40 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ka'eo Kai Kinimaka Lopez	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am a captain for the ocean safety bureau and a leasee holder with DHHL for 7 years! My lease on a residential lease is deemed unbuildable and would like the the funding to DHHL so I would be able to have infurstructor for my lease and be able to build. I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 7:10:46 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shay Chan Hodges	Individual	Support	Written Testimony Only

Comments:

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

I am testifying in strong support of HB2049, to update Hawai‘i’s conveyance tax to ensure it is fair, modern, and capable of meeting our state’s greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property’s value over \$2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands’ scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.

Mahalo for the opportunity to testify.

--Shay Chan Hodges, Maui, Hawaii

**HB-2049-SD-1**

Submitted on: 3/30/2026 7:37:01 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jane Aquino	Individual	Support	Written Testimony Only

Comments:

This tax structure could be improved by switching to a marginal rate, similar to income taxes, where only the portion above each price threshold is taxed at higher rates. It could also be improved by increasing the rates on luxury homes and second homes.

- As a result, middle-class homeowners would pay a lower conveyance tax and owners of high-value homes (including out-of-state homeowners) would pay more.
- The extra revenue from these changes would go to key priorities like affordable rental housing, transportation infrastructure, and the Department of Hawaiian Homelands.
- Thank you, Jane Aquino, Indivisible

**HB-2049-SD-1**

Submitted on: 3/30/2026 7:40:34 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Melissa Rietfors	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands. This is important to allow DHHL to leverage additional funding to further support the goals and purpose of DHHL.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Melissa Rietfors  
Waimanalo, Oahu

**HB-2049-SD-1**

Submitted on: 3/30/2026 7:50:01 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cheryl Bellamy	Individual	Support	Written Testimony Only

Comments:

I support this bill because real estate is being bought up by investors, and this tax makes sure that they contribute more to local communities.

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:04:13 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kanani Kai	Individual	Support	Written Testimony Only

Comments:

I SUPPORT SB2049.

Mahalo,

Kanani Kai

Member Indivisible Hawaii

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:04:17 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

Submitted By	Organization	Testifier Position	Testify
Kealii Pang, Ph.D.	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and members of the Committee on Ways and Means.

My name is Keali'i Pang. I am a retired federal biologist with 26 years of service at the U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office. I hold a Ph.D. in Botanical Sciences from the University of Hawai'i at Mānoa. I submit this testimony as a life member of the Hawaiian Civic Club of Honolulu, an organization founded by Prince Jonah Kūhiō Kalaniana'ole prior to the passage of the Hawaiian Homes Commission Act of 1920. I reside in Kaimukī, Honolulu.

I write in strong support of HB 2049, HD3.

**A Long-Overdue Reform**

The conveyance tax structure has not been updated since 2009. In that time, housing prices across Hawai'i have increased dramatically, pushing moderately priced homes into higher tax brackets and placing disproportionate burdens on working families and affordable multifamily housing providers. This bill addresses that inequity directly by restructuring the tax to a marginal rate system and adjusting rates for multifamily properties on a per-unit basis. These are practical, fair corrections that are long overdue.

**Dedicated Funding for DHHL**

As a life member of the Hawaiian Civic Club of Honolulu, an organization born from the same legislative moment as the Hawaiian Homes Commission Act, I have a deep personal stake in seeing DHHL's mission fulfilled. The waiting list for Hawaiian home lands leases represents a generational injustice. Thousands of beneficiaries have waited decades for housing on lands set aside specifically for them by federal law over a century ago.

This bill's allocation of up to \$40,000,000 annually to the Hawaiian Home Lands Infrastructure and Housing Special Fund provides what DHHL has lacked for too long: consistent, predictable revenue to support multi-year planning. As the bill's findings note, Act 279 (2022) funding has already demonstrated more than five times leverage on DHHL investments through low-income housing tax credit transactions. Dedicated conveyance tax revenue will multiply that impact further.

## **Public Access and Agricultural Land**

My career was built on the premise that healthy communities require healthy ecosystems and meaningful public access to the natural resources of these islands. I strongly support the allocations to the Department of Land and Natural Resources through the Nā Ala Hele program to fund public access to mauka and makai areas. Many communities, including those in DHHL project areas, lack safe, walkable connections to beaches, forests, and parks. That absence drives up the cost of living and isolates residents from the resources that define life in Hawai'i.

The allocation to the Agribusiness Development Corporation for agricultural land acquisition also addresses a real and growing need. Food security begins with land access, and ensuring that agricultural lands remain available to communities throughout the State is essential to a resilient future.

## **A Progressive Structure That Protects Working Families**

The marginal rate design of this bill means higher rates apply only to property values above specified thresholds. Working families and first-time homebuyers in the owner-occupant category are protected. The cost-of-living adjustment provision ensures that the tax structure does not fall behind inflation as it has for the past seventeen years. This is sound, equitable tax policy.

I urge the Committee to pass HB 2049, HD3.

Me ka 'oia'i'o,

Keali'i Pang, Ph.D.

Kaimukī, Honolulu, O'ahu

Life Member, Hawaiian Civic Club of Honolulu

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:07:15 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Doreen Canto	Individual	Support	Written Testimony Only

Comments:

Support

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:08:30 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amber Kanehailua	Individual	Support	Written Testimony Only

Comments:

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

I am testifying in strong support of HB2049, to update Hawai‘i’s conveyance tax to ensure it is fair, modern, and capable of meeting our state’s greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property’s value over \$2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands’ scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:11:22 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alina Maui	Individual	Support	Written Testimony Only

Comments:

As a Native Hawaiian born and raised in Waianae, a place with the largest population of Hawaiians on O‘ahu per capita, I fully support the passing of HB 2049. We have been largely displaced from kuleana lands in Waianae. Our lands have been cut up into large chunks and sold off to various corporations and governments who do not equitably contribute to the land or people that predate them. We have had enough of the theivery, more hawaiians now live outside of the kingdom because of the decisions of the 1% that capitalise off of the work of our people. Since its inception in 1921 the Department of Hawaiian Home Lands has been under funded. In fact many believed or hoped Kanaka would die out. We have made an incredible comeback (700,000 strong) but the cost of living and the theft of our lands has forced most of our people to leave Hawai‘i. We are at a pivotal moment in history where for the first time significant long term funding is being proposed to address the 29,000 Kanaka Maoli on the waitlist.

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:30:25 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Evelyn Cullen	Individual	Support	Written Testimony Only

Comments:

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

My name is Evelyn Cullen from Honolulu, and I submit this testimony in strong support of HB2049.

The State of Hawai‘i has a clear and ongoing obligation to Native Hawaiians that originates from the Hawaiian Homes Commission Act of 1921. This Act was intended to rehabilitate Native Hawaiians through access to land. Upon statehood, this responsibility was transferred to the State through the Hawaii Admission Act and codified in Article XII of the Hawaii State Constitution.

These are not symbolic commitments—they are legal mandates.

For generations, Native Hawaiians have experienced displacement, long waitlists, and barriers to accessing land and housing. While the passage of Act 279 (2022) was historic, it represented only a partial fulfillment of what has been owed since 1921.

As someone directly engaged in the Department of Hawaiian Home Lands process, I have personally experienced the complexity and challenges that beneficiaries face—from lease transfers to navigating eligibility and financing requirements. These are not isolated issues; they reflect a system that requires sustained investment to function effectively.

Funding DHHL is not discretionary—it is the fulfillment of a trust responsibility. Without continued appropriations, the intent of the 1921 Act remains unrealized.

HB2049 represents a necessary continuation of the State’s commitment. It is about more than housing—it is about restoring generational stability, cultural connection, and equity for Native Hawaiian families.

The State has an obligation not only to provide access to land, but to ensure that beneficiaries can successfully live, build, and thrive on that land.

I respectfully urge the passage of HB2049 and ask that the Legislature continue to take meaningful steps toward fulfilling this long-standing trust responsibility.

Mahalo for the opportunity to testify.

Respectfully,  
Evelyn Cullen  
Honolulu, Hawai'i

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:31:30 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Thomas Brandt	Individual	Support	Written Testimony Only

Comments:

Support

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:41:25 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
albert fung	Individual	Support	Written Testimony Only

Comments:

Please fund this initiative.

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:43:08 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sean Mokuonahiala Andrade	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Sean Mokuonahiala Andrade

Kalaheo, Kauai

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:52:40 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Reccie Keawe	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Reccie Keawe

Makawao, Maui, HI

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:57:12 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
JOLYNN CASCO	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Del Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 ro ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for this opportunity to testify,

Jolynn Casco , Lahaina, Maui

**HB-2049-SD-1**

Submitted on: 3/30/2026 8:57:43 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaylene Sheldon	Individual	Support	Written Testimony Only

Comments:

Aloha e Senate Ways & Means Committee,

My name is Kauwila Sheldon, and I'm testifying in support of HB2049. This bill offers a critical opportunity to address Hawaii's housing crisis, particularly for the 29,000 Kanaka Maoli families on the Hawaiian Homes waiting list. By allocating up to \$60 million annually, the Hawaiian Home Lands Department can benefit from stable funding and multi-year planning, enabling them to effectively tackle the backlog and implement impactful projects.

This initiative aligns with legislative efforts to increase affordable housing and supports Prince Kūhio's vision of providing homes for Native Hawaiians. Furthermore, it serves as a reminder of the trust agreements and responsibilities owed to Kanaka Maoli 'Ōiwi Hawai'i.

I urge your support for HB2049 to help address the pressing housing needs of Native Hawaiian families.

Me kealoha pumehana,

Kaylene Kauwila Sheldon

**HB-2049-SD-1**

Submitted on: 3/30/2026 9:00:20 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dawn Steavens	Individual	Support	Written Testimony Only

Comments:

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

I am testifying in strong support of HB2049, to update Hawai‘i's conveyance tax to ensure it is fair, modern, and capable of meeting our state's greatest needs.

[INSERT PERSONAL STORY]

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property's value over \$2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands' scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise

- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai‘i.

Mahalo for the opportunity to testify.  
Dawn Martins

**HB-2049-SD-1**

Submitted on: 3/30/2026 9:23:47 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessie Grace	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1, which is critical to ensuring adequate funding for the Department of Hawaiian Home Lands (DHHL). This measure will help accelerate the delivery of homes to beneficiaries who have been waiting far too long.

Providing consistent and sufficient funding is essential to fulfilling the State's commitment to Native Hawaiian families. By supporting this bill, you are helping to move more families into safe, stable housing and strengthening our communities for generations to come.

Mahalo for the opportunity to testify and for your continued dedication to the people of Hawai'i.

Sincerely,  
Jessie Grace, Hawaii Island

**HB-2049-SD-1**

Submitted on: 3/30/2026 9:32:31 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elisabeth Sherman	Individual	Support	Written Testimony Only

Comments:

This is an easy & fair way to provide much needed funding for affordable housing & protecting our lands.

Mahalo,

Elisabeth Sherman

Kapa'au, HI

**HB-2049-SD-1**

Submitted on: 3/30/2026 9:37:49 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelle Mahuka	Individual	Support	Written Testimony Only

Comments:

Aloha Kakou Chair, Vice Chair, and Members of the Committee.

I am in strong support of HB2049.

Mahalo.

Michelle Mahuka

**HB-2049-SD-1**

Submitted on: 3/30/2026 9:48:48 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Greg and Pat Farstrup	Individual	Support	Written Testimony Only

Comments:

Kū I ka pono!

**HB-2049-SD-1**

Submitted on: 3/30/2026 9:52:52 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leimomi Khan	Individual	Support	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and Members

**I strongly support H.B. 2049, H.D.3, S.D.1.**

At its core, this measure recognizes a fundamental truth: that housing is not only a matter of economics, but of dignity, stability, and the well-being of our communities. For Native Hawaiians in particular, housing is deeply tied to identity, place, and kuleana.

We are especially supportive of the provisions that establish **dedicated and predictable funding for the Department of Hawaiian Home Lands (DHHL)** through the conveyance tax. As noted in the bill, DHHL requires reliable, ongoing funding to support **multi-year planning, infrastructure development, and housing delivery to beneficiaries** .

For too long, DHHL has been placed in a position of trying to meet long-standing beneficiary needs with inconsistent or uncertain funding streams. This has contributed to delays in infrastructure, stalled projects, and a growing waitlist of beneficiaries seeking to return to the land. This measure takes an important step toward correcting that by:

- Establishing a **Hawaiian Home Lands Infrastructure and Housing Special Fund**
- Providing **up to \$40 million annually in dedicated conveyance tax revenues** for DHHL
- Enabling DHHL to better **leverage public and private capital**, multiplying the impact of state investments

These provisions are not only fiscally sound, but necessary. As highlighted in the bill, prior DHHL investments have demonstrated the ability to **leverage multiple times their value in additional development resources**, making this a highly efficient use of public funds .

Equally important, this funding supports not just the construction of homes, but the **infrastructure that makes communities viable**—roads, water, sewer, and access. Without this, housing cannot be delivered at scale.

From a broader perspective, this bill also reflects a more equitable approach to revenue generation. By restructuring the conveyance tax into a **marginal rate system** and focusing increases on higher-value, non-owner-occupied properties, the measure seeks to avoid placing

undue burden on local residents while asking those benefiting most from Hawai‘i’s real estate market to contribute more fairly to the public good .

For Native Hawaiians, the importance of this bill cannot be overstated. The Hawaiian Homes Commission Act established a promise—to return Native Hawaiians to the land. That promise remains unfulfilled for many. This bill provides a meaningful pathway to accelerate that fulfillment.

Beyond the Native Hawaiian community, the benefits extend to the State as a whole. When DHHL is able to move beneficiaries into homes, it reduces pressure on other state systems—housing, health care, and social services—while strengthening families and communities.

In closing, this measure reflects a thoughtful and balanced approach to addressing Hawai‘i’s housing challenges. It aligns fiscal policy with community need, and importantly, it honors long-standing commitments to Native Hawaiians.

For these reasons, I respectfully urge your support for H.B. 2049, H.D.3, S.D.1.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:06:02 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mai Hall	Individual	Support	Written Testimony Only

Comments:

I support this bill. My mother is still on the DHHL list for the past 40 years. We need housing for Hawaiians. Mahalo for passing this bill

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:09:38 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
KEALA FUNG	Individual	Support	Written Testimony Only

Comments:

Aloha, I urge you to SUPPORT HB2049

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:18:28 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kiana Lee	Individual	Support	Written Testimony Only

Comments:

Aloha, I am in **strong support** of HB2049 HD3 SD1.

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:24:51 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
ANITA MAE K NAONE	Individual	Support	Written Testimony Only

Comments: TESTIMONY IN SUPPORT OF HB2049 March 30, 2026 Aloha Chair Lee, Chair Chang, Chair Richards and Members of the Committees, I strongly support HB2049. This bill makes Hawai'i's conveyance tax more fair by lowering or maintaining costs for most local homeowners while asking those involved in multi-million dollar property sales to contribute more. It creates stable funding for affordable housing, DHHL, and land conservation at a time when our state faces growing financial pressures. We now need your support to kokua and strive to provide housing and land for the people of Hawaii. HB2049 is a smart, targeted way to invest in our communities without burdening working families. Aloha and Mahalo nui. Anita M. K. Naone 605 Alihi Place Kailua, Hi 96734 (808) 375-7301 anitanaone@gmail.com

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:40:53 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shan Ss	Individual	Support	Written Testimony Only

Comments:

Support- Hawaiians need housing

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:53:50 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joy Lynne H. Koa	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Joy Lynne H. Koa Waimanalo, Oahu

**HB-2049-SD-1**

Submitted on: 3/30/2026 10:55:43 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kinsley McEachern	Individual	Support	Written Testimony Only

Comments:

I am in full support of HB 2049. As a state of Hawai'i conservation biologist employee who for years has been struggling with the low pay, high rent and insanely out of control high cost of living crisis in Hawai'i, I like so many others can not even survive here living on the islands as I work so hard to give back to the native ecosystems, wildlife, and community in a positive way.

The cost-of-living adjustment to conveyance tax rates is SO needed. Low income individuals should not be paying the same tax as millionares and billionares. The cost of housing here on the islands is so extreme- the real estate market is unprecedentedly high, no one I know in my generation can afford to buy a house here on their own. Furthermore, the rich keep getting richer and pushing out the locals and lower income individuals who work in blue collar or education, social and environmental protective fields. This bill allocates a portion of conveyance tax revenues to the Hawaii Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund, which I know are underfunded by the legislature. I have a master's degree and work as a conservation biologist for DOFAW and make dramatically less than I would anywhere else. Furthermore, our regulatory program I work in is understaffed and underfunded and we desperately need more employees to regulate and carry out our duties to protect our endangered species. DOFAW/ DLNR needs much more funding! Native ecosystem protection is the key for protecting our islands, resources, and future. We depend on the Earth and as islands we even more so need protections of our critical natural resources and biodiversisty. Please support and pass this bill! The local community and working class on the islands need the break!

**HB-2049-SD-1**

Submitted on: 3/30/2026 11:45:03 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Blaine De Ramos	Individual	Support	Written Testimony Only

Comments:

I support HB 2049

**HB-2049-SD-1**

Submitted on: 3/30/2026 11:50:25 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristen Young	Individual	Support	Written Testimony Only

Comments:

Aloha kākou, my name is Kristen and I was born and raised on O‘ahu. I am grateful and privileged to call Hawai‘i home and have always had a house to live in, especially as someone who is not Native Hawaiian. If there's anyone that deserves to live in Hawai‘i, it's Native Hawaiians. With the tens of thousands of Kanaka Maoli on the Hawaiian Homes waitlist and many displaced, forced to live elsewhere, housing Hawaiians has not been enough of a priority, but it should be. Hawaiians should be housed in Hawai‘i. HB 2049 would provide an opportunity to address Hawai‘i's housing crisis in a significant and just way. Please support HB 2049.

Mahalo,

Kristen Young  
Makiki, HI 96813

Aloha,

I am presenting this testimony in **SUPPORT** of the passing of HB2049.

As a long-time resident of O'ahu, Hawai'i, Kanaka 'Ōiwi, and college student struggling to survive in an economic system that profits off of me more than I reap such profit, I hereby emphasize the encouragement to acknowledge the necessity of the passing of HB2049.

Affordable housing should have been. Affordable housing should be.

The recently controlled Kona Low Storm impacted O'ahu's communities in ways that will be difficult for us residents to recover from. Hazardous pathways, flooded roads, broken highways, a neglected dam, and traumatized families who have to not only recover from the impacts but plan for the next unaffordable home of which to transition into and survive on the basic level, deserve a bill that is going to prevent the extremity of potential encounters to transpire.

We deserve a bill that sides with us, and not the perseverance of apparent inequalities that go against our deserve as residents and natives.

Luxury houses one city away from bunches of apartments and houses of long-term residents reflecting the struggles of economic inequality and an absurdly unfair housing system requires attention and a solution that immensely adjusts the gap that should not be.

The quality of our homes are not equal; thus, our contributions should not be equal.

Mahalo for the space,

Kaiulani Kalua

**HB-2049-SD-1**

Submitted on: 3/31/2026 3:08:44 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

Submitted By	Organization	Testifier Position	Testify
TERI SAVAIINAEA	Individual	Support	Written Testimony Only

Comments:

Testimony in Support of HB2049

Aloha Chair Donovan M. Dela Cruz and Members of the WAM Committee,

My name is Teri Kia Savaiinaea, and I am in strong support of HB2049.

As someone currently on the waitlist, I understand firsthand the urgency of moving qualified individuals and families into stable housing opportunities. The waitlist represents real people—families, kūpuna, and individuals—waiting for a chance at stability.

For many, including those on the DHHL waitlist, this process can take years, even decades. That reality underscores the need for systems that are efficient, accountable, and focused on delivering results.

While I currently own my home, my goal in receiving a homestead is to create long-term stability for my family by passing my current residence down to my children. This is about building generational security, not just for today, but for the future.

HB2049 represents a step toward improving access and addressing delays for those who have been waiting far too long.

For these reasons, I respectfully urge the Committee to pass HB2049.

Mahalo for the opportunity to testify.

Teri Kia Savaiinaea  
Wai‘anae resident

**HB-2049-SD-1**

Submitted on: 3/31/2026 4:09:29 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kalaniakea Wilson	Individual	Support	Written Testimony Only

Comments:

Congress passed the Hawaiian Homes Commission Act for native Hawaiian rehabilitation from the war crimes forced upon kanaka maoli from 1893. Since then, the territory and the State of Hawaii forced Hawaiians to die waiting on a list before receiving rehabilitation for the act of war that was committed. My dissertation talks about the continued genocide of native Hawaiians today. We are here on Mauna Kea access road to count vehicle data traveling on our road, says the 2024 Kanahole case, which cites the illegal transfer of Hawaiian Homelands to the Department of Transportation on March 27, 2018, the day after the first Hale o Kuhio was erected on March 26, 2018. We are shining the light on wait listers who are continuing to die waiting because the State of Hawaii continues to ignore beneficiary consultation and underfund the rehabilitation of native Hawaiians. My name is Dr. Kalaniakea Wilson, and I have been waiting on the list for 20 years and counting. I serve as the Hawaii Island Director for the Association of Hawaiian Homelands wait-listers and we are advocating for 300 million for rehabilitation to stop the deaths while waiting. The State of Hawaii and legislators are liable for the genocide of native Hawaiians for underfunding this program every year for over a century. The legislature should be allocating 6 billion a year until all Hawaiians are on the land.

**HB-2049-SD-1**

Submitted on: 3/31/2026 5:16:48 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Janie-Maria Kikila	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify!

Janie-Maria Kikila

Nanakuli, O'ahu

**HB-2049-SD-1**

Submitted on: 3/31/2026 5:52:07 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Barbara Kaiwi	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Thank you,

Barbara Kaiwi

**HB-2049-SD-1**

Submitted on: 3/31/2026 6:21:27 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jesse Hutchison	Individual	Support	Written Testimony Only

Comments:

I'm writing in strong support. Thank you!

**HB-2049-SD-1**

Submitted on: 3/31/2026 6:22:40 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mahealani Kamau	Individual	Support	Written Testimony Only

Comments:

Testimony in Strong Support of House Bill 2049: Relating to Housing

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

My name is [Your Name], and I am testifying in strong support of HB2049, to update Hawai‘i’s conveyance tax to ensure it is fair, modern, and capable of meeting our state’s greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands. Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property’s value over \$2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands’ scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i. Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/31/2026 6:53:43 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
James E Raymond	Individual	Support	Written Testimony Only

Comments:

Thank you. I am a member of Indivisible Windward.

**HB-2049-SD-1**

Submitted on: 3/31/2026 7:13:34 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jill Paea	Testifying for Dhhl	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

**HB-2049-SD-1**

Submitted on: 3/31/2026 7:26:55 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vy Lam	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands. It is critical that DHHL effectively rehabilitate the lands in trust and support the homesteading of Native Hawaiians.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Vy Lam

Laupahoehoe, Hawaii

**HB-2049-SD-1**

Submitted on: 3/31/2026 7:41:22 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ehito Kimura	Individual	Support	Written Testimony Only

Comments:

This bill will raise much-needed revenues from luxury sales of properties and dedicate revenues to special funds to assist with affordable housing programs.

The new marginal tax rates should protect local, middle-class families by targeting wealth, not working families.

**HB-2049-SD-1**

Submitted on: 3/31/2026 7:45:30 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sherri-Anne Kamaka	Individual	Support	Written Testimony Only

Comments:

It is time to energize the program called Hawaiian Homes Commission Act of 1920 that our beloved Prince Jonah Kūhiō Kalani'anaole started. We have not been fairly treated since the illegal annexation of Mō'īwahine Liliuokalani. She was threatened by military forces that would have killed almost all of the kupuna a me kanaka 'ōiwi. Our native Hawaiians deserve our help to get them back on the land through this program. Then, hopefully we can reduce the blood quantum and help more Hawaiians. Please give us our share of the money on a consistent basis. Infrastructure has been the main focus; because, the lands that we have require it. In 2026, the cost of materials and labor is more than decent. The Dept. of Hawaiian Home Lands is asking for a rightful amount of funds to succeed now and in perpetuity. The host culture deserves our share. We need to set us up for thriving after decades of being oppressed and for ke keiki o ke 'āina. Aloha a me Mahalo ke Akua!

3/31/2026

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Too many Native Hawaiian applicants have died waiting for this opportunity. Many of them leaving behind no one to succeed them. Why? Because many of their successors had less than 50% Hawaiian blood quantum. These applicants of 50% Hawaiian blood quantum hoped to receive this gift prior to their deaths to pass it on to their successors of 25% Hawaiian blood quantum. This is a precious gift that we treasure. A gift that we will gladly pass on to our loved ones given the opportunity to do so.

I am 57.8% Hawaiian. My son is 28.9% Hawaiian. I've been blessed recently with a residential lease of which allowed me the right to place my son's name as my successor. It is a gift that gives me pride in knowing that I, can, take part in perpetuating a legacy that Prince Jonah Kuhio Kalaniana'ole worked so hard to achieve.

Please continue to honor his legacy. Please continue to allow the Native people of this land the right to perpetuate his legacy.

Thank you for allowing me to share my voice.

Gayleen D.K. Idica, Wailuku, Maui

**HB-2049-SD-1**

Submitted on: 3/31/2026 7:57:31 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Breana Kauai	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Breana Kauai

Kapolei, Oahu

**HB-2049-SD-1**

Submitted on: 3/31/2026 7:58:30 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Karla Kahawaiolaa	Individual	Support	Written Testimony Only

Comments:

As a DHHL potential lessee (I've been on the waitlist since 1991) Anything that is beneficial to the Hawaiian Homesteaders should be considered. We have had too many of us pass away while "waiting" to be awarded and this has to STOP!

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:00:27 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patricia A Sing	Testifying for DHHL	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Patricia Ah Sing

Aiea, Oahu, Hawaii

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:07:05 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mary Summers	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify. Ke Akua pū me 'oukou.

Mary Summers, Kalāheo Kaua'i

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:08:11 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mynette M Alo Kawaha	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Mynette M. A. Kawaha, Wailuku, Maui

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:10:48 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Candace Navarro	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries. With your support, my grandchildren will be in a better place in the future.

Mahalo for the opportunity to testify.

Candace Navarro

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:20:18 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Megan Deets	Individual	Support	Written Testimony Only

Comments:

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:21:17 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
P Hauoli'ipo Wright	Individual	Support	Written Testimony Only

Comments:

Aloha members of the Committee on Ways and Means,

Since its inception in 192 the Department of Hawaiian Home Lands has been under funded. We have made an incredible comeback, but the cost of living and the theft of our lands has forced most of our people to leave Hawai'i. We are at a pivotal moment in history where for the first time significant long term funding could support the 29,000 Kanaka Maoli on the waitlist and even address the "housing crisis".

For this reason, I ask you to support HB2049.

Mahalo piha,

- P. Hau'oli ipo Wright

Papakolea, Honolulu, Hawaii

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:25:03 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacynthia Mitchell	Individual	Support	Written Testimony Only

Comments:

Aloha mai kakou -

I write today in strong support HB2049.

The Hawaiian people are the heart of Hawai‘i. Without them, there is no Hawai‘i, there is no aloha. What remains is just another Beach town but more expensive, harder to reach, and stripped of any unique character

We are already witnessing this with the deterioration of Waikīkī, where the character of the area has increasingly eroded into something akin to Myrtle Beach just with more military and bar fights.

Across the world, when Indigenous peoples are returned stewardship of their lands communities, people, and the environment thrive. Hawai‘i deserves the same path forward.

United States Public Law 103-150 acknowledges that the Hawaiian people never relinquished their sovereignty over their lands. This recognition should not remain symbolic; it should guide meaningful policy and action.

It is deeply troubling to see Hawaiian culture continuously commercialized for profit while Native Hawaiian people and authentic cultural practices are marginalized or overlooked. This imbalance is not only unjust—it is unsustainable.

HB2049 represents an opportunity to honor that responsibility, support Native Hawaiian communities, and protect the cultural and environmental integrity of Hawai‘i for future generations.

I urge you to support this bill.

Mahalo -

Jacynthia Mitchell

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:26:00 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nanea Lo	Individual	Support	Written Testimony Only

Comments:

Hello Chair, Vice Chair, and Members of the Committee,

My name is Nanea Lo. I am testifying in strong support of HB2049, to update Hawai'i's conveyance tax to ensure it is fair, modern, and capable of meeting our state's greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property's value over \$2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands' scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai‘i.

Me ke aloha ‘āina,

Nanea Lo, 96826

Sierra Club of Hawai‘i Member

Hawai‘i Workers Center Board Member

Clean Elections Hawai‘i Member

Honolulu Tenants Union Member

350 Hawai‘i Member

Carbon Cashback Hawai‘i Member

Hawai‘i Tax Fairness Coalition Member

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:29:29 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laura Maile Gomes	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Laura Gomes

Hoolehua, Molokai

SUPPORTING HB2049 HD3 SD1

Senate Committee on Ways and Means

HB2049 HD3 SD1 Hearing on April 1, 2026 at 10:03 am  
Conference Room 211 and videoconference

My name is John Kawamoto and I support HB2049 HD3 SD1 because it increases the funding for various State activities in a fair manner, particularly the development of affordable housing.

Hawaii is in an affordable housing crisis because Hawaii's housing market is geared toward luxury housing and not housing for the average family. More affordable housing is needed, and this bill provides additional funding for affordable housing programs. High-value real estate transactions represent a small portion of total sales but involve significant wealth. Modestly increasing the conveyance tax on these transactions is a fair way to generate revenue without impacting most local homeowners.

The bill's targeted approach balances fairness and fiscal responsibility while helping local families remain in Hawaii.

For the foregoing reasons I urge the committee to pass the bill.

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:44:30 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Darlene K Kennison	Individual	Support	Written Testimony Only

Comments:

Aloha,

I strongly support HB2049. Mahalo!

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:45:11 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
pamela burrell	Individual	Support	Written Testimony Only

Comments:

Aloha Honorable House Members,

I strongly support this effort to help our people that live here. Please consider this worthwhile effort!

Regards,

Pamela Burrell, Kalihiwai, Kaua'i

**HB-2049-SD-1**

Submitted on: 3/31/2026 8:51:20 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lauren Esaki-Kua	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands to carry out its mission set forth by Prince Kuhio to rightfully place Native Hawaiians back on their ancestral lands.

I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Lauren Esaki-Kua  
Kapa'a, Kaua'i

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:08:33 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John A. H. Tomoso	Individual	Support	Written Testimony Only

Comments:

03-31-26

RE: HB2049 HD3 SD1

Aloha,

I know that this Bill will implement a progressive, marginal rate structure for the tax—similar to our income tax—that protects local homeowners while asking high-value investment properties to contribute more. I believe, then, that It would also raise the sales tax rates on very expensive property, thus better reflecting the true and inequitable impact these sales have on our housing market, statewide.

I am in strong support of this Bill.

Mahalo a nui,

John A H Tomoso+, MSW(ret.), ACSW

51 Ku'ul St., Kahului, HI 96732-2906

john.a.h.tomoso@gmail.com

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:13:38 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Megan Lamson Leatherman	Individual	Support	Written Testimony Only

Comments:

Aloha kākou,

I fully support increasing the amount of CTX allocated to go to the Legacy Conservation Fund and Na Ala Hele annually. Please use your vote to pass this bill (HB2409) out of the WAM committee hearing.

Mahalo for your time and leadership.

Best,

Megan Lamson Leatherman

Honalo, Hawai'i

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:16:31 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelle Ma	Individual	Support	Written Testimony Only

Comments:

Support

## **HB-2049-SD-1**

Submitted on: 3/31/2026 9:20:36 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pua Auyong-White	Individual	Support	Written Testimony Only

Comments:

Testimony in support of HB2049 HD3 SD1

**At the heart of Hawai‘i’s identity is a promise we make to one another and to generations yet to come: that these islands will remain a place where our keiki can afford to live, where our kūpuna can age with dignity, and where working families are not priced out of the communities they helped build. That promise is becoming harder to keep.**

As housing costs soar and the gap between the very wealthy and everyone else widens, **we must ask ourselves:** who benefits from Hawai‘i’s economy, and who is asked to contribute? A just tax code answers that question by ensuring that those who profit most from our islands also invest most in their future.

The conveyance tax is one of our most effective tools for capturing revenue from the lucrative real estate market and channeling it directly into housing and infrastructure for our communities. And this session, [House Bill 2049](#) (2026) offers a thoughtful, equitable path forward.

### **Why The Conveyance Tax Matters**

The conveyance tax is paid when residential properties change hands. It’s a modest transaction cost on some of the largest financial exchanges in our economy. And because it applies most heavily to high-value sales, it’s an excellent tool for ensuring that those who earn the highest profits from Hawai‘i’s hot real estate market contribute to solving the problems that market creates—namely, the housing crisis.

HB2049 offers several key improvements to the state’s conveyance tax:

- Creates a progressive, marginal rate structure, where only the portion of a property’s value above each threshold is taxed at a higher rate—avoiding the “cliff effect” that can disproportionately penalize modest property value increases.
- Protects local homeowners by lowering or maintaining current taxes for most owner-occupants, particularly those with properties under \$2.2 million.
- Raises tax rates on high-value investment properties, asking those who profit most from our real estate market to pay a bit more.
- Adjusts for inflation to prevent the tax’s value from eroding over time, and protects residents from rate creep.

- Dedicates revenue to affordable housing and infrastructure, including a reliable funding stream for the Department of Hawaiian Home Lands.

### A Marginal Rate Structure: Fairer for Everyone

Hawai‘i’s conveyance tax rates haven’t changed since 2009, even as property values across the state have soared. HB2049 modernizes this outdated structure by converting the conveyance tax to a marginal rate system—similar to how our state income tax works.

A marginal rate structure avoids the “cliff effect,” where a small increase in property value can trigger a dramatically higher tax bill on the entire amount. Under the current system, a homeowner whose property value crosses a threshold faces a massive jump in taxes. Under HB2049, only the portion above each threshold is taxed at the higher rate.

This provides a meaningful tax break for local homeowners with properties under \$2.2 million, while raising rates slightly for high-value and non-owner-occupied properties. At a price point of \$2.5 million, for example, the conveyance tax would rise considerably for a non-owner-occupied investment property—but the much smaller increase for an owner-occupied home would not realistically affect its selling prospects.

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:29:16 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Raquel Runnels	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the House Committee on Judiciary & Hawaiian Affairs,

I write in strong support of HB 2049, which establishes a permanent, dedicated funding stream of up to \$60 million annually for the Department of Hawaiian Home Lands (DHHL).

Hawai‘i’s housing crisis is undeniable — but the most just and effective solution begins with fulfilling the promise of the Hawaiian Homes Commission Act. Over 29,000 Kanaka Maoli remain on the DHHL waiting list, many waiting decades simply for a place to call home.

HB 2049 provides stable, predictable funding that allows DHHL to plan multi-year infrastructure and housing development, moving beyond the uncertainty of annual budget allocations. Permanent funding means permanent progress — not just more waiting.

This bill does not create a new problem; it addresses a long-standing, unmet obligation. Investing in Hawaiian home lands strengthens not only Native Hawaiian families but our entire community by increasing housing supply and honoring our unique state and federal trust responsibilities.

I respectfully urge the Committee to pass HB 2049. The time for temporary fixes is over — now is the time for a permanent, just solution.

Mahalo for your service and consideration.

‘O au iho nō me ka mahalo

Raquel S. Runnels

Wahiawā, O‘ahu

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:32:55 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alex Kelepolo	Individual	Support	Written Testimony Only

Comments:

Aloha. I am in **strong** support of HB2049 HD3 SD1.

Changing the distribution of annual conveyance tax revenues paid into the Land Conservation Fund to 10% or \$10 million is essential to continue to protect and preserve natural and cultural resources in the State of Hawaii.

Mahalo.

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:36:24 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tamaia Keolanui	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries like myself, who have a great income, steady job, but still can't afford homes in my native Homeland. Having this bill implemented can help us Native Hawaiians to stay rooted in Hawaii and not be forced to move stateside.

Mahalo for the opportunity to testify.

Aloha,

Tamaia Keolanui, Oahu resident

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:36:52 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kyle Lutz	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill and helping the housing crisis for Kanaka Maoli

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:39:04 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Casey Corpuz	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Casey Corpuz

DHHL Wait List Applicant and Employee

Ewa Beach, Oahu

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:58:14 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jenesis M. Finks	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Jenesis M. Finks

Mililani, Oahu

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:58:19 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Gregory	Individual	Support	Written Testimony Only

Comments:

support

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:59:42 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sara Okuda	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill to provide funds to DHHL consistently, every year.

**HB-2049-SD-1**

Submitted on: 3/31/2026 10:01:51 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jay Penniman	Individual	Support	Written Testimony Only

Comments:

Members of the Committee,

Please pass this measure. I support housing access and the increase of land conservation funding and public access. I am Jay Penniman, Maui resident.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 10:39:18 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charity Kepaa	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Charity Kepaa | Waianae, Hawai'i

COMMITTEE ON WAYS AND MEANS  
Senator Donovan M. Dela Cruz, Chair  
Senator Sharon Y. Moriwaki, Vice Chair

**LATE**

HEARING:

Wednesday, April 1, 2026 at 10:03 am, Conference Room 211 & Videoconference

TESTIMONY IN **SUPPORT** OF HB 2049, HD3, SD1 - RELATING TO HOUSING.

Aloha Chair Dela Cruz, Vice Chair Moriwaki, Senator Hashimoto for my district, Senator DeCoite of Maui, and Members of the Committee,

My name is Christine Andrews and I am a long-time resident of Wailuku, Maui. I write to you today in **strong support of HB 2049, HD3**, Relating to Housing, which restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates; allocates revenues from conveyance tax collections; allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in areas that meet minimum standards of transit-supportive density; allocates a portion of conveyance tax revenues to the Hawaii Agricultural Development Revolving Fund, Special Land and Development Fund, and Hawaiian Home Lands Infrastructure and Housing Special Fund; establishes and appropriates funds out of the Hawaiian Home Lands Infrastructure and Housing Special Fund; and authorizes the Hawaii Agricultural Development Revolving Fund to be used to acquire land.

The conveyance tax is a one-time tax paid to the state when a property is sold. It's different from property taxes, which homeowners pay to the county every year. Money from the conveyance tax helps build affordable housing and protect natural areas—two things that have been hurt by Hawai'i's real estate prices. Even though property values have soared, especially for luxury homes, owners of expensive properties still pay very low conveyance tax rates—only about 0.5 to 1.25 percent.

Cities like Seattle and San Francisco have much higher transfer taxes, ranging from 2 to 7 percent on high-value properties. If Hawai'i raised its tax rates to between 2 and 6 percent for homes worth \$2 million or more, the state could bring in an extra \$300–400 million each year.

Hawaii conveyance tax structure could be improved by switching to a marginal rate, similar to income taxes, where only the portion above each price threshold is taxed at higher rates. It could also be improved by increasing the rates on luxury homes and second homes. As a result, middle-class homeowners would pay a lower conveyance tax and owners of high-value homes (including out-of-state homeowners) would pay more. The extra revenue from these changes would go to key priorities like affordable rental housing, transportation infrastructure, and the Department of Hawaiian Homelands.

Due to the housing crisis in Maui after the wildfires, we are seeing long-term community members move to the mainland. I respectfully request your **support of HB 2049, HD3, SD1** as a necessary and equitable mechanism to leverage conveyance tax revenues to benefit our community.

Mahalo,

Christine Andrews, JD

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 10:52:21 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Craig Bo Kahui	Individual	Support	Written Testimony Only

Comments:

Aloha,

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Craig "Bo" Kahui, native Hawaiian, Beneficiary

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:09:19 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joshua Takano	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:12:34 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaipō Naeole	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

Kaipō Naeole Nanakuli, Hawai'i OAHU

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:18:23 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shirley Medeiros	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:32:47 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lydia Okada	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

While I am not of Native Hawaiian descent, I hold strongly to the belief that Native Hawaiians are an under-represented portion of the state population. Consistency of funding will help to significantly counterbalance this unfortunate reality.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Lydia Okada

Mililani, HI

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:37:28 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sheri Kagimoto	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

With Warmest Aloha,

Sheri Kagimoto

Kapolei, Oahu

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:41:29 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
yvonne sumailo	Individual	Support	Written Testimony Only

Comments:

i SUPPORT

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:44:22 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chevelle Koanui	Individual	Support	Written Testimony Only

Comments:

I strongly support.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:48:02 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica Kuzmier	Individual	Support	Written Testimony Only

Comments:

Aloha, I am writing in favor of HB2049 HD3 SD1-. I believe it will help increase tax fairness and level the playing field. Mahalo for your consideration.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:57:10 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Doris Segal Matsunaga	Individual	Support	Written Testimony Only

Comments:

I strongly support HB2049 HD3

Doris Segal Matsunaga

Waimea, Hawaii Island

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 12:10:40 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Cole	Individual	Support	Written Testimony Only

Comments:

THE BEST & MOST JUST WAY TO ADDRESS THE “HOUSING CRISIS” IN HAWAI‘I IS TO FULLY FUND HAWAIIAN HOMES.

HB 2049 establishes a permanent funding stream by allocating up to \$60 million annually, to the Hawaiian Home Lands Department, enabling stable funding & multi-year planning to address the 29,000 Kanaka Maoli on the Hawaiian Homes waiting list.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 12:34:24 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Erman Tancayo	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means, I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Malama Pono,

Erman "Keoni" Poaha Tancayo

-Hoolehua, Molokai

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 12:35:53 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelle Tancayo	Individual	Support	Written Testimony Only

Comments:

I am in STRONG Support HB 2049.

Mahalo Nui

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:04:31 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Beth Giesting	Individual	Support	Written Testimony Only

Comments:

I strongly support the restructuring of Hawai'i's Conveyance Tax and the distribution of proceeds to include funding for Hawaiian Homesteads, as proposed in HB2049. Passage of this bill will address housing equity in our state, which currently greatly favors the wealthy, and strengthen the programs that already exist to increase the supply of affordable housing for Native Hawaiians and other residents.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:07:11 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Phaethon Keeney	Individual	Comments	Written Testimony Only

Comments:

Aloha Esteemed Legislators,

It has come to my attention that HB2049 includes a proposal for changing the distribution of annual conveyance tax revenues (**CTX**) paid into the Land Conservation Fund (**LCF**) from "10% or \$5.1 million, whichever is less," to "10% or \$10 million, whichever is less". I fully support the Land Conservation Fund and hope that you folks will fund it to it's full capacity for the greater good, this is a step in the right direction, thank you.

Phaethon Keeney, Honokaa HI 96727

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:15:11 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

Submitted By	Organization	Testifier Position	Testify
Brianna Blackburn	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair, Vice Chair, and Members of the Committee,**

**I am testifying in strong support of HB2049, to update Hawai'i's conveyance tax to ensure it is fair, modern, and capable of meeting our state's greatest needs.**

**During a time where the everyday working class people are finding it exorbitantly difficult to afford housing (especially here!), and local families are being priced out of their home state, it is critical to find equitable solutions before Hawai'i becomes a playground for only wealthy transplants. Not only that, the state needs to find ways to generate funds during a time where the federal government has discriminately withheld funding and aid.**

**The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.**

**Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.**

**This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property's value over \$2.2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands' scarcity.**

**The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:**

- **Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.**

- **Bolstering the Legacy Land Conservation Fund to protect 'āina from development.**
- **Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise**
- **Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.**

**This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.**

**I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.**

**Mahalo for your time and consideration,**

**Brianna Blackburn, Kaimuki**

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:22:51 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Felicity Meyer	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

I am writing in support of HB2049 HD3 SD1.

Mahalo, Kui Meyer

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:28:35 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessie Hoomalu	Individual	Support	Written Testimony Only

Comments:

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

I am writing to express my strong support for HB2049, HD2 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.  
Jessie Hoomalu

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:32:34 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bradley Duncan	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I appreciate the opportunity to offer strong support for HB2049 HD3 SD1 to ensure funding for the Department of Hawaiian Home Lands.

Mahalo for the opportunity to testify. I respectfully urge the committee to pass HB2049 HD3 SD1 and help move this important measure forward.

Bradley "Kaipo" Duncan

Kapolei, Oahu

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 1:49:24 PM  
Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
TerryAnn Anela HonokaupuMawae	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and members of the Senate Committee on ways and means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

TerryAnn Honokaupu-Mawae, Wailuku Maui

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 2:13:02 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brian Heithaus	Individual	Support	Written Testimony Only

Comments:

Please do everything you in your power to support the basic human right to secure housing.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 2:25:22 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noelle Lindenmann	Individual	Support	Written Testimony Only

Comments:

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

I am submitting testimony in strong support of HB2049, to update Hawai'i's conveyance tax to ensure it is fair, modern, and capable of meeting our state's greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property's value over \$2.2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands' scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.

Mahalo for the opportunity to share testimony.

Noelle Lindenmann, Kailua-Kona

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 3:09:10 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Luke Kikukawa	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am writing in strong support of SB3028. Hawai'i needs affordable housing. It is egregious to have an economy that is almost solely propped up by housing, amenities, and activities for tourists while our own local people and most importantly indigenous Kanaka Maoli are unable to put a roof over their heads. It is egregious to be spending such an exorbitant amount on the United State's imperialist military and prison system while we cannot provide housing for people. This measure offers a thoughtful, equitable path forward at a moment when Hawai'i's housing crisis demands action.

The bill modernizes our outdated conveyance tax with a progressive, marginal rate structure—similar to our income tax—that protects local homeowners while asking high-value investment properties to contribute more. Revenue would be directed to four critical areas: housing infrastructure (DURF), affordable housing (RHRF), the Land Conservation Fund, and the Department of Hawaiian Home Lands.

The bill funds affordable housing development, and the infrastructure needed to build supports that development across the state. These are not new taxes on working families. They are modest transaction costs on high-value investment properties—the same properties driving up prices and pricing out our communities.

Mahalo,

Luke Kikukawa

83-5349 Manako Road, Captain Cook, HI, USA

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 3:47:52 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Corinna Kunipo	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki and Members of the Senate Committee on Ways and Means,

I am writing to express my strong support for HB2049, SD1 to ensure funding for DHHL so homes can be delivered to beneficiaries.

Mahalo for the opportunity to testify.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 4:10:21 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daniel Holt	Individual	Support	Written Testimony Only

Comments:

>YES<

It's time to stop running this state on the backs of the poor and working class!

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 4:34:07 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrick Kahawaiolaa	Individual	Oppose	Written Testimony Only

Comments:

Aloha e Chair Delacruz, Vice Chair Moriwaki and Honorable member of this Committee,

I'm Patrick Kahawaiolaa A native Hawaiian as defined pursuant to HHCA 1920 is amended July 9, 1921, ...I come before this body with A LOT OF RESERVATIONS about this bill HB2049 HD3 SD1,...

Then in his present stage and as written, I am unable to offer support, so may I be allowed to clarify my reservations?... This bill comes on the heels of Act 279 enacted in 2022 SESSION LAWS HAWAII 2022...Signed into law by then governor David Ige....

The executive board of the Department of Hawaiian Home Lands, which is a State of Hawaii entity, called the HAWAIIAN HOMES COMMISSION... As directed by legislature to present a strategic plan on Act 279...

Act 279, As it was reported in the local news in Hawaii was then termed..." Historical and momentous occasion in Hawaii whereby Hawaii state legislature had appropriate \$600 million Dollars to reduce the wait list And help beneficiaries acquire homeownership...

That act is commonly referred to as the "WAIT LIST REDUCTION ACT"...A STRATEGIC PLAN OF THE DHHL 2022 WAS COMPLETED AND PRESENTED TO THE LEGISLATURE THE FOLLOWING SESSION...

Some of the high points from that strategic plan for among other things that basic infrastructure what's going to be the primary issue in having the land ready for use and awarded to those approximately 27,000 native home beneficiaries #MIN who have been on the list for over 40+ years...After the Hawaiian home, Commission had done their due diligence by which beneficiary consultations informational meetings monthly commission meetings set about and finished their strategic plan to present to the upcoming legislators when HAWAII STATE legislature convened in 2023... One of the high points of the due diligence and beneficiary consultation reported that only 16% of those beneficiaries on the waitlist would accept or contemplated accepting a program being instituted what is the new governor Josh Green and his new administrator for the Department of Hawaiian Home Lands Kali Watson...

This administration chose to expedite getting people off the waitlist to very novel means of undivided interest leases, "paper leases"... Which had already proven in past administration to

be unworkable as in the past those paper leases were awarded some 10 or 13 years prior and still they were people waiting for their tract Of land...

However, this administration brought this idea of issuing paper leases, Rent to own with option to purchase Leases, Purchasing of condominium on the island of Kauai, Purchasing of apartment buildings in Moiliili, In the process of refurbishing a 20+ storied High rise called Isenberg Ave, purchasing Properties state wide, using Act 279 funding...: And since then correctly, the week list has grown to over 30,000, Because maybe now native home beneficiaries who qualify see that there's an opportunity to finally enjoy the legacy of Prince Jonah Kuhio When he said Is written in the congressional records in the early 1919..."... And the only way to rehabilitate a race What's to return them to the soil?...".

Now in 2026 we have HB2049 HD3 SD1...

which, among some of his iterations and some of the portions, I have Reservations with in...4)... Allocate a portion of the conveyance tax revenue to the Department of land and natural resources to fulfill its statutory admission to provide public access to mauls and makai Beaches, Parks, water sheds, trail systems to better provide for a complete communities....whereby in (7)....

Establishes a dedicated conveyance tax allocation to the Department of Hawaiian Home Lands to provide predictable funding for multi year, planning and infrastructure and to leverage additional public and private capital for beneficiary housing....

NOTHING SAYS OR SPEAKS TO THE FIDUCIARY AND STATUTORY MANDATES THAT THE STATE OF HAWAII AND IT'S STATE AGENCY DEPARTMENT OF HAWAIIAN HOME LANDS HAS TO THE BENEFICIARIES OF THE HAWAIIAN HOMES COMMISSION ACT1920....EMBEDDED In the Hawaii Admissions Act, by COMPACT and now enshrined in the Hawaii State Constitution now in Article XII, Sec 4.....

Then in (9) of this Legislation whereby it establishes inappropriate funds out of the Hawaiian homelands infrastructure, and housing special funds....Section 201-H-191 Hawaii Revised Statutes (HRS)....

Whereby the HHCA TRUST LANDS MAY NOT BE SUBJECT TO THOSE STATUTES... CLARIFICATIONS NEEDED...Is now I would trust Land would be subject to the section that deals with "multifamily residential properties"...

Establish a dedicated conveyance tax amount to the DHHL to provide predictable funding for multi year. Planning an infrastructure for beneficiary housing. Thereby establishing a special fund, called the infrastructure and housing fund using this tax conveyance Funds... Funds now within the DHHL are native Hawaiian housing block grants...Act 279 \$600 m already been used to purchase condominium apartments vacant land....

\$328 million settlement for beneficiaries on the waitlist... That I believe is the Kalima case lawsuit file against the State Of Hawaii and the DHHL....

Native Hawaiian development program plan... Provides grants for delinquencies capacity building and education....

Some of these funds currently support 28 projects, including developments on Maui and Hawaii Island....Causes of concern:

When is the special fun Chelbie expended but the Department of Hawaiian Home Lands....

Multi year planning, procurement and sequencing of infrastructure and housing to deliver homes to beneficiaries of the Hawaiian homelands program and leveraging additional public and private capital for the purpose of paragraph one...Sec163D-17 funding attached to Agtbusinedd Development Corporation (ADC)....

For these reasons I have stated beforehand, and what maybe unseen deeper as this legislation may be amended... We the beneficiaries through each state agency Department of OF HAWAI homes and this administration may be leading us down a slippery slope whereby our entire Hawaiian homeland trust maybe put in jeopardy so miss the chair for those reasons I will stand on my Reservations and not support this measure, which I believe is on the face. It is going to give dedicated funding to the department to the tune of some \$40-\$60 million a year from the Tax Conveyance adjustment....but without further clarification and transparency to the native Hawaiian beneficiaries simply through a BENEFICIARY CONSULTATION, SOONER THAN LATER....

Thank you and I can't be reached at 808-937-8217

'Owau,

Patrick Kahawaiolaa

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 4:54:04 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lawrence S Franco	Individual	Support	Written Testimony Only

Comments:

I support HB 2049 because it is fair to have those who buy luxury homes to pay a fair share of the conveyance tax. The amount raised will help our people to buy a home that can afford and keep them here in Hawaii. A definite yes to increasing the conveyance tax on luxury homes. Thanks.

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 5:46:15 PM  
Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rebecca Matz	Individual	Support	Written Testimony Only

Comments:

I support the measures of Bill HB2049.

Regards,

Rebecca Matz

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 9:43:52 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Lum	Individual	Support	Written Testimony Only

Comments:

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property's value over \$2.2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands' scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

- Increasing funding for the Rental Housing Revolving Fund to build affordable rentals, directly combating our housing crisis.
- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.

Mahalo,

Jen Lum, 'Ewa Beach

**LATE**

**HB-2049-SD-1**

Submitted on: 3/31/2026 11:19:17 PM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Marie Kirk	Individual	Support	Written Testimony Only

Comments:

Aloha,

I strongly support HB 2049 SD1, which supports the amazing work of the Legacy Land Funds that help communities protect and preserve our islands' natural resources. The \$10,000,000 in funding is essential to community efforts to ensure future generations can experience the natural resources that make Hawai'i so special. It is an investment in the future of our communities and should not in any way have its funding diminished.

The success of the work of Legacy Lands in our communities is clearly seen in the smiling and engaging faces of young keiki who step into and onto protected and preserved natural spaces, spaces saved by Legacy Land Funding, and its success is seen in our kūpuna who looking across these landscapes take pride and have relief in knowing future generations will experience these saved spaces in Hawai'i and may know and understand the 'āina as they do. These spaces not only hold external beauty, but are also spaces imbued with mana.

The importance of the Legacy Lands Funds can be summed up in a single word: Legacy. The long-lasting legacy of saved natural resources is a gift handed down to future generations.

Please support SB 2049 SD1.

Mahalo for your consideration.

Aloha,

Ann Marie Kirk

**HB-2049-SD-1**

Submitted on: 4/1/2026 5:39:00 AM

Testimony for WAM on 4/1/2026 10:03:00 AM



<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jeannine Johnson	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means:

I am writing in strong support of HB 2049, HD3, SD1. Despite dramatic increases in housing prices over the past seventeen years, the conveyance tax rates have not been updated since Act 59, Session Laws of Hawaii 2009. In fact, the State's conveyance tax remains significantly lower than comparable high-cost areas in the nation. Increasing funding for land conservation will strengthen our state's long-term investments in natural capital and help fulfill our constitutional public trust obligations to conserve and protect Hawai'i's natural beauty and resources, maintain public access, and support the exercise of native Hawaiian customary and traditional rights. Increasing the LCF's annual CTX revenue cap from \$5.1 million to \$10 million would strengthen the land acquisition program. The current goal for effective state-funded land acquisition is \$10 million annually. Setting the CTX revenue cap at \$10 million would ensure adequate funding for land conservation efforts.

As a beneficiary of this program, I have seen directly the benefits to our community with the funding for Kānewai Spring and Ka Iwi Coast mauka lands in 2017, Pia Valley Natural Area Reserve in 2019, and others. We are so grateful to have these resources saved from auction, development and exploitation for the benefit of the public. Please ensure adequate funding to conserve land for watershed protection, coastal preservation, flood prevention, parks, habitat protection, cultural preservation, agricultural production, and open space and scenic resources by supporting HB 2049, HD3, SD1 because it is essential to ensure the protection of these lands and resources for future generations. Mahalo!

**LATE**

**HB-2049-SD-1**

Submitted on: 4/1/2026 7:09:44 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jenna Shafer	Individual	Support	Written Testimony Only

Comments:

Hello Chair, Vice Chair, and Members of the Committee,

I am testifying in strong support of HB2049 to update Hawai'i's conveyance tax to ensure it is fair, modern, and capable of meeting our state's greatest needs.

The conveyance tax is a critical tool—a one-time tax paid when property is sold that directly funds two of our most pressing priorities: the construction of affordable housing and the permanent protection of our natural and cultural lands.

Yet, as the value of property, especially luxury estates, has soared, our tax rates have remained stuck in the past. Owners of multi-million dollar properties pay a rate of only 0.5% to 1.25%, a fraction of what is paid in other high-cost cities like Seattle and San Francisco, where rates range from 2% to 7%.

This bill wisely corrects this imbalance by adopting a marginal rate structure—the same fair principle used in our income tax. This means a middle-class family selling their home would likely pay a lower effective rate than they do now, while the tax increases would fall squarely on the portion of a property's value over \$2.2 million, often owned by wealthy non-residents. It is a targeted ask for those who have profited most from our islands' scarcity.

The impact of this common-sense update would be transformative. It is estimated to generate an additional \$68.5 million annually. Because of this increase, the special funds would see an increase in allocation, even with the reduction in percentage set aside as the bill is written. This revenue would provide a historic, sustained investment in our future by:

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- Bolstering the Legacy Land Conservation Fund to protect 'āina from development.
- Making a crucial investment in the Department of Hawaiian Home Lands, helping to fulfill a generations-old promise
- Making additional critical investments in the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas.

This bill helps to ensure that when luxury property changes hands at record prices, our community receives a fair share to invest in itself.

I urge you to pass this bill. It is a long-overdue step toward tax fairness and a powerful commitment to housing our people, preserving our lands, and building a more equitable Hawai'i.

Thank you for the opportunity to testify.

**LATE**

**HB-2049-SD-1**

Submitted on: 4/1/2026 8:30:52 AM

Testimony for WAM on 4/1/2026 10:03:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
C. Kauai Lucas	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means:

I write in support of HB 2049, HD3, SD1. Conveyance tax rates have not been updated since Act 59, Session Laws of Hawaii 2009, despite dramatic increases in real estate prices over the past 17 years, that equates from doubling to tripling costs, depending on location.

Hawai‘i’s conveyance tax remains significantly lower than comparable high-cost areas in the U.S.

Restoring the Legacy Land Conservation Fund's annual CTX revenue cap from \$5.1 million back to \$10 million would provide minimum adequate support to the land acquisition program (as long as real estate prices do not increase substantially.)

The network of community based stewardship across Hawai‘i supported by the program would be maintained. The Kona Low devastation has forced us to recognize the importance of these ready, willing, and able groups to show up and do the hard work of boots on the ground.

As a board member of Maunalua Fishpond Heritage Center, and as a Commissioner on the LLCF, I have seen directly the benefits to our community with the funding.

Our community is deeply grateful to have these ‘āina resources saved from development and exploitation. Thousands of school children, but also native practitioners, local business workday participants, ‘ohana, alumni, sports teams, neighborhood orgs, almost any kind of group, even legislators have benefited from visiting and participating in ‘āina activities.

Please ensure minimum adequate funding to conserve land for watershed protection, coastal preservation, flood prevention, parks, habitat protection, cultural preservation, agricultural production and open space and scenic resources by supporting HB 2049, HD3, SD1.

If you are earnestly concerned about any of these issues, PLEASE CONSIDER REMOVING THE CAP, which would restore the simple percentage calculation, as the original legislation creating the land conservation fund was written.

Me ka pono,

Kaui Lucas