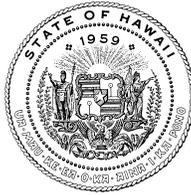


**JOSH GREEN, M.D.**  
GOVERNOR

**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 HOUSING AND**

### **SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS**

February 05, 2026 at 1:00 p.m.

State Capitol, Room 225

In consideration of

### **SENATE BILL 2232**

### **RELATING TO A TINY HOME GRANT PILOT PROGRAM.**

Chair Chang and Wakai, Vice Chair Hashimoto and Chang, and members of the Committee.

HHFDC **supports** this Senate Bill 2232, which establishes a three-year Tiny Home Grant Pilot Program within HHFDC.

The proposed program prioritizes housing for kupuna, low-income families, Native Hawaiian beneficiaries, and individuals experiencing homelessness, which aligns with our shared commitment to provide equitable and affordable housing solutions. Tiny home villages, with shared community resources and renewable energy features, offer a cost-effective and environmentally responsible approach to increasing housing inventory.

However, we must acknowledge the operational impact on HHFDC. Creating and administering a new grant program of this scale will require additional staffing and resources to ensure proper implementation, monitoring, and reporting as outlined in the bill.

Therefore, we respectfully request that the Legislature consider providing HHFDC with one full-time staff position designated as Housing Development Specialist II at an annual salary of \$170,000.00 per year, which includes benefits.

Thank you for the opportunity to testify.

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



RYAN I. YAMANE  
DIRECTOR  
KA LUNA HO'OKELE

JOSEPH CAMPOS II  
DEPUTY DIRECTOR  
KA HOPE LUNA HO'OKELE

TRISTA SPEER  
DEPUTY DIRECTOR  
KA HOPE LUNA HO'OKELE

**LATE**

STATE OF HAWAII  
KA MOKU'ĀINA O HAWAI'I  
**DEPARTMENT OF HUMAN SERVICES**  
KA 'OIHANA MĀLAMA LAWELAWE KANAKA  
Office of the Director  
P. O. Box 339  
Honolulu, Hawaii 96809-0339

February 4, 2026

TO: The Honorable Senator Stanley Chang, Chair  
Senate Committee on Housing

The Honorable Senator Glenn Wakai, Chair  
Senate Committee on Energy and Intergovernmental Affairs

FROM: Jun D. Yang, Coordinator on Homelessness

SUBJECT: **SB2232 – RELATING TO A TINY HOME GRANT PILOT PROGRAM.**

**Hearing:** February 5, 2026, Time 1:00 p.m.  
Conference Room 225 & Via Videoconference, State Capitol

**AGENCY'S POSITION:** The Statewide Office on Homelessness and Housing Solutions (SOHHS) submits this testimony with comments on SB2232, which establishes a three-year Tiny Home Grant Pilot Program within the Hawai'i Housing Finance and Development Corporation (HHFDC).

The purpose of this measure is to expand housing options by providing grant funding to counties and qualified nonprofit organizations to develop sustainable tiny home villages with shared community resources. The bill prioritizes projects serving kupuna, low-income families, Native Hawaiian beneficiaries, and individuals experiencing homelessness, and establishes clear eligibility standards, reporting requirements, and program evaluation components.

The measure also emphasizes sustainability through the inclusion of renewable energy features and shared infrastructure and encourages matching funds and partnerships with nonprofit and private entities. The pilot program includes a statewide evaluation and legislative reporting to assess outcomes and inform potential expansion.

SOHHS appreciates the intent of this bill as it is adjacent to our priorities of expanding the inventory of deeply affordable low-income housing and working in partnership with counties to address Hawai'i's housing and homelessness crisis. Hawai'i's current shortage of deeply affordable units requires innovative, scalable housing models that can be delivered more quickly and cost-effectively than traditional development alone. As seen through our Kauhale Initiative, tiny home villages when implemented with appropriate infrastructure, services, and community integration, can serve as an important component of a broader housing continuum.

Thank you for the opportunity to provide testimony and for your continued leadership in advancing solutions to Hawai'i's housing and homelessness challenges.

**SB-2232**

Submitted on: 2/2/2026 5:49:18 PM

Testimony for HOU on 2/5/2026 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keoni Shizuma	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am writing in support of this bill.

Kauhale was the traditional form of housing in traditional Native Hawaiian culture, where many small homes were near each other and families and communities lived close together. This created a sense of community, which is desperately needed today, creating a natural environment for social, mental, and physical support of each other.

While recently the kauhale term and format has mostly been used for supporting the houseless population, it is possibly a solution for all of society by bringing down the cost of homes and creating natural opportunities for community building and social network supports. The use of it solely as a solution to house the houseless was near-sighted and does not bring about the larger benefits that it can have.

My only concern for this bill, and a suggested amendment I would recommend would be to include that these tiny homes are for residential use only, not for transient accommodations, second homes, or any other accessory use other than residential.

I am interested in seeing the pros and cons of a solution like tiny home communities like this, and look forward to the results of this pilot.

Mahalo for your consideration,

Keoni Shizuma

**SB-2232**

Submitted on: 2/3/2026 7:16:35 AM

Testimony for HOU on 2/5/2026 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johnnie-Mae L. Perry	Individual	Oppose	Written Testimony Only

Comments:

COMMENT OPPOSE BUILDING ON DHHL PROPERTY

I, Johnnie-Mae L. Perry comment as above

2232 SB RELATING TO A TINY HOME GRANT PILOT PROGRAM.	HOU/EIG	CR 225 & Videoconference	Feb 5, 2026 1:00 PM
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Cindy Freitas  
makainanqi@gmail.com

**OPPOSE UNLESS AMENDED – S.B. 2232**

**RELATING TO THE TINY HOME GRANT PILOT PROGRAM**

He Mele komo a he mele aloha no na kupuna o ke au i hala Aloha mai kakou.

Aloha,

My name is Cindy Freitas and I'm a Native Hawaiian descended of the native inhabitants of Hawai'i prior to 1778 and born and raised in Hawai'i.

I am also a practitioner who still practice the cultural traditional customary practices that was instill in me by my grandparents at a young age from mauka (MOUNTAIN TO SEA) to makai in many areas.

I respectfully submit testimony **OPPOSING S.B. 2232 UNLESS AMENDED.**

S.B. 2232 establishes a three-year Tiny Home Grant Pilot Program within HHFDC and appropriates \$10,000,000. While expanding housing options for vulnerable populations is an important goal, the bill **authorizes significant public funding without essential implementation, safety, and accountability safeguards.**

**WHAT IS MISSING FROM S.B. 2232**

- **Land-use and zoning compatibility.** The bill does not require compliance with county zoning, SMA, or land-use designations, nor does it specify where tiny home villages may legally be located.
- **Infrastructure capacity standards.** There are no requirements to verify water, wastewater, drainage, road access, or fire protection capacity before siting villages.
- **Health, safety, and building code standards.** The bill omits explicit requirements for building code compliance, fire safety, ADA accessibility, and public health standards for shared facilities.
- **Resident tenure and housing stability protections.** There are no standards governing length of stay, eviction due process, or transition pathways to permanent housing.
- **Operations and maintenance funding.** The appropriation focuses on construction but does not address long-term operating costs, utilities, staffing, security, or maintenance.
- **Cultural and environmental review triggers.** The bill does not require cultural impact assessments, Chapter 343 environmental review, or burial and historic preservation safeguards.
- **County coordination and consent.** Nonprofit-led projects are not required to obtain county concurrence or coordinate with county planning, public works, or emergency services.
- **Equity and distribution standards.** The bill does not explain how funds will be allocated among counties or aligned with demonstrated need.

- **Transparent grant criteria.** HHFDC is given broad discretion without published scoring criteria, disclosure of awards, or an appeal process.
- **Liability and risk management.** The bill lacks insurance, liability allocation, and resident safety standards.
- **Effective date inconsistency.** The Act's effective date of July 1, 2050 is inconsistent with a three-year pilot program and near-term appropriation and requires correction.

## **REQUIRED AMENDMENTS (OPPOSE UNLESS ADOPTED)**

S.B. 2232 should not advance unless amended to:

1. Require **county zoning and permitting compliance**;
2. Mandate **infrastructure capacity verification**;
3. Establish **health, safety, building code, and ADA standards**;
4. Provide **resident tenure protections and transition plans**;
5. Fund or identify **long-term operations and maintenance**;
6. Require **cultural and environmental review compliance**;
7. Require **county coordination and consent**;
8. Establish **equitable distribution and transparent grant criteria**;
9. Address **liability and risk management**;
10. **Correct the effective date** to align with the pilot period.

## **CONCLUSION**

Public investments in housing must be implemented safely, transparently, and in coordination with counties and communities. Without the safeguards above, S.B. 2232 risks unintended legal, fiscal, and community impacts.

For these reasons, I **OPPOSE S.B. 2232 UNLESS AMENDED.**

Mahalo

Cindy Freitas

**SB-2232**

Submitted on: 2/4/2026 12:16:55 PM

Testimony for HOU on 2/5/2026 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sherry Pollack	Individual	Support	Written Testimony Only

Comments:

I am in strong support of SB2232 that would establish a three-year Tiny Home Grant Pilot Program within the Hawaii Housing Finance and Development Corporation.

I particularly appreciate the provision in this measure that stipulates that a tiny home village shall include:

“Renewable energy features, including solar energy and rainwater catchment systems.”

The state has previously built kauhale communities that incorporated gas appliances in the design. However, that is counterproductive as it will result in on-going expensive gas bills into the future. Moreover, studies have shown how **air pollution from gas-fired furnaces, water heaters, and stoves increases rates of respiratory illness, cardiovascular diseases, and premature death.**

These homes can and should be powered by clean, solar energy. Solar, significantly lowers energy costs for residents, while supporting Hawaii’s clean energy goals.

Please PASS this important measure.

Mahalo for the opportunity to testify.