BILL040(26)
Testimony

MISC. COMM. 458

COUNCIL

COUNCIL Meeting

Meeting Date: Nov 5, 2026 @ 10:00 AM

Support: 8

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Suzanne Young	Suzanne.Young@hicentral.com	96813
Representing:	Position:	Submitted:
Honolulu Board of Realtors	Support	Nov 2, 2026 @ 09:11 AM

Name:	Email:	Zip:
Jared Miyashiro	jtmiya@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Nov 2, 2026 @ 03:54 PM

Name:	Email:	Zip:
Eli Tsukayama	eli.tsukayama@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Nov 2, 2026 @ 08:48 PM

Testimony:

Aloha Councilmembers,

My name is Eli Tsukayama, and I am a resident at Ulana Ward Village.

Bill 40 remains insufficient, offering relief for only half of the workforce housing unit owners at Ulana. The facts and evidence affirm that retroactive home exemptions remain the most just and equitable solution to this issue, but instead we must contend with the consequences of this avoidable increased cost of home ownership.

Time was not on our side when rising interest rates tacked on hundreds to thousands of dollars onto our mortgage payments. It was not on our side when our closing dates happened to fall after the City's rigid, internally set home exemption deadline. And now, once again, it is not on our side as we face the shrinking timeline of both this fiscal year and Council term. In its current imperfect state, Bill 40 presents the best chance to provide at least some relief for the most impacted households at Ulana and insulate some future workforce housing buyers from outsized real property tax burdens. With that in mind, I reluctantly voice my support and humbly ask the Council to pass this bill.

Mahalo for your time and consideration,

Eli Tsukayama, Ulana Ward Village Resident

Name:	Email:	Zip:
Ted Kefalas	tkefalas@grassrootinstitute.org	96813
Representing:	Position:	Submitted:
Grassroot Institute of Hawaii	Support	Nov 3, 2026 @ 10:26 AM

Name:	Email:	Zip:
Kenory Khuy	kenory@hawaii.edu	96813

Representing:	Position:	Submitted:
Self	Support	Nov 3, 2026 @ 01:30 PM

Testimony:

Aloha Councilmembers,

My name is Kenory Khuy, and I am a resident at Ulana Ward Village.

Bill 40 remains insufficient, offering relief for only half of the workforce housing unit owners at Ulana. The facts and evidence affirm that retroactive home exemptions remain the most just and equitable solution to this issue, but instead we must contend with the consequences of this avoidable increased cost of home ownership.

Time was not on our side when rising interest rates tacked on hundreds to thousands of dollars onto our mortgage payments. It was not on our side when our closing dates happened to fall after the City's rigid, internally set home exemption deadline. And now, once again, it is not on our side as we face the shrinking timeline of both this fiscal year and Council term. In its current imperfect state, Bill 40 presents the best chance to provide at least some relief for the most impacted households at Ulana, such as myself, and insulate some future workforce housing buyers from outsized real property tax burdens. With that in mind, I reluctantly voice my support and humbly ask the Council to pass this bill.

Mahalo for your time and consideration,

Kenory Khuy, Ulana Ward Village Resident

Name:	Email:	Zip:
May Fan	nina2beach@yahoo.com	96817

Representing:	Position:	Submitted:
Self	Support	Nov 4, 2026 @ 08:33 AM

Testimony:

Aloha City Councilmembers,

I am writing in STRONG SUPPORT for Bill 40. Please ensure homeowners receive the $120,000 or $160,000 home exemption immediately on top of granting RESIDENTIAL status to every affordable housing unit. It is not their fault that local homeowners missed the home exemption filing deadline due to poor timing outside of their control. Passage of this bill

will support owners of future City- and State-approved affordable housing units so that they too will not be disadvantaged by a closing date after the September 30th home exemption application deadline. Thank you for your kind consideration!

Mahalo,

May Fan

Name:	Email:	Zip:
Michael Fan	mike26fan@outlook.com	96817
Representing:	Position:	Submitted:
Self	Support	Nov 4, 2026 @ 08:35 AM

Testimony:

Aloha City Councilmembers,

I am writing in STRONG SUPPORT for Bill 40. Please ensure homeowners receive the $120,000 or $160,000 home exemption immediately on top of granting RESIDENTIAL status to every affordable housing unit. It is not their fault that local homeowners missed the home exemption filing deadline due to poor timing outside of their control. Passage of this bill
will support owners of future City- and State-approved affordable housing units so that they too will not be disadvantaged by a closing date after the September 30th home exemption application deadline. Thank you for your kind consideration!

Mahalo,
Michael Fan

Name:	Email:	Zip:
Michelle K	michellek303@yahoo.com	96813
Representing:	Position:	Submitted:
Self	Support	Nov 4, 2026 @ 09:09 AM

Testimony:

Aloha Councilmembers,

My name is Michelle K., an Ulana Ward Village resident who STRONGLY SUPPORT Bill 40 and its intent to provide fair and equitable real property tax relief for myself and my neighbors.

Unfortunately, time was not on our side when rising interest rates tacked on hundreds to thousands of dollars onto our mortgage payments. It was not on our side when our closing dates occurred after the City's rigid, internally set home exemption deadline. And now, once again, it is not on our side as we face the shrinking timeline of both this fiscal year and Council term. Although there is room for improvement, Bill 40 will provide at least some relief for the most impacted households at Ulana and insulate some future workforce housing buyers from outsized real property tax burdens.

Mahalo for your time and consideration,
Michelle K.
Ulana Ward Village Resident

Honolulu Board of REALTORS®
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Testimony by Suzanne Young, CEO
Honolulu Board of REALTORS®

Bill 40 (2026), CD1
Relating to Real Property Taxation

Honolulu City Council
Tommy Waters, Chair
Andria Tupola, Vice Chair

City Council Chamber
Thursday, November 5, 2026
10:00 A.M.

Aloha Chair Waters, Vice Chair Tupola, and members of Honolulu City Council:

Thank you for the opportunity to provide testimony on Bill 40 (2026), CD1, Relating to Real Property Taxation. On behalf of our more than 6,800 members, the Honolulu Board of REALTORS® (HBR) and its City Affairs Committee, we **support** this measure.

HBR supports Bill 40 (2026), CD1, and appreciates the City Council's efforts to provide real property tax relief for eligible new owner-occupants of affordable condominium units. These households have purchased homes through programs intended to make homeownership attainable for local working families. Providing relief from higher Residential A taxes helps ensure that unexpected tax burdens do not undermine the affordability these programs are designed to provide.

The issue arises when a purchase closes after the September 30 filing deadline for the homeowner exemption. Buyers often have little control over construction schedules, the issuance of certificates of occupancy, or when a sale is recorded. As a result, eligible buyers can face higher Residential A taxes even though they occupy their homes as primary residences and are subject to affordable housing program requirements.

Bill 40, CD1, addresses this timing issue through a one-time tax remission reflecting the difference between Residential A and Residential taxes for qualifying units. HBR supports this targeted relief to ease the financial strain on affected households as they take on mortgage payments, maintenance fees, and other costs of homeownership and any amendments that provide more immediate relief for these affected owners.

As a complementary effort, HBR encourages the City Council to consider the real property tax framework holistically, including broader, neutral reforms such as a rolling or prorated exemption system or multiple filing deadlines, so that property owners are taxed fairly, based on their actual occupancy.

Thank you for allowing us to submit testimony in support.

Aloha Councilmembers,

My name is Jared Miyashiro, and I am a lifelong resident of Honolulu and a first-time homeowner at Ulana Ward Village.

Bill 40 remains insufficient, offering relief for only half of workforce housing unit owners at Ulana. The facts and evidence affirm that retroactive home exemptions remain the most just and equitable solution to this issue, but instead we must contend with the consequences of this avoidable increased cost of home ownership.

Time was not on our side when rising interest rates tacked on hundreds to thousands of dollars onto our mortgage payments. It was not on our side when our closing dates happened to fall after the City's rigid, internally set home exemption deadline. And now, once again, it is not on our side as we face the shrinking timeline of both this fiscal year and Council term. In its current imperfect state, Bill 40 presents the best chance to provide at least some relief for the most impacted households at Ulana and insulate some future workforce housing buyers from outsized real property tax burdens. With that in mind, I reluctantly voice my support and humbly ask the Council to pass this bill.

Thank you for your time and consideration,

Jared Miyashiro, Ulana Ward Village Resident

GRASSROOT INSTITUTE OF HAWAII

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Honolulu, HI 96813
808-864-1776
info@grassrootinstitute.org

Removing barriers to Hawaii's prosperity

Nov. 5, 2026, 10 a.m.
Honolulu Hale

To: Honolulu City Council
Tommy Waters, Chair
Andria Tupola, Vice Chair

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

RE: Bill 40 (2026), CD1 — RELATING TO REAL PROPERTY TAXATION

Aloha Chair Waters, Vice Chair Tupola and other members of the Council,

The Grassroot Institute of Hawaii **supports** Bill 40 (2026), CD1, which would allow buyers who purchase condo units designated as affordable housing by the state or city to immediately receive the homeowner exemption.

This bill addresses a discrepancy that arises when a homebuilder constructs an affordable housing project but does not immediately sell all of the units. The eventual owners of such units can sometimes find themselves paying property taxes in the Residential A tax class, which carries a much higher rate than the Residential class.

Even if the condo unit is in the Residential class, the homebuyer cannot immediately receive the homeowner exemption if the unit is purchased after the Sept. 31 deadline to file for the exemption, which would stick the new owners with higher tax bills for the duration of the tax year.

Residents who qualify for affordable housing tend to have lower incomes by definition. Reducing their tax bills by granting them immediate access to the Residential tax class rate and the homeowner exemption would reduce the financial strain associated with the purchase of a new home.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii