

FROM THE OFFICE OF

SENATOR STANLEY CHANG

East Honolulu Community Newsletter

September 2025

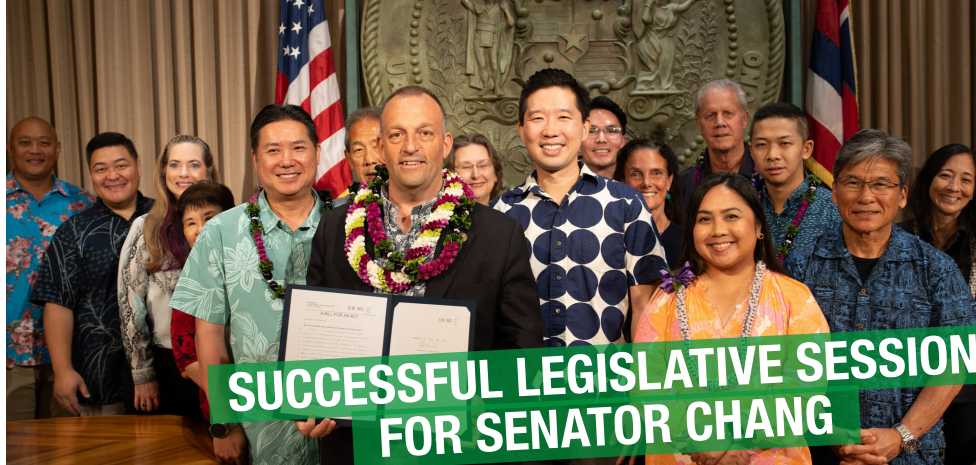


Image Credit: Hawaii State Senate

The 2025 legislative session was one of the most successful in years. Governor Green signed into law **seven bills** with Senator Chang as the first primary introducer and **60 bills** with Senator as an introducer. Additionally, several other important housing bills passed that were legislative priorities for Senator Chang, who serves as the Chair of the Senate Housing Committee.

Below are the seven bills that were signed into law with Senator Chang as the first primary introducer.

1. **SB 79, Act 311:** Requires the Department of Land and Natural Resources to determine the effect of any proposed state or county housing projects that may affect a historical property, an aviation artifact, or a burial site within 90 days, among other provisions.
2. **SB 38, Act 294:** Requires the Hawai'i Finance and Development Corporation (HHFDC) to provide counties with an opportunity to comment on certain housing development projects. Prohibits counties from imposing stricter conditions than HHFDC.
3. **SB 66, Act 295:** Allows for applicants of single-family and multi-family housing projects to apply for an expedited permit under certain conditions. Eligible applicants will not have to wait years to receive a building permit.
4. **SB 65, Act 182:** Appropriates funds to the Hawai'i Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units. This law ensures that units will be better maintained and safe for residents.
5. **SB 1263, Act 160:** Establishes procedures for expediting the review of certain residential transit-oriented development, which pose a low risk to adversely affecting historic and cultural resources, among other provisions.
6. **SB 30, Act 222:** Prohibits people under the age of 16 from driving a moped and requires moped drivers to wear a safety helmet.
7. **SB 332, Act 105:** Prohibits sellers of mortgaged properties from bundling properties at a public foreclosure sale and requires each mortgaged property to be bid on separately.

Some notable housing bills that will become law include:

1. **HB 1409, Act 159:** Promotes transit-oriented development (TOD) by



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808-586-8420

► EMAIL US

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► HANDY CONTACTS

State Pothole Hotline
808-586-7852

City Pothole Hotline
808-768-7777

State Homelessness
gov.homelessness@hawaii.gov
808-586-0193

City Homelessness
complaints@honolulu.gov
808-768-4381

Abandoned Vehicles
808-733-2530

Building Permits
808-768-8000

Poison Control
800-222-1222

Trash Collection
808-768-3200

Street Light Repair
808-768-5300

Domestic Abuse
Hotline
800-799-7233

Public Assistance
Information Line
855-643-1643

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requiring higher density residential development on county and state lands (including affordable housing units) near transit stops. The financing for TOD projects will be managed through a subaccount within the Hawai'i Housing Finance Development Corporation (HHFDC). The subaccount will enable loans to revolve every 3–5 years. Although there is no current funding, appropriating funds to the subaccount will be a priority during the 2026 legislative session.

2. **SB 739, Act 279:** Allows the Governor to negotiate land exchanges, subject to the approval by the Board of Land and Natural Resources, to acquire lands that are suitable for long-term diversified agricultural production in exchange for land for private affordable,

workforce, or other housing development.

3. **HB 529, Act 253:** Authorizes the Hawai'i Housing Finance and Development Corporation to utilize revenue bonds when obtaining a line of credit for the Bond Volume Cap Recycling Program. This ensures continuity in funding and avoids disruptions in financing housing projects.

Other housing bills that will become law include: **HB 1413, SB 1170, HB 1093, SB 576, SB 572, HB 422, HB 703, HB 1298, and SB 662.**

To learn more about Senator Chang's bills that were signed into law, please visit the [Hawai'i State Legislature website](#). You can also call the Office of Hawai'i State Senator Stanley Chang at (808) 586-8420.



Do you have a bill idea that you believe can become law? If so, you are invited to participate in Senator Chang's first Annual "There Ought to be a Law" contest!

This contest provides contestants with the opportunity to propose new state legislation during the 2026 legislative session. Your legislative proposals can include ideas related to local improvements, statewide reform, revisions to existing laws, budget requests and funding proposals, and more! Senator Chang believes that the best ideas for change come directly from our community members. As a result, he wants to elevate the voices of our community members by introducing their ideas in the state legislature.

The winner of the contest will have their idea introduced as a Senate Bill, be invited to tour the capitol, and may have the opportunity to testify at a committee hearing. [Submit your bill ideas](#) by **Wednesday, November 1, 2025.**

For more information or with questions, please contact Ruben Sierra, Office Manager for Senator Stanley Chang, at r.sierra@capitol.hawaii.gov.



REAL PROPERTY TAX CREDIT DEADLINE: SEPTEMBER 30, 2025

The City and County of Honolulu's Department of Budget and Fiscal Services reminds eligible O'ahu homeowners of the upcoming September 30, 2025 deadline to apply for the City's real property tax credit.

If you are a homeowner currently receiving this credit, you must apply every year to continue receiving the credit. If you qualify, the tax credit will be the difference of your 2025 property tax less 3% of your total gross income from 2024. The credit will be applied toward your 2026 property tax.

To be eligible you must meet the following requirements:

- Homeowners must have a [home exemption](#) for both the 2025 and 2026 tax years;
- None of the titleholders of the property

Maunalua Bay Dredging to be Completed in April 2026

Maintenance dredging and facility improvements started on July 28, 2025 at the Maunalua Bay Boat Ramp in Hawai'i Kai. The sand from dredging the boat ramp entrance channel will be reused and placed on adjacent eroded shorelines on both sides of the ramp.

Sheet pile walls will be installed to contain the reused dredge material and prevent future erosion of the shoreline. Meghan Statts, Administrator for the DLNR Division of Boating and Ocean Recreation, said that the project will "optimize ramp access and take effective erosion resistance measures." Fortunately, there will not be anticipated closures of the boat ramp or entrance channel, although intermittent interruptions may occur.

The project is estimated to be completed during April of 2026. For more information, please contact Ryan Aguilar from the Department of Land and Natural Resources at (808) 587-0396.



Image Credit: IDepartment of Land and Natural Resources

Image Credit: Hawai'i State Senator Stanley Chang

Emergency -- 911
Mental Health & Suicide Prevention Hotline -- 988
Poison Control -- (800) 222-1222
Domestic Abuse Hotline -- (800) 799-7233
Sexual Assault Hotline -- (800) 656-4673

Neglect or Abuse Reporting:
Child Protective Services -- (808) 832-5300
Child Human Trafficking Reporting -- (808) 832-1999
Adult Human Trafficking Reporting -- (888) 373-7888

City Services:
Council Chair Tommy Waters -- (808) 768-5004
Trash Collection -- (808) 768-3200
Handi-Van -- (808) 456-6565
City Pothole Hotline -- (808) 768-7777
Oahu Park & Beach Maintenance -- (808) 768-8944

Homeless and Housing Assistance:
East Honolulu Homeless Outreach (State) -- (808) 447-2865
Honolulu CORE Hotline (City) -- (808) 768-2673
East Honolulu Police Dispatch -- (808) 723-3369
Hawaii Public Housing Authority -- (808) 204-9042

Legal and Legislative Information:
Public Assistance Information Line -- (859) 643-1643
Legal Aid Society of Hawaii -- (808) 536-4302
State Capitol Public Access Room -- (808) 587-0478

Federal Issues (Passport, Immigration, etc.):
U.S. Senator Mazie Hirono -- (808) 522-8970
U.S. Senator Brian Schatz -- (808) 523-2061

Utilities:
Hawaiian Electric Company -- (808) 548-7311
Board of Water Supply -- (808) 748-5000

Food Banks:
Hawaii Food Bank -- (808) 836-3600
Fuel Food Bank -- (808) 356-2222

WE'RE HERE FOR YOU

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SENATOR STANLEY CHANG

Stanley Chang

SHARE YOUR OPINIONS WITH US NOW!

Constituents in Senate District 9 should have already received our annual mailer. This provides an opportunity to share feedback about our neighborhood and state. Constituents can share their opinion by mailing back their concerns or completing the [Digital Constituent Survey](#).

This year, constituents have raised many different issues—the need for city and state to consistently upkeep public property (roads, beach showers, drains, canals) in a timely manner. Senator Chang agrees that public property should be well maintained without significant delays. Our office will continue to -assist with these concerns. Please share locations that require maintenance, and we will follow up.

In addition, file reports with the Honolulu 311 system for City and County property maintenance through the [Department of Facility Maintenance](#). A personal account must be created. If you prefer to report via phone or email, visit the [Department of Customer Services](#). Regarding state highways, contact the [Department of Transportation](#).

In addition, constituents can always feel free to call the Office of State Senator Stanley Chang to report any issue in Senate District 9 by calling **(808) 586-8420**.

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can own other property anywhere;

- The combined gross income of all titleholders of the property cannot exceed \$80,000.

Tax credit applications are available [online](#) and at all Satellite City Halls, Hawai'i State Public Libraries, Treasury Division office, and Real Property Assessment Division office. Applicants who filed last year were mailed their applications this year.

For more information or assistance, contact the Tax Relief Office at **(808) 768-3205** or bfstaxrelief@honolulu.gov.



Last month, Senator Stanley Chang led a housing delegation to the Washington, D.C. metropolitan area and Vancouver, British Columbia, Canada. The focus: learn about efficient housing finance models and transit-oriented development (TOD) efforts, which can potentially be adopted here in Hawai'i to address our severe housing shortage.

Participants included Hawai'i State Senators and officials from the Governor's office, Hawai'i Housing Finance and Development Corporation, Hawai'i Community Development Authority, Department of Hawaiian Home Lands, County of Maui, County of Hawai'i, City & County of Honolulu, South San Francisco City Council, and local housing advocates.

In the D.C. area, the trip included meetings with officials and staff from Montgomery County, Maryland, regarding their Housing Production Fund. The meeting also included site visits to new residential developments—The Laureate, and The Lumina and Radia at Hillandale Gateway. A key takeaway was that Montgomery County, like Hawai'i, utilizes a revolving fund to finance housing development projects. However, they are to revolve funds every 3–5 years compared to about 57 years in Hawai'i. This is mostly because projects in Montgomery County charge higher rents—although still below market—and there are fewer income-restricted

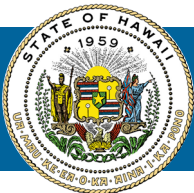
units. As a result, Montgomery County is able to build more housing at a faster pace than Hawai'i.

The delegation also met with officials from Arlington County, Virginia, regarding their smart growth development model, which focuses on transit-oriented development, or high-density residential development near transit stations. It has greatly expanded its population and workforce through high density development while mostly preserving its single family neighborhoods.

In Vancouver, British Columbia, the delegation met with officials from the BC Builds program. The meeting focused on the program's \$4 billion budget for its fast-revolving loan fund, and "rocket fuel" acceleration process for new construction financed by its fund. Delegates also met with the Squamish Nation and toured their Sen'ákw residential development project, which is projected to provide affordable housing prioritized for members of their nation while providing market rate housing to the public. Revenue generated from the project will fund social programs for the Squamish Nation. The delegation also met with TransLink, BC's public transit authority, and the City of Richmond to learn about transit-oriented development models.

Overall, there were several lessons for Hawai'i. First, we must have a faster revolving loan fund to build more housing in less time for the middle class. Second, we must have the political will to make substantial investments in our housing sector. Third, Hawai'i must leverage the Skyline transit system by developing high-density housing near transit stops. Lastly, we must work in collaboration with Native Hawaiians to stimulate residential development that will provide both affordable housing and revenue that can be used for the betterment of the Hawaiian community.

To learn more about the Hawai'i housing delegation, please contact the Office of Hawai'i State Senator at (808) 586-8420.



FROM THE OFFICE OF

SENATOR STANLEY CHANG

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