

THE SENATE
THE THIRTY-FIRST LEGISLATURE
REGULAR SESSION OF 2021

COMMITTEE ON HOUSING
Senator Stanley Chang, Chair
Senator Dru Mamo Kanuha, Vice Chair

NOTICE OF HEARING

DATE: Tuesday, February 9, 2021
TIME: 1:00PM
PLACE: Conference Room 225

THE STATE CAPITOL IS CLOSED TO THE PUBLIC DURING THE ONGOING COVID-19 PANDEMIC
To comply with social distancing requirements, only written and videoconference testimony will be accepted. If you wish to testify via videoconference you must also submit written testimony.

A live stream of all Senate Standing Committee meetings will be available on the [Senate YouTube Channel](#).

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A G E N D A

SB 4 Status & Testimony	RELATING TO INCLUSIONARY ZONING. Prohibits any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale in perpetuity to buyers who are residents of the State, are owner-occupants, and do not own any other real property. Requires each county to submit a report on inclusionary zoning requirements to the legislature every year until the regular session of 2026. Repeals the Act on 7/1/2026.	HOU, JDC
SB 10 Status & Testimony	RELATED TO AFFORDABLE HOUSING. Requires counties to adopt rules allowing religious and educational institutions to build affordable housing units on land they own regardless of current zoning restrictions.	HOU, JDC
SB 33 Status & Testimony	RELATING TO HOUSING SUPPLY PLANS. Requires each county to prepare a housing supply plan to plan for projected increases in the State's housing supply to meet housing demands of the respective county, identify and analyze existing and projected housing needs for all income levels, define the term "housing demand" including a ratio of jobs to residents to account for latent demand, and identify adequate sites for housing, including rental housing. Requires housing supply plans to be submitted to the legislature. Appropriates funds for the counties to conduct the required studies.	HOU, WAM
SB 1337 Status & Testimony	RELATING TO HOUSING DENSITY. Authorizes counties to establish a block-level upzoning program to allow homeowners within a block located in an urban district to vote to increase the housing density for their respective block.	HOU, WAM

<u>SB 39</u> <u>Status & Testimony</u>	RELATING TO HOUSING. Removes limit on eligible costs for exemption from general excise tax for development of affordable rental housing certified by the Hawaii housing finance and development corporation.	HOU, WAM
<u>SB 302</u> <u>Status & Testimony</u>	RELATING TO TAX CREDITS. Increases the amount of the tax credit for individuals and households and the adjusted gross income eligibility cap for the income tax credit for low-income household renters using tax brackets for individuals and different categories of households and providing for annual increases based on the consumer price index.	HOU, WAM
<u>SB 840</u> <u>Status & Testimony</u>	RELATING TO RENT TO BUILD EQUITY. Requires developers of housing projects that are exempt from certain laws to enter into profit-sharing agreements with the tenants of those properties.	HOU, JDC
<u>SB 1360</u> <u>Status & Testimony</u>	RELATING TO HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION. Requires the Hawaii housing finance and development corporation to award funds no later than an unspecified number of days after the deadline to file a consolidated application or no later than an unspecified number of days after the filing of a duly submitted consolidated application if no deadline has been established by the corporation.	HOU, WAM
<u>SB 779</u> <u>Status & Testimony</u>	RELATING TO HOUSING PRODUCTION. Requires each county to authorize construction for a specified number of new housing units between fiscal year 2021-2022 and 2024-2025. Reduces the amount of transient accommodation tax revenue the counties receive for failure to meet the requirements. Allows for recoupment of reduction under certain circumstances. Repeals June 30, 2025.	HOU, WAM
<u>SB 1276</u> <u>Status & Testimony</u>	RELATING TO DETACHED DWELLINGS. Requires each county to adopt ordinances authorizing detached dwelling units that meet certain minimum standards.	HOU, JDC
<u>SB 1278</u> <u>Status & Testimony</u>	RELATING TO ZONING. Allows the counties to adopt rules for the construction of fourplex dwelling units on lots where single-family dwelling units are permitted in residential areas and in a city with a population of 25,000 or more or within an urban area.	HOU, JDC

Decision Making to follow, if time permits.

All testimony received by the Hawai'i Senate is posted on the Hawai'i Legislature's website, which is accessible to the public. Please do not include private information that you do not want disclosed to the public.

Persons wishing to submit written testimony or request to testify via videoconference may do so up to 24 hours prior to the hearing.

Click [here](#) to submit **written testimony**.

If you wish to **testify via videoconference** during the hearing, please sign in to your account on the Legislature's website, then click on the "Testimony" icon on the home page. Detailed step-by-step instructions are available on the testimony submittal page. They are also posted on the Legislature's website [here](#).

Please note the following:

- The number of videoconference testifiers and/or time allotted to each testifier may be limited by the Chair when necessary to adhere to the committee hearing schedule. We may not be able to accommodate everyone who requests to testify remotely.
- Videoconference testifiers for this hearing will be limited to **1 minutes** each.

For general help navigating the committee hearing process, please contact the Public Access Room at (808) 587-0478 or par@capitol.hawaii.gov. You can also visit their website at <https://lrh.hawaii.gov/par/>.

For special assistance: The cable TV broadcast and/or live stream of this meeting will include closed captioning. If you require other auxiliary aids or services to participate in the public hearing process (i.e., interpretive services (oral or written) or ASL interpreter), or are unable to submit testimony via the website due to a disability, please contact the committee at HOUcommittee@capitol.hawaii.gov at least 24 hours prior to the hearing.

For amended notices: Measures that have been deleted are stricken through and measures that have been added are underscored. If a measure is both underscored and stricken through, that measure has been deleted from the agenda.

FOR FURTHER INFORMATION, PLEASE CALL THE COMMITTEE CLERK AT (808) 586-8420.

Senator Stanley Chang
Chair