

HOUSE OF REPRESENTATIVES
THE THIRTY-FIRST LEGISLATURE
REGULAR SESSION OF 2021

COMMITTEE ON HOUSING

Rep. Nadine K. Nakamura, Chair
Rep. Troy N. Hashimoto, Vice Chair

Rep. Henry J.C. Aquino Rep. Lisa Kitagawa
Rep. Lynn DeCoite Rep. Roy M. Takumi
Rep. Greggor Ilagan Rep. Bob McDermott

NOTICE OF HEARING

DATE: Thursday, March 18, 2021
TIME: 9:15 A.M.
PLACE: VIA VIDEOCONFERENCE
 Conference Room 423
 State Capitol
 415 South Beretania Street

THE STATE CAPITOL IS CLOSED TO THE PUBLIC DURING THE ONGOING COVID-19 PANDEMIC

Please note that the committee members will participate remotely via videoconference.
Click [here](#) to submit testimony and to testify remotely.

A live stream link of all House Standing Committee meetings will be available online
shortly before the scheduled start time.

Click [here](#) for the live stream of this meeting via YouTube.
Click [here](#) for select hearings broadcast live on 'Ōlelo Community Media for cable TV.

A G E N D A

SB 659, SD2 (SSCR926) Status	RELATING TO LOW-INCOME HOUSING TAX CREDIT. Allows the low-income housing tax credit to be allocated among the partners or members of the partnership or limited liability company earning the credit in any manner agreed to by the partners or members. Extends the increases made to the low-income housing tax credit from 12/31/2021 to 12/31/2027. Applies to taxable years beginning after 12/31/2024. Effective 7/1/2050. (SD2)	HSG, CPC, FIN
SB 607, SD3 (SSCR722) Status	RELATING TO AFFORDABLE HOUSING. Removes the construction completion deadline for the Leialii affordable housing project and Keawe street apartments. Specifies that the developer of the Keawe street apartments affordable housing project shall be responsible for all associated costs of the AIS for the footprint of the Keawe street apartments affordable housing project. (SD3)	HSG, JHA, FIN

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<u>SB 749, SD2</u> <u>(SSCR783)</u> <u>Status</u>	RELATING TO THE PUBLIC HOUSING AUTHORITY. Allows the Hawaii public housing authority to build non-subsidized housing. Effective 7/1/2050. (SD2)	HSG, CPC, FIN
<u>SB 866, SD2</u> <u>(SSCR649)</u> <u>Status</u>	RELATING TO AFFORDABLE HOUSING. Temporarily exempts affordable housing projects from specific state and county fees and exactions related to discretionary approval or ministerial permitting, except application fees; provided that the units are exclusively for qualified residents who are owner/renter occupants and own no other real property. Effective 5/6/2137. Sunsets on 6/30/2027. (SD2)	HSG, JHA, FIN
<u>SB 7, SD1</u> <u>(SSCR856)</u> <u>Status</u>	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION. Authorizes the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all development on state lands, excluding Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within a one-half mile radius of a rail transit station provided there is a transfer of any property interest, including a leasehold interest, of state lands that are within a one-half mile radius of a rail transit station. Effective 7/1/2050.	HSG, CPC, FIN
<u>SB 40, SD2</u> <u>(SSCR736)</u> <u>Status</u>	RELATING TO HOUSING. Exempts from income restrictions for-sale housing projects that are built for qualified residents, who will be owner-occupants in perpetuity, and who own no other property. Effective 5/6/2137. (SD2)	HSG, CPC, FIN
<u>SB 566, SD1</u> <u>(SSCR597)</u> <u>Status</u>	RELATING TO HOMESTEAD EXEMPTIONS. Increases the homestead exemption for all persons to \$350,000 and requires that the real property be the principal residence. (SD1)	HSG, CPC, FIN
<u>SB 1337, SD1</u> <u>(SSCR805)</u> <u>Status</u>	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. Effective 7/1/2050. (SD1)	HSG, CPC, FIN
<u>SB 468, SD1</u> <u>(SSCR968)</u> <u>Status</u>	RELATING TO SCHOOL IMPACT FEES. Repeals the school impact fee exemptions for nonresidential development and housing subject to the transient accommodations tax when seeking development in a designated school impact district requiring county subdivision approval, county building permit, or condominium property regime approval of the project. Allows Construction cost component impact fees to be used to improve or renovate existing structures for school use. Repeals the requirement that an expenditure plan for all collected impact fees be incorporated into the department of education's annual budget process. Effective 7/1/2050. (SD1)	HSG, EDN, FIN

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[SB 36, SD2](#)
[\(SSCR646\)](#)
[Status](#)

RELATING TO RENTAL DISCRIMINATION.
Prohibits discrimination, including in advertisements for available real property, based on participation in a housing assistance program, or requirements related to participation in housing assistance programs, in rental transactions and requirements. Effective 5/6/2137. (SD2)

HSG, JHA, FIN

[SB 29, SD2](#)
[\(SSCR402\)](#)
[Status](#)

PROPOSING AN AMENDMENT TO ARTICLE IX, SECTION 6, OF THE HAWAII STATE CONSTITUTION, TO REQUIRE THE STATE AND ITS POLITICAL SUBDIVISIONS TO PLAN TO PRODUCE ENOUGH HOUSING TO MEET DEMAND IN THEIR MANAGEMENT OF POPULATION GROWTH.
Amends the constitution to require the State to plan for the production of enough housing to meet demand in its management of population growth. Effective 7/1/2050. (SD2)

HSG, JHA, FIN

[SB 1388, SD2](#)
[\(SSCR720\)](#)
[Status](#)

RELATING TO THE LANDLORD-TENANT CODE.
Extends the required period for a notice of summary possession from five days to fifteen. Requires landlords to provide notice with specified terms and enter into mediation. Delays when a landlord may seek possession of a dwelling unit if the tenant schedules or attempts to schedule mediation. Requires landlords to provide the notice to mediation centers that offer free mediation for residential landlord-tenant disputes. Restricts when a landlord may exercise these remedies depending on the amount of rent due. Repeals one year after expiration of the governor's final eviction moratorium emergency supplementary proclamation related to the coronavirus disease 2019 pandemic. Effective 5/6/2137. (SD2)

HSG, CPC, FIN

DECISION MAKING TO FOLLOW

Persons wishing to offer comments should submit testimony at least **24 hours** prior to the hearing. Testimony received after this time will be stamped late and left to the discretion of the chair to consider. While every effort will be made to incorporate all testimony received, materials received on the day of the hearing or improperly identified or directed, may not be processed.

Testimony submitted will be placed on the legislative website. This public posting of testimony on the website should be considered when including personal information in your testimony.

The chair may institute a per-testifier time limit.

Committees meeting in the morning must adjourn prior to the day's Floor Session. Therefore, due to time constraints, not all testifiers may be provided an opportunity to offer verbal comments. However, remote testifiers' written submissions will be considered by the committee.

Please refrain from profanity or uncivil behavior. Violations may result in ejection from the hearing without the ability to rejoin.

The House will not be responsible for bad connections on the testifier's end.

For general help navigating the committee hearing process, please contact the Public Access Room at (808) 587-0478 or par@capitol.hawaii.gov.

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

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unable to submit testimony via the website due to a disability, please contact the committee clerk at least 24 hours prior to the hearing so that arrangements can be made.

Click [here](#) for a complete list of House Guidelines for public testimony.

FOR AMENDED NOTICES: Measures that have been deleted are stricken through and measures that have been added are bolded.

For more information, please contact the Committee Clerk at 586-8436

Rep. Nadine K. Nakamura
Chair

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