

THE SENATE  
THE THIRTY-FIRST LEGISLATURE  
REGULAR SESSION OF 2022

[COMMITTEE ON HOUSING](#)  
Senator Stanley Chang, Chair  
Senator Dru Mamo Kanuha, Vice Chair

[COMMITTEE ON GOVERNMENT OPERATIONS](#)  
Senator Sharon Y. Moriwaki, Chair  
Senator Donovan M. Dela Cruz, Vice Chair

NOTICE OF HEARING

DATE: Thursday, February 3, 2022  
TIME: 1:00pm  
PLACE: Conference Room 225 & Videoconference  
TIMESLOT: HOU

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

This policy is subject to change and may be adjusted based on evolving COVID-19 guidelines.  
Please check the Legislature's website for updates [www.capitol.hawaii.gov](http://www.capitol.hawaii.gov).

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](#).

Click [here](#) for more information about Live and On-Demand Video options.

A G E N D A

[SB 3261](#)

[Status &  
Testimony](#)

RELATING TO HOUSING.

Establishes the ALOHA homes program to develop low-cost homes on state-owned and county-owned land in urban redevelopment sites to be sold in leasehold by the Hawaii Housing Finance and Development Corporation to qualified residents. Exempts certain land from the definition of public lands. Requires Hawaii Housing Finance and Development Corporation to gain legislative approval before disposing of certain lands. Provides for the disposition of lands acquired by Hawaii Housing Finance and Development Corporation but no longer needed for the ALOHA homes program. Appropriates funds.

HOU/GVO,  
WAM/WTL

[SB 2506](#)

[Status &  
Testimony](#)

RELATING TO THE DEPARTMENT OF HOUSING.

Creates the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority under the Department of Housing for administrative purposes.

HOU/GVO, WAM

[SB 2468](#)

[Status &  
Testimony](#)

RELATING TO HOUSING DISCRIMINATION.

Allows counties to prohibit discrimination against renters based on their source of income.

HOU/GVO,  
CPN/JDC

<p><a href="#"><u>SB 2479</u></a></p> <p><a href="#"><u>Status &amp; Testimony</u></a></p>	<p>RELATING TO BROADBAND INFRASTRUCTURE.</p> <p>Requires each public housing project, dwelling unit, and state low-income housing project that is built, renovated, or reconstructed after 1/1/2023, to include all necessary broadband infrastructure necessary for tenants to have access to broadband service.</p>	<p>HOU/GVO, WAM</p>
<p><a href="#"><u>SB 2238</u></a></p> <p><a href="#"><u>Status &amp; Testimony</u></a></p>	<p>RELATING TO HOUSING SAVINGS ACCOUNTS.</p> <p>Establishes the procedures for a housing savings account system for all employees in the State.</p>	<p>HOU/GVO, WAM</p>
<p><a href="#"><u>SB 2192</u></a></p> <p><a href="#"><u>Status &amp; Testimony</u></a></p>	<p>RELATING TO HOUSING.</p> <p>Extends the timeframe given to the county councils to approve, approve with modification, or disapprove an affordable housing project submitted for review pursuant to section 201H-38(a), Hawaii Revised Statutes, from forty-five days to sixty days.</p>	<p>HOU/GVO, JDC</p>
<p><a href="#"><u>SB 2812</u></a></p> <p><a href="#"><u>Status &amp; Testimony</u></a></p>	<p>RELATING TO BONDS.</p> <p>Specifies that the allocation of the state bond ceiling to the State shall be used entirely for housing related projects. Requires counties that elect to receive their allocation to do so by resolution and specify the allocation amount requested. Removes the authorization for counties or issuers to request additional allocations of the state bond ceiling. Prioritizes projects of counties that assign their allocation back to the State over projects of counties with their own private activity bond issuance program. Requires counties or issuers that retain their allocation to submit quarterly reports on the status or use of any allocation. Requires a project to first apply to the county in which the project is located, if the county has a private activity bond issuance program, before applying to the State. Changes the dates for reverted or remaining allocations and requires certain reverted or remaining allocations to be used for housing related projects. Sunsets on 12/31/2027.</p>	<p>HOU/GVO, WAM</p>
<p><a href="#"><u>SB 2922</u></a></p> <p><a href="#"><u>Status &amp; Testimony</u></a></p>	<p>RELATING TO RURAL DISTRICTS.</p> <p>Authorizes the counties to adopt ordinances that allow up to one dwelling per quarter-acre in rural districts.</p>	<p>HOU/GVO, WAM/WTL</p>
<p><a href="#"><u>SB 3176</u></a></p> <p><a href="#"><u>Status &amp; Testimony</u></a></p>	<p>RELATING TO ZONING.</p> <p>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.</p>	<p>GVO/HOU, WAM</p>

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 **2 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](mailto:par@capitol.hawaii.gov). You can also visit their website at <https://lrb.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](mailto: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.

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Senator Sharon Moriwaki  
Chair

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Senator Stanley Chang  
Chair