

HOUSE OF REPRESENTATIVES
THE THIRTY-FIRST LEGISLATURE
REGULAR SESSION OF 2022

COMMITTEE ON HOUSING

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NOTICE OF HEARING

DATE: Thursday, March 17, 2022
TIME: 9:00AM
PLACE: VIA VIDEOCONFERENCE
 Conference Room 423
 State Capitol
 415 South Beretania Street

Click [here](#) to submit testimony and to testify remotely or in person.

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

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A G E N D A

[SB 2898, SD2](#)
[\(SSCR3052\)](#)
[Status](#)

RELATING TO COMMUNITY DEVELOPMENT.
Establishes the transit-oriented development infrastructure improvement district under the Hawaii Community Development Authority. Establishes districts to comprise and include the parcels of land within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, as determined by the transit-oriented development infrastructure improvement district board. Requires the transit-oriented development infrastructure improvement district board to develop a transit-oriented development infrastructure improvement district program to identify necessary infrastructure improvements within the district. Establishes the transit-oriented development infrastructure improvement district special fund. (SD2)

HSG, TRN, FIN



SB 2922, SD2 (SSCR2781) Status	<p>RELATING TO RURAL DISTRICTS.</p> <p>Authorizes the counties to adopt ordinances that allow up to one house per quarter-acre in rural districts. Requires the Office of Planning and Sustainable Development to conduct a study to refine rural district policies and make recommendations to facilitate the reclassification of lands from the agricultural district to the rural district. Requires reports to the Legislature. Appropriates moneys. Effective 7/1/2050. (SD2)</p>	<p>HSG, WAL, FIN</p>
SB 2504, SD2 (SSCR3060) Status	<p>RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.</p> <p>Establishes the landlord incentive program special fund to reimburse land owners who participate in certain housing voucher programs for repair costs of tenant-caused property damage when the repair costs exceed the tenant's security deposit. Makes an appropriation. Effective 7/1/2050. (SD2)</p>	<p>HSG, CPC, FIN</p>
SB 2581, SD1 (SSCR2795) Status	<p>RELATING TO AFFORDABLE HOUSING.</p> <p>Establishes as a priority guideline for the provision of affordable housing the use of lands leased to the federal government or under federal government control and that are to be returned to the State, including lands that have been used to house former military facilities, for affordable housing. Effective 7/1/2050. (SD1)</p>	<p>HSG, WAL, FIN</p>
SB 2479 (SSCR3057) Status	<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>HSG, CPC, FIN</p>
SB 2251, SD2 (SSCR3024) Status	<p>RELATING TO THE PUBLIC HOUSING AUTHORITY.</p> <p>Allows the Hawaii Public Housing Authority to develop mixed-income and mixed-financed housing projects. Prohibits the development or construction of housing projects on ceded land that is vacant on or after 1/1/2022. Effective 7/1/2050. (SD2)</p>	<p>HSG, JHA, FIN</p>
SB 879, SD1 (SSCR3162) Status	<p>RELATING TO COUNTIES.</p> <p>Gives counties jurisdiction over the infrastructure of the Department of Hawaiian Home Lands housing developments in their boundaries under specific conditions. Requires counties, under specific conditions, to commence maintenance on that certain infrastructure within sixty days. (SD1)</p>	<p>HSG, JHA, FIN</p>
SB 2877, SD1 (SSCR2947) Status	<p>RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.</p> <p>Allows a landlord or landlord's agent to charge an application screening fee at the time a rental application is processed for residential property. Caps the amount of an application screening fee at \$25 and prohibits fees to be charged for each member of a household. Requires the landlord or landlord's agent to provide a receipt for payment of the application screening fee and copy of any report obtained, if requested by the applicant, and within ten days of the applicant's request. Requires the landlord or landlord's agent to return any unauthorized fee amounts to the applicant. (SD1)</p>	<p>HSG, CPC</p>



<u>SB 3324, SD2</u> <u>(SSCR2999)</u> <u>Status</u>	RELATING TO INFRASTRUCTURE MAINTENANCE IN HOUSING SUBDIVISIONS. Establishes a working group to address the problem of infrastructure repair and maintenance in planned housing subdivisions that do not have compulsory community associations. Effective 7/1/2050. (SD2)	HSG, JHA, FIN
<u>SB 2667, SD1</u> <u>(SSCR3000)</u> <u>Status</u>	RELATING TO AFFORDABLE HOUSING. Extends the deadline for the Hawaii Housing Finance and Development Corporation to renegotiate an existing, or issue a new, ground lease for the Front Street Apartments affordable housing project before the corporation's requirement to initiate condemnation proceedings is triggered by five years. (SD1)	HSG, JHA, FIN
<u>SB 3247, SD2</u> <u>(SSCR3111)</u> <u>Status</u>	RELATING TO HAWAIIAN HOME LANDS. Requires the Department of Hawaiian Home Lands to build rental units, apartments, and rent-with-option-to-buy housing units to address the housing needs of Native Hawaiians on the waitlist for homestead leases. Effective 7/1/2050. (SD2)	HSG, JHA, FIN
<u>SB 206, SD2</u> <u>(SSCR2007)</u> <u>Status</u>	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 real estate transactions and requirements. (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, 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.

For remote testifiers, 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 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 remote 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 (808) 586-8436.

Rep. Nadine K. Nakamura
Chair

