

THE SENATE  
KA 'AHA KENEKOA

THE THIRTY-SECOND LEGISLATURE  
REGULAR SESSION OF 2023

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

NOTICE OF HEARING

DATE: Tuesday, February 14, 2023  
TIME: 1:01 PM  
PLACE: Conference Room 225 & Videoconference  
State Capitol  
415 South Beretania Street

**PHOTO ID REQUIRED FOR ENTRANCE TO THE STATE CAPITOL  
BUILDING HOURS: 7AM TO 5PM, MONDAY - FRIDAY**

Face masks are recommended while visiting the State Capitol and may be required in some offices.  
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Please check the Legislature's website for updates [www.capitol.hawaii.gov](http://www.capitol.hawaii.gov).

*The Legislature is accepting written, videoconference, and in-person testimony at public hearings.*  
A live stream of all Senate Standing Committee meetings will be available on the [Senate YouTube Channel](#).

A G E N D A

<a href="#">SB 551, SD1</a> <a href="#">(SSCR122)</a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Clarifies that notwithstanding any other law to the contrary, the Hawaii Housing Finance and Development Corporation may develop certain housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules relating to planning, zoning, and other certain standards, provided that certain conditions are met. (SD1)	HOU, JDC
<a href="#">SB 924</a> <a href="#">Status &amp; Testimony</a>	RELATING TO TAXATION. Eliminates the home mortgage interest deduction for second homes under Hawaii income tax law. Requires the amount of state revenue gained by eliminating the deduction to be deposited into the Rental Housing Revolving Fund.	HOU, WAM
<a href="#">SB 1139</a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Requires rental housing projects to maintain, in perpetuity, 50% of the project's units for certain low-income tenants in order to be eligible for the Hawaii Housing Finance and Development Corporation's rental assistance program.	HOU, WAM

<a href="#"><u>SB 1145</u></a> <a href="#"><u>Status &amp; Testimony</u></a>	RELATING TO AFFORDABLE HOUSING. Requires that Hawaii housing finance and development corporation housing projects include a restrictive covenant that the percentage of units of the housing project that are designated as affordable housing, as described in the submitted housing project application, shall be affordable housing in perpetuity.	HOU, WAM
<a href="#"><u>SB 1248</u></a> <a href="#"><u>Status &amp; Testimony</u></a>	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. Applies to new housing projects approved after July 1, 2023.	HOU, CPN/WAM
<a href="#"><u>SB 1442</u></a> <a href="#"><u>Status &amp; Testimony</u></a>	RELATING TO OHANA ZONES. Appropriates funds for the ohana zones pilot program, including expenses relating to operations, upkeep of facilities, provision of services, and administrative costs. Authorizes the issuance of general obligation bonds for the construction of facilities for the ohana zones pilot program.	HOU, WAM
<a href="#"><u>SB 1462</u></a> <a href="#"><u>Status &amp; Testimony</u></a>	RELATING TO LIMITED-PROFIT HOUSING ASSOCIATIONS. Establishes an organizational and regulatory framework for limited-profit housing associations.	HOU, CPN

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.

Please go to the Legislature's website, [www.capitol.hawaii.gov](http://www.capitol.hawaii.gov), to submit **written testimony** at least 24 hours prior to the hearing. Create a free account on the website, or sign in to an existing account, then click on the "Participate" drop down menu and select the "Submit Testimony" option to get started. While submitting your written testimony, you will be prompted to indicate if you would also like to testify at the hearing in-person or remotely via videoconference.

Please note the following:

- The number of oral 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 orally.
- Testifiers for this hearing will be limited to **1 minutes** each.

If you wish to **testify via videoconference** during the hearing, please review the detailed step-by-step instructions for testimony procedures before you submit your written testimony. Here's a direct link to the instructions: <https://capitol.hawaii.gov/docs/testimonyinstructions.pdf>

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) 586-8421.

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Senator Stanley Chang  
Chair