

THE SENATE  
KA 'AHA KENEKOA

THE THIRTY-SECOND LEGISLATURE  
REGULAR SESSION OF 2024

[COMMITTEE ON HOUSING](#)  
Senator Stanley Chang, Chair  
Senator Troy N. Hashimoto, Vice Chair

NOTICE OF HEARING

DATE: Tuesday, January 30, 2024  
TIME: 1:00 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

*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 1170</a> <a href="#">Status &amp; Testimony</a>	RELATING TO AFFORDABLE HOUSING CREDITS. Requires the counties to issue affordable housing credits for affordable housing units that are constructed pursuant to chapter 201H, Hawaii Revised Statutes. Repeals on June 30, 2031.	HOU, WAM
<a href="#">SB 1208</a> <a href="#">Status &amp; Testimony</a>	RELATING TO TAXATION. Increases the low-income household renters' income tax credit. Applies to taxable years beginning after 12/31/2022.	HOU, WAM
<a href="#">SB 1461</a> <a href="#">Status &amp; Testimony</a>	RELATING TO BUILDING INDUSTRY PROFESSIONALS. Amends the exemption from the requirement that plans and specifications for construction projects be prepared and construction observed by a licensed engineer, architect, or landscape architect to be determined by floor area of work rather than estimated cost. Exempts one- or two-storied structures that are used primarily as a residence from such requirements.	HOU, CPN
<a href="#">SB 2029</a> <a href="#">Status &amp; Testimony</a>	RELATING TO INCLUSIONARY ZONING. Prohibits any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale or rent in perpetuity to buyers or renters who are residents of the State, are owner-occupants or renters, and do not own any other real property. Requires each county to submit a report on its inclusionary zoning requirements to the Legislature every year until the Regular Session of 2029.	HOU, JDC/WAM

<p><b><a href="#">SB 2042</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO HOUSING.          Requires counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect.</p>	<p>HOU, JDC</p>
<p><b><a href="#">SB 2063</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO HOUSING.          Requires any government agency that exercises its authority to develop low- or moderate- income housing projects to process any low- or moderate-income housing project that meets the development requirements of chapter 201H, Hawaii Revised Statutes, and applicable administrative rules.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 2066</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO HOUSING.          Requires certain projects meeting the criteria of section 201H-38(a)(1), Hawaii Revised Statutes, to be exclusively for sale or rent to occupants who are Hawaii residents who own no other real property.</p>	<p>HOU, JDC</p>
<p><b><a href="#">SB 2337</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO HOUSING.          Expands the counties' authorization to exercise the same powers as the Hawaii housing finance and development corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments. Authorizes units in low- and moderate-income housing projects to be made available to households with higher incomes if there is an insufficient number of persons or families who meet income qualifying requirements. Applies to bond proceeds expended by a county after 12/31/23.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 2469</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO THE RENTAL HOUSING REVOLVING FUND.          Adds credit enhancement for construction loans to the list of permitted uses of moneys in the Rental Housing Revolving Fund. Requires the Hawaii Housing Finance and Development Corporation to adopt rules.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 2833</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO AFFORDABLE HOUSING DEVELOPMENT.          Appropriates funds to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of an unspecified number of project management III positions to aid in the development of affordable housing options in the State.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 2870</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.          Establishes a working group within the Hawaii Housing Finance and Development Corporation to identify existing mixed-use developments in Maui County that could be acquired by the Hawaii Housing Finance and Development Corporation.</p>	<p>HOU, WAM</p>

Requires the Hawaii Housing Finance and Development Corporation to hold at least one application period each year to receive applications from parties interested in applying for financing of projects to develop or improve infrastructure that is or will be used solely for certain housing projects. Requires HHFDC to adopt certain administrative rules. Declares that the general fund expenditure ceiling is exceeded. Makes an appropriation into and out of the Dwelling Unit Revolving Fund.

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) 586-8420.

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Senator Stanley Chang  
Chair

