

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

AMENDED NOTICE OF HEARING

DATE: Tuesday, February 6, 2024  
TIME: 1:15 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 M E N D E D A G E N D A

[SB 2077](#)

[Status &  
Testimony](#)

RELATING TO THE DWELLING UNIT REVOLVING FUND.  
Establishes an Interim Construction Subaccount within the Dwelling Unit Revolving Fund to be used for the interim financing of new construction projects under section 201H-43, HRS, prioritizing projects located on state or county-owned lands in counties with a population of less than five hundred thousand; provided that, for units in for-sale projects, the units shall be made available only to Hawaii residents who are owner-occupants and own no other real property.

HOU, JDC/WAM

[SB 2344](#)

[Status &  
Testimony](#)

RELATING TO HOMELESSNESS.  
Authorizes the issuance of general obligation bonds to the Hawaii Public Housing Authority for the development and construction of permanent supportive housing for certain vulnerable individuals. Requires the Hawaii Housing Finance and Development Corporation to consider any available federal low-income housing tax credits needed for construction of permanent supportive housing units.

HOU, WAM

[SB 2528](#)

[Status &  
Testimony](#)

RELATING TO TAXATION.  
Disallows dividends paid deduction for real estate investment trusts, except for real estate investment trusts that provide affordable housing in the State. Applies to taxable years beginning after 12/31/2024. Sunsets 12/31/2027.

HOU, CPN/WAM

**[Measure added  
on 02-02-24]**

**SB 3202**

[Status & Testimony](#)

**RELATING TO URBAN DEVELOPMENT.**

**Part II: Prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district. Requires the counties to allow for attached and detached additional units or accessory dwelling units but authorizes the counties to impose certain restrictions. Part III: Provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions. Part IV: Requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs. Permits the appropriate board of water supply to calculate impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility. Effective 1/1/2026.**

**HOU, WAM**

**[Measure added on 02-02-24]**

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://lrh.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