

THE SENATE
KA 'AHA KENEKOA

THE THIRTY-THIRD LEGISLATURE
REGULAR SESSION OF 2025

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

NOTICE OF HEARING

DATE: Tuesday, January 28, 2025
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

SB 27 Status & Testimony	RELATING TO HOUSING. Exempts state-financed housing developments from the requirement to obtain approval from the applicable county council.	HOU, WAM
SB 38 Status & Testimony	RELATING TO HOUSING. Prohibits the legislative body of a county from making modifications to housing development proposals that would increase the cost of the project.	HOU, JDC
SB 25 Status & Testimony	RELATING TO HOUSING. Authorizes a county to reduce the number of housing units that may be built within any portion of the county only if the county increases the number of housing units that may be built elsewhere in the county, such that there is no net loss in residential capacity.	HOU, JDC
SB 70 Status & Testimony	RELATING TO HOUSING. Requires eligible applicants of the Rental Housing Revolving Fund to be either governmental agencies or organizations that are required to use all financial surplus to develop additional housing in the State.	HOU, WAM
SB 71 Status & Testimony	RELATING TO THE RENTAL HOUSING REVOLVING FUND. Amends the preference criteria and eligibility requirements for applicant developers seeking assistance from the Rental Housing Revolving Fund.	HOU, WAM

<p>SB 163 Status & Testimony</p>	<p>RELATING TO THE RENTAL HOUSING REVOLVING FUND. Requires the Hawaii Housing Finance and Development Corporation to maximize the amount of housing built that utilizes loans from the Rental Housing Revolving Fund by prioritizing projects with the shortest projected loan repayment terms that produce the highest number of units, per dollar, per year. Repeals all other priorities and preferences for projects utilizing the RHRF.</p>	<p>HOU, WAM</p>
<p>SB 165 Status & Testimony</p>	<p>RELATING TO HOUSING. Clarifies the definition of "qualified nonprofit housing trust" to specify organizations that exclusively serve qualified residents as defined in section 201H-32, HRS.</p>	<p>HOU, WAM</p>
<p>SB 379 Status & Testimony</p>	<p>RELATING TO AFFORDABLE HOUSING. Requires that Hawaii Housing Finance and Development Corporation housing projects include a restrictive covenant that states that the units designated as affordable housing, as described in the submitted project application, shall remain as affordable housing in perpetuity. Prohibits development of affordable housing in a special flood hazard area.</p>	<p>HOU, WAM</p>
<p>SB 378 Status & Testimony</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 for use as affordable housing and commercial rental leases. Requires a report to the Legislature.</p>	<p>HOU, WAM</p>
<p>SB 414 Status & Testimony</p>	<p>RELATING TO RESTORING ACCESS TO DISASTER-AFFECTED AREAS. Requires the Hawaii Housing Finance and Development Corporation to institute proceedings to condemn certain lands in Lahaina to build a new access road from Keawe Street to the Kilohana and Kalaiola sites developed in the Villages of Leialii. Appropriates moneys into and out of the dwelling unit revolving fund for the appraisals and other preparations for the condemnation proceedings.</p>	<p>HOU, WAM/JDC</p>
<p>SB 123 Status & Testimony</p>	<p>RELATING TO TAXATION. Eliminates the home mortgage interest deduction for second homes under Hawaii income tax law. Requires reports to the Legislature.</p>	<p>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.

Please go to the Legislature's website, <https://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 minute** 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://www.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. 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 need an auxiliary aid/service or other accommodation due to a disability, please call the committee clerk at the telephone number listed below or email HOUcommittee@capitol.hawaii.gov. Requests made as early as possible have a greater likelihood of being fulfilled.

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.

Senator Stanley Chang
Chair