

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: Thursday, January 30, 2025  
TIME: 1:10 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 1229</a> <a href="#">Status &amp; Testimony</a>	RELATING TO THE DWELLING UNIT REVOLVING FUND. Makes the Dwelling Unit Revolving Fund Equity Pilot Program permanent. Allows partial or full repayment of Dwelling Unit Revolving Fund interim loans in the form of unit equity through the Dwelling Unit Revolving Fund Equity Program. Gives preference to projects developed under governmental assistance programs pursuant to section 201H-36(a)(2).	HOU, WAM
<a href="#">SB 572</a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Adds loan funds administered by Nonprofit Community Development Financial Institutions (CDFIs) for certain for-sale affordable housing projects to list of loan priorities for the Affordable Homeownership Revolving Fund. Expands use of moneys in the revolving fund to allow financing as matching funds for CDFIs to mobilize other funding sources.	HOU, WAM
<a href="#">SB 826</a> <a href="#">Status &amp; Testimony</a>	RELATING TO THE LOW-INCOME HOUSING TAX CREDIT. Clarifies housing developers that are eligible for the Low Income Housing Tax Credit.	HOU, WAM
<a href="#">SB 771</a> <a href="#">Status &amp; Testimony</a>	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION. Repeals the requirement that the Chairperson of the Hawaii Housing Finance and Development Corporation Board of Directors be a public member. Repeals the prohibition that certain ex officio board members shall not be eligible to serve as Chairperson of the HHFDC Board of Directors.	HOU, JDC

<a href="#"><b>SB 749</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Requires rental housing projects to maintain, in perpetuity, fifty per cent of the project's units for certain low-income tenants to be eligible for assistance under the Hawaii Housing Finance and Development Corporation's rental assistance program.	HOU, WAM
<a href="#"><b>SB 576</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO FINANCIAL ADMINISTRATION. Amends the requirements of legislative reports to be submitted by the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation. Amends the scope of moneys to be deposited into and the purposes of the public housing special fund. Exempts expenditures of the public housing special fund from appropriation and allotment by the legislature, subject to certain requirements.	HOU, WAM
<a href="#"><b>SB 602</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY. Includes any parcels owned by the Hawaii Public Housing Authority as areas that may be closed to the public. Specifies required signage.	HOU, JDC
<a href="#"><b>SB 491</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Establishes the Accessory Dwelling Unit Financing and Deed Restriction Program to allocate funds to the counties to provide grants to eligible homeowners or homebuyers to finance construction costs, development costs, and non-reoccurring closing costs associated with the construction of an accessory dwelling unit and purchase deed restrictions on such property.	HOU, WAM
<a href="#"><b>SB 490</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Establishes the Kamaaina Homes Program to provide funding to the counties to purchase voluntary deed restrictions from eligible homeowners or homebuyers.	HOU, WAM
<a href="#"><b>SB 31</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO PROPERTY. Allows a person who discovers a recorded discriminatory restrictive covenant to take certain actions without liability, to invalidate the covenant. Defines discriminatory restrictive covenant.	HOU, CPN/JDC
<a href="#"><b>SB 156</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO HOUSING. Requires certain landlords to provide a specified notice to a tenant regarding the tenant's potential right to purchase the property, under certain conditions. Allows tenants, families, local governments, affordable housing nonprofits, and community land trusts forty-five days to match or beat the best bona fide offer to buy an eligible affordable housing property.	HOU, CPN/JDC
<a href="#"><b>SB 456</b></a> <a href="#">Status &amp; Testimony</a>	RELATING TO BED BUGS. Prohibits landlords, including those operating in public housing and educational dorm settings, from renting a dwelling unit that the landlord knows has a current bed bug infestation. Establishes procedures that landlords shall take upon receiving notice of an actual or suspected bed bug infestation.	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, <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](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 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](mailto: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.

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Senator Stanley Chang  
Chair