

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, February 4, 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 1169](#)**

[Status &  
Testimony](#)

RELATING TO COMMUNITY LAND TRUSTS.  
Authorizes the Hawaii Housing Finance and Development Corporation to establish a five-year community land trust equity pilot program to provide community land trusts with a line of credit to fund the acquisition, rehabilitation, renovation, or construction of housing for low- to moderate-income households and report to the Legislature regarding the pilot program. Appropriates moneys from the Dwelling Unit Revolving Fund for establishment of the pilot program.

HOU, WAM

**[SB 1200](#)**

[Status &  
Testimony](#)

RELATING TO WORKFORCE HOUSING.  
Establishes the Workforce Housing Regulatory Sandbox Program within the Hawaii Housing Finance and Development Corporation. Establishes an Advisory Council within the Workforce Housing Regulatory Sandbox Program to advise on environmental and cultural practices within specific developments. Requires annual reports to the Legislature. Appropriates funds. Repeals 6/30/2030.

HOU, WAM

**[SB 511](#)**

[Status &  
Testimony](#)

RELATING TO HOUSING.  
Clarifies that approval for certain housing projects seeking exemptions from planning and development laws and rules shall be granted by the appropriate county legislative body, rather than the Hawaii Housing Finance and Development Corporation. Requires the HHFDC to work in conjunction with the counties to ensure state-approved affordable housing developments conform to county general plans and growth policies.

HOU, WAM

<p><b><a href="#">SB 1283</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO HOUSING ASSISTANCE.  Establishes the Emergency Home Loan Assistance Revolving Fund to be administered by the Hawaii Housing Finance and Development Corporation. Establishes terms for loans issued from the Revolving Fund. Requires annual reports to the Legislature. Appropriates funds.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 612</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>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, 2025.</p>	<p>HOU, CPN/WAM</p>
<p><b><a href="#">SB 944</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO THE LOW-INCOME HOUSING TAX CREDIT.  Authorizes a partner or member in a partnership or limited liability company that has been allocated a low-income housing tax credit to further allocate the credit or transfer, sell, or assign up to one hundred per cent of the tax credit, under certain conditions. Extends the sunset date for certain provisions of the Low-Income Housing Tax Credit for low-income buildings.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 1413</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.  Allows the Hawaii Public Housing Authority (HPHA) to sell, donate, or dispose of property abandoned or seized in federal public housing projects. Requires the HPHA to notify the known owner of the abandoned or seized property. Creates procedures for persons entitled to the abandoned or seized property.</p>	<p>HOU, JDC</p>
<p><b><a href="#">SB 1412</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.  Clarifies the Hawaii Public Housing Authority's powers relating to housing projects.</p>	<p>HOU, JDC</p>
<p><b><a href="#">SB 1632</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO AFFORDABLE HOUSING.  Requires the Department of Business, Economic Development, and Tourism, to establish a comprehensive action plan to establish a local housing market in Hawaii. Appropriates moneys.</p>	<p>HOU, WAM</p>
<p><b><a href="#">SB 1033</a></b>  <a href="#">Status &amp; Testimony</a></p>	<p>RELATING TO TAXATION.  Establishes an excise tax on certain taxpayers who own excess single-family residences for failure to sell those residences. Establishes and allocates excise tax revenues to the Housing Downpayment Trust Fund.</p>	<p>HOU, WAM/JDC</p>

**SB 1131**

[Status & Testimony](#)

RELATING TO TAXATION.

HOU, WAM/JDC

Imposes an excise tax on certain hedge funds failing to dispose of excess single-family residences, escalating over a ten-year period. Imposes a tax on any newly acquired single-family residences by a hedge fund. Makes certain exemptions. Requires the Department of Taxation to establish a certification process to ensure buyers of homes sold by hedge funds are not major investors in residential real estate. Establishes the Housing Down Payment Trust Fund to be administered by the Hawaii Housing Finance and Development Corporation to provide grants to establish new or supplement existing programs that provide down payment assistance to families purchasing homes within the State. Allocates collected tax revenue and penalties paid by hedge funds to the Housing Down Payment Trust Fund. Applies to taxable years beginning after 12/31/2025.

**SB 1263**

[Status & Testimony](#)

RELATING TO HISTORIC PRESERVATION.

HOU, JDC

Creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit oriented development zones that have a low risk of affecting historically significant resources. Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project. Creates a ninety-day limit to concur or not concur with project effect determinations. Provides that projects with written concurrence are exempt from further review unless there is a significant change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area.

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.

---

Senator Stanley Chang  
Chair