

HOUSE OF REPRESENTATIVES
THE THIRTY-THIRD LEGISLATURE
REGULAR SESSION OF 2025

COMMITTEE ON HOUSING

Rep. Luke A. Evslin, Chair
Rep. Tyson K. Miyake, Vice Chair

Rep. Elle Cochran
Rep. Tina Nakada Grandinetti
Rep. Darius K. Kila
Rep. Lisa Kitagawa
Rep. Trish La Chica
Rep. Christopher L. Muraoka
Rep. Elijah Pierick

NOTICE OF HEARING

DATE: Wednesday, January 29, 2025
TIME: 9:15 AM
PLACE: VIA VIDEOCONFERENCE
Conference Room #430
State Capitol
415 South Beretania Street

Click [here](#) to submit testimony and to testify remotely or in person.

A live stream link of all House Standing Committee meetings will be available online shortly before the scheduled start time.

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A G E N D A

[HB 606](#)
[Status](#)

RELATING TO THE DEPARTMENT OF HAWAIIAN
HOMELANDS.
Extends the Act 279 Special Fund to 6/30/2028. Deposits funds into the Act 279 Special Fund and appropriates funds out of the Special Fund for the Department of Hawaiian Homelands to eliminate its waitlist. Requires the Department of Hawaiian Home Lands to submit a strategic plan detailing the anticipated uses of the funds appropriated. Requires an annual report.

HSG, JHA, FIN

[HB 1086](#)
[Status](#)

RELATING TO HOUSING.
Exempts any development of homestead lots or housing for the Department of Hawaiian Home Lands from general excise and use taxes.

HSG, JHA, FIN



HB 1408 Status	RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS. Allows the Department of Hawaiian Home Lands to utilize the Dwelling Unit Revolving Fund as collateral when the Department acts as an eligible borrower for a loan agreement under section 184A of the Housing and Community Development Act of 1992, as amended. Appropriates funds.	HSG, JHA, FIN
HB 739 Status	RELATING TO HOUSING. Establishes the Kamaaina Homes Program to provide funding to the counties to purchase voluntary deed restrictions from eligible homeowners or homebuyers.	HSG, JHA, FIN
HB 740 Status	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.	HSG, JHA, FIN
HB 949 Status	RELATING TO THE LOW-INCOME HOUSING TAX CREDIT. Clarifies that a partner or member that is a partnership or limited liability company that has been allocated a low-income housing tax credit may either further allocate the credit or transfer, sell, or assign all or a portion of the credit to any taxpayer. Extends the sunset date of Act 129, Session Laws of Hawaii 2016, relating to the low-income housing tax credit, from 12/31/2027 to 12/31/2032.	HSG, ECD, FIN
HB 916 Status	RELATING TO THE LOW-INCOME HOUSING TAX CREDIT. Allows tax credits claimed under the state low-income housing tax credit program to be used to offset taxes imposed by the state transient accommodations tax law. Specifies that tax credit amounts applied to state transient accommodations taxes be limited to state transient accommodations taxes imposed in the same county in which the qualified low-income building is located.	HSG, TOU/ECD, FIN
HB 1298 Status	RELATING TO HOUSING. Requires the Hawaii Housing Finance and Development Corporation to establish a Government Employee Housing Revolving Fund Program and Government Employee Ninety-Nine Year Leasehold Rent-to-Own Program. Establishes the Government Employee Housing Revolving Fund. Appropriates funds.	HSG, LAB, FIN
HB 1317 Status	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.	HSG, WAL, FIN



<u>HB 1325</u> <u>Status</u>	RELATING TO HOUSING. Requires developers developing an affordable housing project under HHFDC to assist certain tenants who are subject to displacement or eviction by the proposed project by: granting those tenants the right of first refusal of a comparable unit in the housing project at an affordable rate; establishing a fund to provide relocation benefits; providing information, either directly or through a contracted service, on how to obtain assistance and exercise the right of first refusal; and establishing procedures to maintain communication with those tenants.	HSG, CPC, JHA
<u>HB 1409</u> <u>Status</u>	RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Establishes what constitutes transit-oriented development and incentivizes development in county-designated transit-oriented development areas or zones. Prioritizes the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units.	HSG, WAL, FIN
<u>HB 1410</u> <u>Status</u>	RELATING TO HOUSING. Establishes the Supportive Housing Special Fund. Restructures the conveyance tax to a marginal rate system and adjusts the tax for multifamily properties to reflect value on a per-unit basis. Allocates revenues from conveyance tax collections to the Supportive Housing Special Fund. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas that meet minimum standards of transit-supportive density.	HSG, WAL, FIN
<u>HB 1451</u> <u>Status</u>	RELATING TO AFFORDABLE HOUSING. Establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. Appropriates moneys.	HSG, WAL, FIN
<u>HB 286</u> <u>Status</u>	RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM. Updates the Individual Housing Account statute to reflect the current cost of housing down-payments more accurately.	HSG, ECD, FIN

DECISION MAKING TO FOLLOW

Persons wishing to offer comments should submit testimony at least **24 hours** prior to the hearing. Testimony received after this time will be stamped late and left to the discretion of the chair to consider. While every effort will be made to incorporate all testimony received, materials received on the day of the hearing or improperly identified or directed, may not be processed.

Testimony submitted will be placed on the legislative website. This public posting of testimony on the website should be considered when including personal information in your testimony.

The chair may institute a per-testifier time limit.



Committees meeting in the morning must adjourn prior to the day's Floor Session. Therefore, due to time constraints, not all testifiers may be provided an opportunity to offer verbal comments. However, written submissions will be considered by the committee.

Please refrain from profanity or uncivil behavior. Violations may result in ejection from the hearing without the ability to rejoin.

For remote testifiers, the House will not be responsible for bad connections on the testifier's end.

For general help navigating the committee hearing process, please contact the Public Access Room at (808) 587-0478 or par@capitol.hawaii.gov.

The livestream and/or cable TV broadcast of this meeting will include closed captioning. If you need an auxiliary aid/service or other accommodation (including oral, written, or ASL interpretive services) or are unable to submit testimony via the website due to a disability, please contact the committee clerk at (808) 586-6270. Requests made as early as possible have a greater likelihood of being fulfilled.

Click [here](#) for a complete list of House Guidelines for remote testimony.

FOR AMENDED NOTICES: Measures that have been deleted are stricken through and measures that have been added are bolded.

For more information, please contact the Committee Clerk at (808) 586-6270

Rep. Luke A. Evslin
Chair

