

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

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Rep. Darius K. Kila
Rep. Lisa Kitagawa
Rep. Trish La Chica
Rep. Christopher L. Muraoka
Rep. Elijah Pierick

NOTICE OF HEARING

DATE: Wednesday, March 12, 2025
TIME: 9:00 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.

Click [here](#) for the live stream of this meeting via YouTube.

A G E N D A

[SB 26, SD2](#)
[\(SSCR1008\)](#)
[Status](#)

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; conduct a study; and make certain recommendations. Requires a report to the Legislature. Appropriates moneys. Effective 7/1/2050. (SD2)

HSG, WAL, FIN

[SB 66, SD2](#)
[\(SSCR991\)](#)
[Status](#)

RELATING TO HOUSING.
Requires counties to grant building permits within sixty days if the completed application is stamped and certified by a licensed engineer and architect and other certain conditions are met. Effective 4/23/2057. (SD2)

HSG, WAL, JHA



[SB 332, SD1](#)
[\(SSCR1031\)](#)
[Status](#)

RELATING TO FORECLOSURES.

Prohibits sellers of foreclosed homes from bundling properties at a public sale and requires each foreclosed home to be sold separately. Specifies that the sale of a foreclosed property is not final until either fifteen days after the public sale or forty-five days if an eligible bidder submits a subsequent bid or written notice of intent to submit a subsequent bid. Effective 7/1/2050. (SD1)

HSG, CPC, JHA

[SB 414, SD2](#)
[\(SSCR1005\)](#)
[Status](#)

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 funds out of the Major Disaster Fund for the appraisals and other preparations for the condemnation proceedings. Effective 7/1/2050. (SD2)

HSG, PBS, FIN

[SB 1002, SD2](#)
[\(SSCR886\)](#)
[Status](#)

RELATING TO AFFORDABLE HOUSING.

Beginning 7/1/2027, requires the State Historic Preservation Division of the Department of Land and Natural Resources to contract its review of proposed state projects, and projects affecting historic properties to third-party consultants if the projects involve the development of affordable housing and the division, after an initial evaluation, determines it will not be able to complete its review within 60 days. Establishes requirements for qualified third-party consultants providing review services. Requires the project proponent to pay for the reasonable fee requirements of the third-party consultant. Allows the project proponent to contract or sponsor with any county, housing authority, non-profit organization, or person, to meet the third-party consultant fee requirement. Requires the Department of Land and Natural Resources to publish a draft of its proposed rules within 1 year, and within 1 year thereafter, present its proposed final rules to the Board of Land and Natural Resources. Appropriates funds. Effective 7/1/2050. (SD2)

HSG, WAL, FIN

[SB 1263, SD2](#)
[\(SSCR904\)](#)
[Status](#)

RELATING TO HISTORIC PRESERVATION.

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-calendar-day limit for the Department of Land and Natural Resources to concur or not concur with project effect determinations, under certain conditions. Establishes certain requirements for the notification and submission of projects under historic preservation law. Provides that projects with written concurrence are exempt from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area, under certain conditions. Requires community development districts and state or county housing projects to undergo a programmatic review. Effective 4/23/2057. (SD2)

HSG, WAL, JHA



<u>SB 576, SD1</u> <u>(SSCR729)</u> <u>Status</u>	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. Effective 7/1/2050. (SD1).	HSG, FIN
<u>SB 942, SD1</u> <u>(SSCR807)</u> <u>Status</u>	RELATING TO RENTAL APPLICATIONS. Prohibits a landlord from rejecting a rental application solely due to an applicant's inability to provide a recent paycheck; provided that the landlord may require the applicant to provide evidence dated within thirty days of the application demonstrating the applicant has sufficient unearned income or liquid assets to cover the rental costs. Effective 7/1/2050. (SD1)	HSG, CPC
<u>SB 1413, SD1</u> <u>(SSCR1030)</u> <u>Status</u>	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY. Allows the Hawaii Public Housing Authority 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. Establishes procedures for persons entitled to the abandoned or seized property. (SD1)	HSG, JHA
<u>SB 25, SD1</u> <u>(SSCR994)</u> <u>Status</u>	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. Effective 4/23/2057. (SD1)	HSG, JHA
<u>SB 31, SD2</u> <u>(SSCR895)</u> <u>Status</u>	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. Effective 7/1/2050. (SD2)	HSG, JHA
<u>SB 801, SD1</u> <u>(SSCR719)</u> <u>Status</u>	RELATING TO MANAGING AGENTS. Requires managing agents for residential condominium properties with more than one hundred units located in a county with a population greater than 500,000 to possess a community association manager credential from a recognized nationwide community association management industry trade group. Effective 7/1/2050. (SD1)	HSG, CPC

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) 586-6269. 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) 586-6269.

Rep. Luke A. Evslin
Chair

