

THE SENATE  
KA 'AHA KENEKOA

THE THIRTY-THIRD LEGISLATURE  
REGULAR SESSION OF 2025

[COMMITTEE ON WATER AND LAND](#)

Senator Lorraine R. Inouye, Chair  
Senator Brandon J.C. Elefante, Vice Chair

[COMMITTEE ON HOUSING](#)

Senator Stanley Chang, Chair  
Senator Troy N. Hashimoto, Vice Chair

NOTICE OF HEARING

DATE: Tuesday, March 18, 2025  
TIME: 1:05 PM  
PLACE: Conference Room 225 & Videoconference  
State Capitol  
415 South Beretania Street  
TIMESLOT: HOU

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

[HB 1409, HD1](#)

[\(HSCR1123\)](#)

[Status &  
Testimony](#)

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.  
Amends the funding priorities of the Rental Housing Revolving Fund to incentivize development in areas that satisfy transit-supportive density requirements. Allocates a minimum percentage of Rental Housing Revolving Fund moneys for certain mixed-income rental housings projects. Requires the Transit-Oriented Development Infrastructure Improvement District Board to consider the infrastructure needs of transit-supportive density requirements. Requires the strategic plan developed by the Hawaii Interagency Council for Transit-Oriented Development to delineate county-designated transit-oriented development areas for each county. Effective 7/1/3000. (HD1)

HOU/WTL, WAM

[HB 830, HD2](#)

[\(HSCR1038\)](#)

[Status &  
Testimony](#)

RELATING TO HISTORIC PRESERVATION REVIEWS.  
Requires the Department of Land and Natural Resources to contract its review of proposed state projects, projects on privately owned historic property, and projects affecting historic properties to third-party consultants if the Department is unable to complete its review within sixty days. Authorizes the Department to assess the cost of the third-party consultant to the project proponent. Effective 7/1/3000. Sunsets 6/30/2031. (HD2)

WTL/HOU, WAM

[HB 826, HD2](#)

[\(HSCR1163\)](#)

[Status &  
Testimony](#)

RELATING TO HOUSING.

Authorizes a county planning commission, by special permit, to permit land uses exclusively providing residential housing for purposes of agricultural workforce housing, long-term rental, or workforce fee simple ownership in an agricultural district, under certain conditions. Repeals 6/30/2035. Effective 7/1/3000. (HD2)

WTL/HOU, JDC

[HB 732, HD2](#)

[\(HSCR1094\)](#)

[Status &  
Testimony](#)

RELATING TO SHORELINE MANAGEMENT AREAS.

Allows single-family residences that are less than 3,500 square feet in floor area and not part of a larger development, regardless of development valuation, to be eligible for a special management area minor permit. Increases the valuation of development that determines the necessity of a special management area minor permit or special management area use permit to \$750,000 and requires that amount to be adjusted every five years for inflation. Effective 7/1/3000. (HD2)

WTL/HOU, JDC

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 **2 minutes** 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://lrh.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 [WTLcommittee@capitol.hawaii.gov](mailto:WTLcommittee@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) 586-7335.

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Senator Stanley Chang  
Chair

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Senator Lorraine R. Inouye  
Chair