

HOUSE OF REPRESENTATIVES
THE THIRTY-THIRD LEGISLATURE
REGULAR SESSION OF 2026

COMMITTEE ON HOUSING

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

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

AMENDED NOTICE OF HEARING

DATE: Friday, February 13, 2026
TIME: 9:00 a.m.
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 M E N D E D A G E N D A

The following measure(s) has been **ADDED** to the agenda: **HB1593**

The following measure(s) has been **DELETED** from the agenda: **HB1743, HB2122, HB1756, HB1837, HB1729**

[HB 1604, HD1](#)
[\(HSCR7-26\)](#)
[Status](#)

RELATING TO AGRICULTURAL WORKFORCE HOUSING.
Establishes an Agricultural Workforce Housing Working Group within the Department of Agriculture and Biosecurity to address the shortage and challenges of agricultural workforce housing in the State. Requires reports to the Legislature. Appropriates funds. Effective 7/1/3000. (HD1)

AGR, HSG, FIN

[HB 1713](#)
[Status](#)

RELATING TO SCHOOL IMPACT FEES.
Clarifies the application of exemptions for certain affordable housing projects, including exempting new residential developments of fewer than one hundred dwelling units, from school impact fee requirements. Repeals 7/1/2029.

HSG, FIN



[HB 1722](#)
[Status](#)

RELATING TO RESIDENTIAL CONDOMINIUMS.
Clarifies the Ninety-Nine Year Leasehold Program to: (1) Require at least sixty per cent of the residential condominium units within urban redevelopment sites to be set aside for owner-occupied residential use for not less than ten years from the date of initial purchase of the unit; (2) Amend eligibility requirements to buy or own a residential condominium unit within an urban redevelopment site to allow an individual to own other real property; (3) Amend the term "owner-occupied residential use" to include the renting or subleasing by the owner of a residential condominium unit to any tenant or sublessee of any kind; and (4) Allow the sale of up to forty per cent of residential condominium units to qualified residents if there are units available after being advertised for sale for more than sixty days. Effective 7/1/2050.

HSG, CPC

[HB 2270](#)
[Status](#)

RELATING TO THE DOWNPAYMENT LOAN ASSISTANCE PROGRAM.
Amends the Downpayment Loan Program, administered by the Hawaii Housing Finance and Development Corporation, to align with federal requirements and enhance assistance for low- and moderate-income first-time homebuyers.

HSG, FIN

[HB 2401](#)
[Status](#)

RELATING TO THE RENTAL HOUSING REVOLVING FUND.
Authorizes the Rental Housing Revolving Fund to be used to provide loans or grants to eligible individuals to purchase rental units.

HSG, FIN

[HB 2515](#)
[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. Establishes a position. Requires annual reports to the legislature. Appropriates funds. Repeals 6/30/2031.

HSG, FIN

[HB 1979, HD1](#)
[\(HSCR28-26\)](#)
[Status](#)

RELATING TO ENVIRONMENTAL REVIEW.
Shortens the period for certain judicial proceedings involving environmental assessments and environmental impact statements on actions that propose the use of land for, or construction of, affordable housing or clean energy projects must be initiated. Specifies that appeals from environmental courts that involve actions that propose the use of land for, or construction of, affordable housing or clean energy projects meet one of the grounds for transfer to the Supreme Court and prohibits any court from awarding attorneys' fees in these judicial proceedings. Effective 7/1/3000. (HD1)

EEP, HSG, JHA

[HB 1593](#)
[Status](#)

RELATING TO AFFORDABLE HOUSING.
Requires, for any affordable rental housing development project that receives financing or any financial assistance from the Hawaii Housing Finance and Development Corporation, that the Corporation require the housing development lease or occupancy agreement to allow residents to own or otherwise maintain one or more common household pets.

HSG, CPC



[HB-1743](#)
[Status](#)

~~RELATING TO THE OWNER-BUILDER EXEMPTION.~~
~~Repeals the leasing restriction on owner-builders who obtain an owner-builder exemption to act as their own contractor and who build or improve residential or farm buildings or structures on property they own or lease and do not offer the buildings or structures for sale. Requires an owner or lessee to provide signed written notice that a residential structure offered for lease or sublease was built or improved by an individual who is not a licensed contractor.~~

~~HSG, CPC~~

[HB-2122, HD1](#)
[\(HSCR24-26\)](#)
[Status](#)

~~RELATING TO TEACHER HOUSING.~~
~~Establishes the Teacher Housing Assistance Program to provide housing vouchers to certain eligible teachers. Appropriates funds out of the Teachers' Housing Revolving Fund. Effective 7/1/3000. (HD1)~~

~~EDN, HSG, FIN~~

[HB-1756](#)
[Status](#)

~~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, FIN~~

[HB-1837](#)
[Status](#)

~~RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM.~~
~~For taxable years beginning 1/1/2027, increases the maximum annual deduction for contributions to, and maximum account levels for, individual housing accounts.~~

~~HSG, FIN~~

[HB-1729](#)
[Status](#)

~~RELATING TO TAXATION.~~
~~Disallows the home mortgage interest deduction for second homes under state income tax law.~~

~~HSG, 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.

HEARING HSG 02-13-26.DOCX



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 586-6207. 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) 586-6207.

Rep. Luke A. Evslin
Chair

