

HOUSE OF REPRESENTATIVES
THE THIRTY-SECOND LEGISLATURE
REGULAR SESSION OF 2023

COMMITTEE ON HOUSING

Rep. Troy N. Hashimoto, Chair
Rep. Micah P.K. Aiu, Vice Chair

Rep. Luke A. Evslin Rep. Richard H.K. Onishi
Rep. Darius K. Kila Rep. Chris Todd
Rep. Lisa Kitagawa Rep. Lauren Matsumoto
Rep. Lisa Marten

NOTICE OF HEARING

DATE: Wednesday, March 15, 2023
TIME: 9:00AM
PLACE: VIA VIDEOCONFERENCE
 Conference Room 312
 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

[SB 330, SD2](#)
[\(SSCR1050\)](#)
[Status](#)

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.
Authorizes the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all development on state lands, excluding the Stadium Development District and lands under Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, which shall be triggered by a proposed development or proposed transfer of fee simple or leasehold property interest. Requires state departments or agencies to provide sixty days advance written notice of any approval of a proposed development or proposed transfer of such lands. Effective 7/1/2050. (SD2)

HSG, CPC, FIN



[SB 763, SD2](#)
[\(SSCR1113\)](#)
[Status](#)

RELATING TO AFFORDABLE HOUSING.
Temporarily exempts affordable housing projects from specific state and county fees and exactions related to discretionary approval or ministerial permitting, except application fees payable to the Hawaii Housing Finance and Development Corporation and the rates and fees of the various boards of water supply; provided that the units are exclusively made available to certain qualified residents who are owner or renter occupants and own no other real property. Effective 3/22/2075. Repeals 6/30/2028. (SD2)

HSG, JHA, FIN

[SB 866, SD1](#)
[\(SSCR889\)](#)
[Status](#)

RELATING TO HOUSING.
Clarifies that the eligibility for the general excise tax exemption includes the nonreceipt of financing from the Hawaii Housing and Finance and Development Corporation. Allows certain affordable rental housing projects to receive a waiver of various development fees from a county. Removes the limit on the type of costs eligible for exemption from the general excise tax for development of affordable rental housing certified by the Hawaii Housing Finance and Development Corporation. Effective 7/1/2050. (SD1)

HSG, ECD, FIN

[SB 1352, SD2](#)
[\(SSCR1035\)](#)
[Status](#)

RELATING TO HOUSING.
Authorizes counties to promote certain labor standards through zoning ordinances. Includes off-site construction of a public work project under Hawaii's law on the wages and hours of employees on public works. Requires that all orders from the Governor to set aside public lands for the development of affordable housing contain a provision that the construction of the development be subject to Hawaii's law on the wages and hours of employees on public works. Effective 7/1/2050. (SD2)

HSG, WAL, FIN

[SB 1596, SD1](#)
[\(SSCR1031\)](#)
[Status](#)

RELATING TO SCHOOL CAMPUSES.
Establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the School Facilities Authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui, which shall be administered by the Hawaii Public Housing Authority after the construction. Requires the School Facilities Authority and Department of Education to submit joint reports to the Legislature. Effective 7/1/2050. (SD1)

HSG, EDN, FIN

[SB 1206, SD2](#)
[\(SSCR1011\)](#)
[Status](#)

RELATING TO DEPOSITS OF PUBLIC FUNDS.
Authorizes the Director of Finance to exempt a depository from the requirement to pay all deposits of public funds upon demand, under the condition that the depository has provided loans with below-market interest rates and longer terms for housing projects where all dwelling units are exclusively reserved for owner-occupants who own no other real property and are residents of the State. Effective 7/1/2050. (SD2)

HSG, CPC, FIN



SB 1040, SD2 (SSCR953) Status	<p>RELATING TO HOMELESSNESS.</p> <p>Requires the Department of Hawaiian Home Lands to establish the Rent-With-Option-To-Purchase Pilot Program on the Leeward Coast of Oahu to provide rent-with-option-to-purchase individual or shared micro housing units and services to native Hawaiian beneficiaries who are homeless, or threatened with homelessness, and who are on the Department of Hawaiian Home Lands waiting list. Appropriates funds. Effective 7/1/2050. (SD2)</p>	<p>HSG, JHA, FIN</p>
SB 393, SD1 (SSCR931) Status	<p>RELATING TO THE LANDLORD-TENANT CODE.</p> <p>Until 12/31/2024, extends the period for a notice of termination of the rental agreement from 5 business days to 15 calendar days; requires landlords to engage in mediation and delay filing an action for summary possession if a tenant schedules or attempts to schedule a mediation; requires landlords to include specific information in the fifteen-calendar day notice provided to tenants and certain mediation centers. Appropriates moneys. Effective 7/1/2050. (SD1)</p>	<p>HSG, CPC, FIN</p>
SB 764, SD1 (SSCR755) Status	<p>RELATING TO AFFORDABLE HOUSING.</p> <p>Allows a bank to invest, in aggregate, up to two per cent of the bank's total assets in limited partnerships, limited liability partnerships, limited liability companies, and corporations formed to invest in affordable housing residential properties. Requires approval from the Commissioner of Financial Institutions to exceed this amount. Effective 7/1/2050. (SD1)</p>	<p>HSG, CPC, FIN</p>
SB 924, SD2 (SSCR894) Status	<p>RELATING TO TAXATION.</p> <p>Eliminates the home mortgage interest deduction for second homes under Hawaii income tax law. Effective 7/1/2050. (SD2)</p>	<p>HSG, ECD, FIN</p>
SB 1462, SD2 (SSCR782) Status	<p>RELATING TO LIMITED-PROFIT HOUSING ASSOCIATIONS.</p> <p>Establishes an organizational, tax, and regulatory framework for limited-profit housing associations. Effective 7/1/2050. (SD2)</p>	<p>HSG, CPC, FIN</p>
SB 729, SD1 (SSCR821) Status	<p>RELATING TO BOARD MEMBERS.</p> <p>Establishes the Cooperative Housing Corporation Education Trust Fund and the Planned Community Association Education Trust Fund. Requires Cooperative Housing Corporations and Planned Community Associations to register with the Department of Commerce and Consumer Affairs. Requires members of boards of directors and officers of condominium associations, cooperative housing corporations, and planned community associations to certify the receipt and review of certain documents and complete a board leader course approved by the Real Estate Commission. Authorizes the Real Estate Commission to use funds from the Condominium Education Trust Fund, Cooperative Housing Corporation Education Trust Fund, and Planned Community Associations Education Trust Fund to finance the provision of board leader courses. Establishes that a board member's failure to certify the receipt and review of certain documents and complete a board leader course approved by the Real Estate Commission shall be grounds for disqualification from the board of directors. Effective 7/1/2050. (SD1)</p>	<p>HSG, CPC, FIN</p>

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 cable TV broadcast and/or live stream of this meeting will include closed captioning. If you require other auxiliary aids or services to participate in the public hearing process (i.e. interpretive services (oral or written) or ASL interpreter) or are unable to submit testimony via the website due to a disability, please contact the committee clerk at least 24 hours prior to the hearing so that arrangements can be made.

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) 586-9444

Rep. Troy N. Hashimoto
Chair

