

THE SENATE
KA 'AHA KENEKOA

THE THIRTY-THIRD LEGISLATURE
REGULAR SESSION OF 2026

COMMITTEE ON HOUSING

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

COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

Senator Chris Lee, Chair
Senator Lorraine R. Inouye, Vice Chair

NOTICE OF HEARING

DATE: Tuesday, February 17, 2026
TIME: 1:00 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

[SB 2068](#)

[Status &
Testimony](#)

RELATING TO AFFORDABLE HOUSING.

HOU/WLA, WAM

Establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development to conduct a study, subject to legislative appropriation, on how to maximize housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds. Effective 7/1/2050.

<u>SB 2227</u>	RELATING TO RENTAL ASSISTANCE. Requires the Hawaii Public Housing Authority to award monthly rent supplement payments on behalf of qualified tenants under the State Rent Supplement Program prioritizing certain tenants, including kupuna. Authorizes the HPHA to enter into memoranda of agreement for rental supplement payments with the counties or specialized nonprofit organizations. Amends provisions relating to the State Rent Supplement Program. Establishes the State Rent Supplement Program Special Fund. Requires the Department of Land and Natural Resources to assess a transaction fee for each applicable recording in the office of the Assistant Registrar of the Land Court or the Bureau of Conveyances to be deposited into the State Rent Supplement Program Special Fund. Repeals the existing separate State Rent Supplement Program for kupuna. Appropriates funds.	HOU/WLA, WAM
<u>SB 2061</u>	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.	WLA/HOU, CPN
<u>SB 3327</u>	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Requires the Hawaii Community Development Authority, when planning and developing housing, to plan for complete communities that include various aspects supporting quality of life.	WLA/HOU, WAM
<u>SB 2423</u>	RELATING TO ZONING. Prohibits the counties from imposing certain lot requirements and dwelling specifications for parcels of land located within the urban district for purposes of subdivision, development, or the issuance of a building permit, with certain exemptions. Allows the counties to establish a petition process for neighborhoods, subdivisions, or other geographically contiguous areas to establish or retain certain requirements or specifications.	WLA/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 **1 minute** 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. You can also visit their website at <https://lrb.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 HOUcommittee@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 808-586-8420.

Senator Chris Lee
Chair

Senator Stanley Chang
Chair