

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

NOTICE OF HEARING

DATE: Tuesday, February 3, 2026
TIME: 1:00 PM
PLACE: Conference Room 225 & Videoconference
State Capitol
415 South Beretania Street

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 2189 Status & Testimony	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION. Repeals requirement that Chairperson of Hawaii Housing Finance and Development Corporation Board of Directors be a public member. Repeals prohibition on certain members of Hawaii Housing Finance and Development Corporation Board of Directors from serving as Chairperson.	HOU, JDC
SB 2195 Status & Testimony	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION. Adds the Executive Director of the Hawaii Public Housing Authority to the Board of Directors of the Hawaii Housing Finance and Development Corporation.	HOU, WAM
SB 2196 Status & Testimony	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY. Adds the Executive Director of the Hawaii Housing Finance and Development Corporation to the Board of Directors of the Hawaii Public Housing Authority.	HOU, WAM
SB 2190 Status & Testimony	RELATING TO INCLUSIONARY ZONING. Prohibits any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale or rent in perpetuity to buyers or renters who are residents of the State, are owner-occupants or renters, and do not own any other real property. Effective 7/1/2050.	HOU, JDC/WAM

<u>SB 2234</u>	RELATING TO HOUSING. Clarifies the definition of "qualified nonprofit housing trust" in Chapter 201H, Hawaii Revised Statutes, to require qualifying organizations to exclusively serve qualified residents as defined in section 201H-32, Hawaii Revised Statutes. Effective 7/1/2050.	HOU, WAM
<u>SB 2177</u>	RELATING TO HOUSING. Clarifies that projects seeking exemptions from planning and development laws and rules may be modified by the Hawaii Housing Finance and Development Corporation under certain conditions. Authorizes HHFDC to make recommendations to appropriate legislative bodies. Requires HHFDC or a county to accept an application seeking certain exemptions within thirty days, and to process the application within one hundred twenty days before final approval by a county legislative body for certain housing projects. Provides that any application that is neither approved nor denied by the county within one hundred twenty days shall be approved unless the county can demonstrate why an approval of the project would not be appropriate or would adversely affect public safety.	HOU, WAM
<u>SB 2424</u>	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION. Removes the prohibition against qualified residents for Hawaii Housing Finance and Development Corporation-approved projects holding a majority interest in land and removes the requirement that qualified residents demonstrate financial viability or ability to pay rent. Amends exemptions from statutes, ordinances, charter provisions, and rules for certain housing projects developed by the Corporation that satisfy certain conditions, including requirements related to employment, owner-occupancy, and deed restrictions.	HOU, WAM
<u>SB 2194</u>	RELATING TO HOUSING. Requires applicants for rental housing revolving fund moneys to be either organizations that are required to use all financial surplus, excluding fees, to develop additional housing in the State, or government agencies. Effective 7/1/2050.	HOU, WAM
<u>SB 2342</u>	RELATING TO HOUSING. Part II: Establishes a Working Group to revise the Hawaii Housing Finance and Development Corporation's Qualified Allocation Plan and propose revisions to the prioritization of the Rental Housing Revolving Fund and the terms of loans made from the Rental Housing Revolving Fund. Requires a report to the Legislature. Appropriates funds. Part III: Requires the HHFDC to make certain revisions to the 2026 Qualified Allocation Plan. Part IV: Prohibits the HHFDC from allocating Low-Income Housing Tax Credits or moneys from the Rental Housing Revolving Fund to projects without a perpetual affordability commitment.	HOU, WAM

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 Stanley Chang
Chair