

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	

NOTICE OF HEARING

DATE: Wednesday, March 18, 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.

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A G E N D A

[SB 2190, SD2](#)
[\(SSCR3066\)](#)
[Status](#)

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 3/22/2025. (SD2)

HSG, WAL, JHA



SB 2338, SD1 (SSCR2966) Status	<p>RELATING TO HOUSING.</p> <p>Increases the salary cap of the Executive Director of Hawaii Housing Finance and Development Corporation to an amount that does not exceed the Governor's salary. Renames the Executive Assistant to the Deputy Executive Director and increases that position's salary cap to 95% of the Executive Director salary. Establishes the position of Finance Director of the Hawaii Housing Finance and Development Corporation. Requires HHFDC to consider additional measures of personnel performance. Prohibits HHFDC and Hawaii Public Housing Authority employment contracts that exceed 2 years, unless approved by the Legislature. Provides HHFDC and HPHA with autonomy in personnel matters. Effective 7/1/2050. (SD1)</p>	<p>HSG, LAB, FIN</p>
SB 2424, SD1 (SSCR2903) Status	<p>RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.</p> <p>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. Effective 7/1/2050. (SD1)</p>	<p>HSG, WAL, FIN</p>
SB 2356, SD1 (SSCR2771) Status	<p>RELATING TO PARKING.</p> <p>Prohibits minimum off-street parking requirements for new developments or redevelopment projects located in transit-oriented development infrastructure improvement program areas. Effective 4/19/2042. (SD1)</p>	<p>HSG, WAL, JHA</p>
SB 2981 (SSCR2981) Status	<p>RELATING TO LAND USE.</p> <p>Beginning 7/1/2027, prohibits minimum off-street parking requirements for any new development in an urban district. Requires each county to amend or repeal any charter provision, ordinance, code, standard, or administrative procedure that imposes a minimum off-street parking requirement by 7/1/2027.</p>	<p>HSG, WAL, JHA</p>
SB 3028, SD2 (SSCR2999) Status	<p>RELATING TO PROPERTY CONVEYANCE.</p> <p>Restructures the conveyance tax to a marginal rate system and adjusts the tax for multifamily properties to reflect value on a per-unit basis. Adds the Special Land and Development Fund (to fund land acquisition for the Hawaii Statewide Trail and Access Program) and the Dwelling Unit Revolving Fund (to fund infrastructure programs in county-designated transit-oriented development areas). Effective 7/1/2050. (SD2)</p>	<p>HSG, WAL, FIN</p>
SB 3187, SD2 (SSCR2839) Status	<p>RELATING TO OFF-SITE CONSTRUCTION.</p> <p>Implements certain recommendations of the SPEED Task Force. Establishes and appropriates funds for a working group within the State Building Code Council to develop proposals for an off-site construction program. Effective 7/1/2050. (SD2)</p>	<p>HSG, WAL, FIN</p>



<u>SB 2378, SD2</u> <u>(SSCR3007)</u> <u>Status</u>	RELATING TO HOUSING. Clarifies insurance requirements for single-family and multi-family housing projects to obtain expedited permitting from county agencies. Clarifies that state or county inspectors shall inspect all projects with expedited permits. Effective 7/1/2050. (SD2)	HSG, WAL, CPC
<u>SB 2398, SD2</u> <u>(SSCR2792)</u> <u>Status</u>	RELATING TO RESIDENTIAL HOUSING UTILITIES. Requires county boards of water supply to publicly disclose through their websites general information of service connection availability for residential permitting and construction. Effective 7/1/2050. (SD2)	HSG, WAL, JHA
<u>SB 2192, SD1</u> <u>(SSCR2996)</u> <u>Status</u>	RELATING TO HOUSING. Authorizes a county to reduce the number of housing units that may be built within any geographical area of the county only if the county increases the number of housing units that may be built elsewhere in the county, such that there is no net loss in residential capacity in the county. (SD1)	HSG, WAL, JHA
<u>SB 2155, SD1</u> <u>(SSCR2815)</u> <u>Status</u>	RELATING TO WASTEWATER SYSTEMS. Requires the Department of Health to amend its administrative rules to: (1) Set the maximum number of dwellings and dwelling units that may be connected to a single individual wastewater system to five dwellings and dwelling units; and (2) Set the maximum number of bedrooms that may be connected to a single individual wastewater system to six bedrooms. (SD1)	HSG, EEP, JHA
<u>SB 3219</u> <u>(SSCR3040)</u> <u>Status</u>	PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION. Proposes constitutional amendments to expressly provide that the Legislature may authorize political subdivisions, such as the counties, to issue housing infrastructure growth bonds, and exclude these bonds from determinations of the funded debt of the political subdivisions for specified public works, public improvements, or other actions necessary for new housing development.	HSG, JHA, FIN
<u>SB 3218, SD2</u> <u>(SSCR2843)</u> <u>Status</u>	RELATING TO BONDS. Conforms state law concerning county debt limits to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties, if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified. Effective 7/1/2050. (SD2)	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.

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 1(808)586-6270. 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) 586-6270.

Rep. Luke A. Evslin
Chair

