

CONFERENCE COMMITTEE REP. NO.

234

Honolulu, Hawaii

APR 25 , 2025

RE: H.B. No. 1409  
H.D. 1  
S.D. 1  
C.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madam and Sir:

Your Committee on Conference on the disagreeing vote of the House of Representatives to the amendments proposed by the Senate in H.B. No. 1409, H.D. 1, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this Act is to:

- (1) Amend the funding priorities of the Rental Housing Revolving Fund to incentivize development in areas that satisfy transit-supportive density requirements;
- (2) Allocate a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects;

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- (3) Require the Transit-Oriented Development Infrastructure Improvement District Board to consider the infrastructure needs of transit-supportive density requirements; and
- (4) Require the strategic plan developed by the Hawaii Interagency Council for Transit-Oriented Development to delineate transit-oriented development areas for each county.

Your Committee on Conference has amended this measure by:

- (1) Deleting language that would have amended the funding priorities of the Rental Housing Revolving Fund;
- (2) Establishing a Mixed-Income Subaccount within the Rental Housing Revolving Fund to finance certain projects, including those located in transit-oriented developments, instead of allocating a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects, and sunseting the Subaccount on June 30, 2030;
- (3) Changing the effective date to upon approval; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of H.B. No. 1409, H.D. 1, S.D. 1, as amended herein, and recommends that it pass Final Reading in the form attached hereto as H.B. No. 1409, H.D. 1, S.D. 1, C.D. 1.



Respectfully submitted on behalf  
of the managers:

ON THE PART OF THE SENATE

ON THE PART OF THE HOUSE



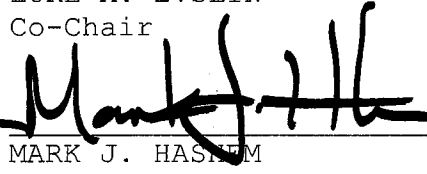
STANLEY CHANG  
Chair



LUKE A. EVSLIN  
Co-Chair



LORRAINE R. INOUE  
Co-Chair



MARK J. HASSEM  
Co-Chair



DRU KANUHA  
Co-Chair



TYSON K. MIYAKE  
Co-Chair



# Hawaii State Legislature

## Record of Votes of a Conference Committee

CCR 234

Bill / Concurrent Resolution No.: <b>HB 1409, HD 1, SD 1</b>					Date/Time: <b>4/25/25 5:54pm</b>				
<input checked="" type="checkbox"/> The recommendation of the House and Senate managers is to pass with amendments (CD).									
<input type="checkbox"/> The Committee is reconsidering its previous decision.									
<input type="checkbox"/> The recommendation of the Senate Manager(s) is to AGREE to the House amendments made to the Senate Measure					<input type="checkbox"/> The recommendation of the House Manager(s) is to AGREE to the Senate amendments made to the House Measure.				
Senate Managers	A	WR	N	E	House Managers	A	WR	N	E
CHANG, Stanley, Chr.	✓				EVSLIN, Luke A., Co-Chr.	✓			
INOUE, Lorraine R., Co-Chr.	✓				HASHEM, Mark J., Co-Chr.	✓			
<del>HASHIMOTO, Troy N., Co-Chr.</del>					MIYAKE, Tyson K., Co-Chr.	✓			
FEVELLA, Kurt				✓	MURAOKA, Christopher L.				✓
Kawha, DRV, Co-Chr	✓								
TOTAL	3			1	TOTAL	3			1
A = Aye      WR = Aye with Reservations      N = Nay      E = Excused									
Senate Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted					House Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Senate Lead Chair's or Designee's Signature: 					House Lead Chair's or Designee's Signature: 				
<b>Distribution:</b> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: center;"> <b>Original</b>  <i>File with Conference Committee Report</i> </div> <div style="text-align: center;"> <b>Yellow</b>  <i>House Clerk's Office</i> </div> <div style="text-align: center;"> <b>Pink</b>  <i>Senate Clerk's Office</i> </div> <div style="text-align: center;"> <b>Goldenrod</b>  <i>Drafting Agency</i> </div> </div>									