

Honolulu, Hawaii

APR 24 2025

RE: S.B. No. 1170
S.D. 2
H.D. 3
C.D. 1

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

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

Sir and Madam:

Your Committee on Conference on the disagreeing vote of the Senate to the amendments proposed by the House of Representatives in S.B. No. 1170, S.D. 2, H.D. 3, entitled:

"A BILL FOR AN ACT RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF AFFORDABLE RENTAL HOUSING,"

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 measure is to:

- (1) Authorize the director of a county planning department to issue a special management area use permit to redevelop permanent affordable multi-family rental housing that has been substantially destroyed as a result of certain natural disasters, with certain exceptions;
- (2) Authorize county planning departments and any other applicable state or county department or agency to amend or modify final plans and specifications for redevelopment



of an existing experimental and demonstration housing project, with certain restrictions;

- (3) Require county planning departments and any other applicable state or county department or agency to prioritize approving permits for the redevelopment of permanent affordable multi-family rental housing in special management areas, under certain circumstances; and
- (4) Exempt permanently affordable multi-family rental housing projects within a special management area that are being redeveloped and are located on properties or districts on the state or national historic register from environmental impact statement requirements.

Your Committee on Conference finds that following the 2023 Maui wildfires, the rapid redevelopment of affordable multi-family rental housing destroyed by natural disasters is necessary to ensure that displaced residents can return to their communities and rebuild their lives. Your Committee on Conference further finds that special management area use permits may require more than one year to process, delaying redevelopment and driving up housing costs. This measure will expedite the redevelopment of permanent affordable housing by streamlining the process for certain permits.

Your Committee on Conference has amended this measure by:

- (1) Making it effective upon its approval; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

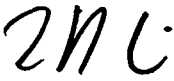
As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of S.B. No. 1170, S.D. 2, H.D. 3, as amended herein, and recommends that it pass Final Reading in the form attached hereto as S.B. No. 1170, S.D. 2, H.D. 3, C.D. 1.




Respectfully submitted on behalf
of the managers:


ON THE PART OF THE HOUSE



MARK J. HASHEM
Co-Chair


LUKE A. EVSLIN
Co-Chair


DAVID A. TARNAS
Co-Chair

ON THE PART OF THE SENATE


STANLEY CHANG
Chair


LORRAINE R. INOUE
Co-Chair

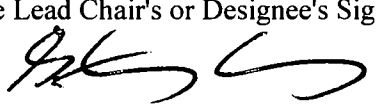
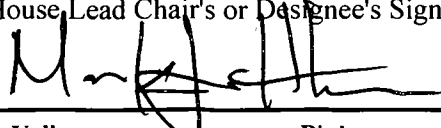

KARL RHOADS
Co-Chair



Hawai'i State Legislature

CCR 26

Record of Votes of a
Conference Committee

Bill / Concurrent Resolution No.: SB 1170, SD 2, HD 3					Date/Time: 10:34am, 4/22/25				
<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.	✓				HASHEM, Mark J., Co-Chr.	✓			
INOUE, Lorraine R., Co-Chr.	✓				EVSLIN, Luke A., Co-Chr.	✓			
RHOADS, Karl, Co-Chr.				✓	TARNAS, David A., Co-Chr.				✓
HASHIMOTO, Troy N.	✓				SHIMIZU, Garner M.	✓			
KANUHA, Dru Mamo	✓								
FEVELLA, Kurt	✓								
TOTAL	5			1	TOTAL	3			1
A = Aye WR = Aye with Reservations N = Nay E = Excused									
Senate Recommendation is:					House Recommendation is:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted					<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:				
									
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