

Honolulu, Hawaii

APR 24 2025

RE: S.B. No. 38  
S.D. 2  
H.D. 2  
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. 38, S.D. 2, H.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO 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 prohibit the legislative body of a county from imposing stricter conditions than the Hawaii Housing Finance and Development Corporation, stricter area median income requirements, or a reduction in fee waivers to housing development proposals that would increase the cost of the project.

Your Committee on Conference finds that certain exemptions for proposed housing developments under section 201H-38, Hawaii Revised Statutes, ensure that housing units developed by the Hawaii Housing Finance and Development Corporation (HHFDC) remain primarily affordable. While the legislative body of a county serves an important role in reviewing the proposed development of certain



housing units within their respective communities, the addition of stricter conditions imposed by a county's legislative body to the proposed housing development may inadvertently increase construction costs and delay completion of a project. Therefore, this measure will help to ensure the financial feasibility of housing development projects that assist the State in alleviating its housing shortage.

Your Committee on Conference has amended this measure by:

- (1) Inserting language requiring HHFDC to provide counties with an opportunity to comment on certain housing projects;
- (2) Making it effective upon its approval; and
- (3) 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. 38, S.D. 2, H.D. 2, as amended herein, and recommends that it pass Final Reading in the form attached hereto as S.B. No. 38, S.D. 2, H.D. 2, C.D. 1.

Respectfully submitted on behalf of the managers:

ON THE PART OF THE HOUSE

ON THE PART OF THE SENATE

*2 MC*

LUKE A. EVSLIN  
Co-Chair

*David Tarnas*

DAVID A. TARNAS  
Co-Chair

*Stanley Chang*

STANLEY CHANG  
Chair

*Karl Rhoads*

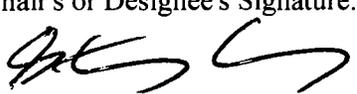
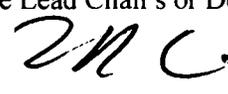
KARL RHOADS  
Co-Chair



Hawai'i State Legislature

CCR 77

Record of Votes of a  
Conference Committee

Bill / Concurrent Resolution No.: <b>SB 38, SD 2, HD 2</b>					Date/Time: <b>4/24/25, 12:35 pm</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.		✓			
RHOADS, Karl, Co-Chr.		✓				TARNAS, David A., Co-Chr.		✓			
KANUHA, Dru Mamo		✓				LA CHICA, Trish		✓			
FEVELLA, Kurt					✓	MIYAKE, Tyson K.		✓			
						MURAOKA, Christopher L.					✓
TOTAL		3			1	TOTAL		4			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:						
											
Distribution:				Original	Yellow	Pink	Goldenrod				
				File with Conference Committee Report	House Clerk's Office	Senate Clerk's Office	Drafting Agency				