

STAND. COM. REP. NO.

1358

Honolulu, Hawaii

MAR 18, 2025

RE: S.B. No. 378
H.D. 1

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

Madame:

Your Committee on Housing, to which was referred S.B. No. 378
entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII HOUSING FINANCE AND
DEVELOPMENT CORPORATION,"

begs leave to report as follows:

The purpose of this measure is to establish a working group
to identify existing mixed-use developments in the county of Maui
that could be acquired by the Hawaii Housing Finance and
Development Corporation for use as affordable housing and
commercial rental leases.

Your Committee received testimony in support of this measure
from the Hawaii Housing Finance and Development Corporation; one
member of the Maui County Council; and Maui Chamber of Commerce.

Your Committee finds that repurposing existing commercial
buildings into mixed-use developments presents a valuable
opportunity to address Maui's housing crisis while supporting
local businesses. Historically, mixed-use communities have
contributed to economic vitality and social cohesion, and their
redevelopment can provide much-needed affordable housing while
maintaining commercial spaces.

Your Committee has amended this measure by:

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- (1) Specifying that the working group chairperson shall be the Chairperson of the Hawaii Housing Finance and Development Corporation Board of Directors, or the Chairperson's designee, rather than a member of the Board of Directors;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 378, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 378, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on
behalf of the members of the
Committee on Housing,

2MC

LUKE A. EVSLIN, Chair



HSCR 1358

Bill/Resolution No.: SB378		Committee Referral: HSG, FIN		Date: 3/14/25	
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.					
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)					
HSG Members		Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)		✓			
2. MIYAKE, Tyson K. (VC)		✓			
3. COCHRAN, Elle					✓
4. GRANDINETTI, Tina Nakada		✓			
5. KILA, Darius K.		✓			
6. KITAGAWA, Lisa		✓			
7. LA CHICA, Trish		✓			
8. MURAOKA, Christopher L.		✓			
9. PIERICK, Elijah					✓
TOTAL (9)		7	0	0	2
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <div style="margin-left: 100px;">committee acronym(s)</div>					
Vice Chair's or designee's signature: <i>Jason Mizales</i>					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					