

STAND. COM. REP. NO. 1920

Honolulu, Hawaii

APR 16 2025

RE: H.C.R. No. 78

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

Sir:

Your Committee on Housing, to which was referred H.C.R.  
No. 78 entitled:

"HOUSE CONCURRENT RESOLUTION DECLARING THE INTENT THAT  
PROJECTS WITH HOUSING UNITS THAT QUALIFY FOR HOUSING CREDITS  
UNDER ACT 31, SESSION LAWS OF HAWAII 2024, ARE STILL ELIGIBLE  
TO RECEIVE HOUSING CREDITS AFTER THE REPEAL OF THAT ACT IF  
THE HOUSING PROJECTS WERE APPROVED BY THE HAWAII HOUSING  
FINANCE AND DEVELOPMENT CORPORATION BEFORE JULY 1, 2031, AND  
REQUESTING THE CORPORATION AND EACH COUNTY TO INCLUDE CERTAIN  
INFORMATION WHEN APPROVING HOUSING PROJECTS FOR HOUSING  
CREDITS,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Declare the intent that projects with housing units that  
qualify for housing credits under Act 31, Session Laws  
of Hawaii 2024 (Act 31), are still eligible to receive  
housing credits after the repeal of Act 31 if the  
housing projects were approved by the Hawaii Housing  
Finance and Development Corporation before July 1, 2031;  
and
- (2) Request the Hawaii Housing Finance and Development  
Corporation and each county to include certain  
information when approving housing projects for housing  
credits.




Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation and NAIOP Hawaii.

Your Committee finds that financing mechanisms such as affordable housing credits offer developers an incentive to expeditiously build housing units across the State. Your Committee further finds that Act 31, Session Laws of Hawaii 2024 (Act 31), requires the counties to issue affordable housing credits for affordable housing units that are constructed under the various programs administered by the Hawaii Housing Finance and Development Corporation. However, the provisions of Act 31 will sunset on July 1, 2031, creating uncertainty for developers who intend to commence, or are in the process of completing, a housing development project by that date. Clarifying the intent of Act 31 will therefore help the State address the existing housing shortage while ensuring more developers can qualify for credits and commence projects that create more housing units for working individuals and families.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of H.C.R. No. 78, and recommends its adoption.

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

  
STANLEY CHANG, Chair



The Senate  
Thirty-Third Legislature  
State of Hawai'i

Record of Votes  
Committee on Housing  
HOU

Bill / Resolution No.:* <b>HCR 78</b>	Committee Referral: <b>HOU</b>	Date: <b>4-10-25</b>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
<b>Members</b>	<b>Aye</b>	<b>Aye (WR)</b>	<b>Nay</b>	<b>Excused</b>
CHANG, Stanley (C)	✓			
HASHIMOTO, Troy N. (VC)	✓			
AQUINO, Henry J.C.	✓			
KANUHA, Dru Mamo	✓			
FEVELLA, Kurt	✓			
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
<b>Distribution:</b> Original     Yellow     Pink     Goldenrod File with Committee Report   Clerk's Office   Drafting Agency   Committee File Copy				

\*Only one measure per Record of Votes