
SENATE 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 ACT 31 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.

1 WHEREAS, the State is currently facing a severe housing
2 crisis, with a 2019 study commissioned by the Department of
3 Business, Economic Development, and Tourism finding that the
4 State will require an additional 50,156 homes by 2025; and

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6 WHEREAS, the study identified the following housing
7 shortages by county: the City and County of Honolulu required
8 22,168 new units, Hawaii County required 13,303 new units, Maui
9 County required 10,404 new units, and Kauai County required
10 4,281 new units; and

11
12 WHEREAS, the affordability of housing has been further
13 exacerbated by a sharp rise in mortgage and construction
14 financing costs, including an increase in the average thirty-
15 year fixed residential mortgage interest rate from 3.11 percent
16 in December 2021 to 6.42 percent in December 2022 and an
17 increase in the one-month term of the secured overnight
18 financing rate from 0.05 percent to 4.30 percent over the same
19 period; and

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21 WHEREAS, to address this issue, the Legislature enacted Act
22 31, Session Laws of Hawaii 2024 (Act 31), which requires the
23 counties to issue housing credits for housing units that are
24 constructed under the various programs of the Hawaii Housing
25 Finance and Development Corporation; and

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27 WHEREAS, Act 31 is set to be repealed on July 1, 2031,
28 which is causing uncertainty regarding whether housing projects



1 that were approved before July 1, 2031, would still be eligible
2 for housing credits after that date; and

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4 WHEREAS, there is a need to clarify the intentions of the
5 Legislature regarding the application of Act 31 to housing
6 projects approved before July 1, 2031; now, therefore,

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8 BE IT RESOLVED by the Senate of the Thirty-third
9 Legislature of the State of Hawaii, Regular Session of 2025,
10 that it is the intent of this body that projects with housing
11 units that qualify for housing credits under Act 31 are still
12 eligible to receive housing credits after the repeal of Act 31
13 if the housing projects were approved by the Hawaii Housing
14 Finance and Development Corporation before July 1, 2031; and

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16 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
17 Development Corporation is requested to include the following in
18 its approving action when approving a housing project that
19 utilizes section 201H-38, Hawaii Revised Statutes, and qualifies
20 for housing credits under Act 31:

- 21
- 22 (1) A statement regarding an eligible developer's rights
- 23 to receive housing credits;
- 24
- 25 (2) The number of housing units that qualify to earn
- 26 housing credits; and
- 27
- 28 (3) The number of housing credits available to be earned;
- 29 and
- 30

31 BE IT FURTHER RESOLVED that each county is requested to
32 include the following in its approving action when approving a
33 housing project that utilizes section 201H-38, Hawaii Revised
34 Statutes, and qualifies for housing credits under Act 31:

- 35
- 36 (1) A statement regarding an eligible developer's rights
- 37 to receive housing credits;
- 38
- 39 (2) The number of housing units that qualify to earn
- 40 housing credits; and
- 41



1 (3) The number of housing credits available to be earned;
2 and
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4 BE IT FURTHER RESOLVED that certified copies of this
5 Resolution be transmitted to the Executive Director of the
6 Hawaii Housing Finance and Development Corporation; Mayors of
7 the Counties of Hawaii, Maui, and Kauai; Mayor of the City and
8 County of Honolulu; Chairpersons of the Hawaii, Maui, and Kauai
9 County Councils; and Chairperson of the Honolulu City Council.

