

Honolulu, Hawaii

APR 01 2025

RE: S.R. No. 60  
S.D. 1

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 S.R. No. 60  
entitled:

"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 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, 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 in actions approving housing projects for  
housing credits.



Your Committee received testimony in support of this measure from the Department of Hawaiian Home Lands and Hawaii Housing Finance and Development Corporation.

Your Committee received testimony in opposition to this measure from one individual.

Your Committee finds that Act 31, Session Laws of Hawaii 2024 (Act 31), required 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 (HHFDC). However, the provisions of Act 31 will sunset on July 1, 2031, creating uncertainty for projects approved, but not completed, by that date. As the State seeks to address the existing housing shortage, ensuring housing developers can access HHFDC programs to lower the cost of housing will empower more individuals and residents to achieve homeownership and a lower cost of living. Therefore, this measure affirms the Legislature's commitment to the development of housing units that remain affordable for working individuals and families.

Your Committee has amended this measure by making technical, nonsubstantive amendments for the purposes of clarity and consistency.

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 S.R. No. 60, as amended herein, and recommends its adoption in the form attached hereto as S.R. No. 60, S.D. 1.

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>SR 60</b>	Committee Referral: <b>HOU</b>	Date: <b>3-18-25</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: <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <input type="checkbox"/> Pass, unamended 2312         </div> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, with amendments 2311         </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310         </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313         </div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	/			
HASHIMOTO, Troy N. (VC)	/			
AQUINO, Henry J.C.	/			
KANUHA, Dru Mamo				/
FEVELLA, Kurt	/			
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>
Recommendation: <div style="display: flex; justify-content: space-around; align-items: center;"> <input checked="" type="checkbox"/> Adopted         <input type="checkbox"/> Not Adopted         </div>				
Chair's or Designee's Signature:				
<b>Distribution:</b> <div style="display: flex; justify-content: space-between; font-size: small;"> <div>Original File with Committee Report</div> <div>Yellow Clerk's Office</div> <div>Pink Drafting Agency</div> <div>Goldenrod Committee File Copy</div> </div>				

\*Only one measure per Record of Votes