

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



GOV. MSG. NO. 1425

EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

July 9, 2025

The Honorable Ronald D. Kouchi
President of the Senate,
and Members of the Senate
Thirty-Third State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Nadine Nakamura
Speaker, and Members of the
House of Representatives
Thirty-Third State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Aloha President Kouchi, Speaker Nakamura, and Members of the Legislature:

This is to inform you that on July 9, 2025, the following bill was signed into law:

S.B. NO. 572, S.D. 1, H.D. 1,
C.D. 1

RELATING TO HOUSING.
ACT 312

Mahalo,

A handwritten signature in black ink that reads "Josh Green M.D." in a cursive style.

Josh Green, M.D.
Governor, State of Hawai'i

A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. Section 201H-206, Hawaii Revised Statutes, is
2 amended by amending subsections (b) and (c) to read as follows:

3 "(b) Loans shall be awarded in the following descending
4 order of priority:

5 (1) Projects or units in projects that are funded by
6 programs of the United States Department of Housing
7 and Urban Development, United States Department of
8 Agriculture Rural Development, and United States
9 Department of the Treasury Community Development
10 Financial Institutions Fund, wherein:

11 (A) At least fifty per cent of the available units
12 are reserved for persons and families having
13 incomes at or below eighty per cent of the median
14 family income and of which at least five per cent
15 of the available units are for persons and
16 families having incomes at or below fifty per
17 cent of the median family income; and



1 (B) The remaining units are reserved for persons and
2 families having incomes at or below one hundred
3 twenty per cent of the median family income;
4 [~~and~~]

5 (2) Mixed-income affordable for-sale housing projects or
6 units in a mixed-income affordable for-sale housing
7 project wherein all of the available units are
8 reserved for persons and families having incomes at or
9 below one hundred per cent of the median family
10 income[-]; and

11 (3) Loan funds administered by certified nonprofit
12 community development financial institutions to
13 finance the development, pre-development,
14 construction, acquisition, preservation, and
15 substantial rehabilitation of affordable for-sale
16 housing for persons and families having incomes set
17 forth in paragraphs (1) and (2).

18 (c) Moneys in the fund shall be used to provide loans for
19 the development, pre-development, construction, acquisition,
20 preservation, and substantial rehabilitation of affordable
21 for-sale housing units. Uses of moneys in the fund may include



1 but are not limited to planning, design, and land acquisition,
2 including the costs of options, agreements of sale, and down
3 payments; [~~equity~~] financing as matching funds for nonprofit
4 community development financial institutions[+] to mobilize
5 philanthropic, private, or other public funding sources; or
6 other housing development services or activities as provided in
7 rules adopted by the corporation pursuant to chapter 91. The
8 rules may provide that money from the fund shall be leveraged
9 with other financial resources to the extent possible."

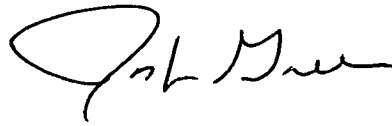
10 SECTION 2. Statutory material to be repealed is bracketed
11 and stricken. New statutory material is underscored.

12 SECTION 3. This Act shall take effect upon its approval.



S.B. NO. 572
S.D. 1
H.D. 1
C.D. 1

APPROVED this 9th day of July, 2025

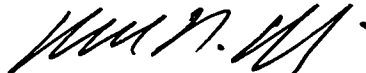


GOVERNOR OF THE STATE OF HAWAII

THE SENATE OF THE STATE OF HAWAI‘I

Date: April 30, 2025
Honolulu, Hawai‘i 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate of the Thirty-Third Legislature of the State of Hawai‘i, Regular Session of 2025.


President of the Senate


Clerk of the Senate

SB No. 572, SD 1, HD 1, CD 1

THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2025
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-Third Legislature of the State of Hawaii, Regular Session of 2025.



Nadine K. Nakamura
Speaker
House of Representatives



Brian L. Takeshita
Chief Clerk
House of Representatives