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# SENATE CONCURRENT RESOLUTION

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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  
5

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  
15 thirty-year fixed residential mortgage interest rate from 3.11  
16 percent 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  
20

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  
26



1 WHEREAS, Act 31 is set to be repealed on July 1, 2031,  
2 which is causing uncertainty regarding whether housing projects  
3 that were approved before July 1, 2031, would still be eligible  
4 for housing credits after that date; and

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

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

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

- 24  
25 (1) A statement regarding an eligible developer's rights  
26 to receive housing credits;  
27  
28 (2) The number of housing units that qualify to earn  
29 housing credits; and  
30  
31 (3) The number of housing credits available to be earned;  
32 and  
33

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

- 38  
39 (1) A statement regarding an eligible developer's rights  
40 to receive housing credits;  
41



1           (2)   The number of housing units that qualify to earn  
2               housing credits; and

3  
4           (3)   The number of housing credits available to be earned;  
5               and

6  
7           BE IT FURTHER RESOLVED that certified copies of this  
8 Concurrent Resolution be transmitted to the Executive Director  
9 of the Hawaii Housing Finance and Development Corporation;  
10 Mayors of the Counties of Hawaii, Maui, and Kauai; Mayor of the  
11 City and County of Honolulu; Chairpersons of the Hawaii, Maui,  
12 and Kauai County Councils; and Chairperson of the Honolulu City  
13 Council.

