STAND. COM. REP. NO. 577-26

Honolulu, Hawaii

FEB 19, 2026

RE: H.B. No. 1715
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 1715 entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING,"

begs leave to report as follows:

The purpose of this measure is to:

(1) Authorize the Hawaii Housing Finance and Development Corporation to designate certain for-sale housing units as permanently affordable;

(2) Clarify that certain resale and occupancy restrictions apply only to projects developed prior to a certain date; and

(3) Amend the definition of "qualified resident" for the purposes of housing development programs.

Your Committee received testimony in support of this measure from the Office of Planning and Sustainable Development; Hawaii Housing Finance and Development Corporation; State Council on Developmental Disabilities; Housing Hawai'i's Future; NAIOP Hawaii; Democratic Party of Hawai'i; and one individual. Your Committee received comments on this measure from the Hawai'i Association of

REALTORS; Mortgage Bankers Association of Hawaii; and one individual.

Your Committee finds that the expiration of affordability restrictions after ten years allows government-assisted for-sale units to be resold at market rates, eroding the long-term value of public investments and worsening the State's housing shortage. Your Committee further finds that the lack of a clear statutory framework for permanently affordable for-sale housing limits the State's ability to preserve affordability across generations while ensuring that homeowners retain opportunities to build equity. Your Committee believes that establishing a permanent affordability designation, coupled with regulated resale formulas and enforceable deed restrictions, will help maintain long-term affordability for future buyers and protect the public's investment in housing.

Your Committee has amended this measure by changing the effective date to July 1, 3000, to encourage further discussion.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1715, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1715, H.D. 1, and be referred to your Committee on Finance.

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

LUKE A. EVSLIN, Chair

State of Hawaii
House of Representatives
The Thirty-third Legislature

HSCR 577-26

Record of Votes of the Committee on Housing

Bill/Resolution No.:	Committee Referral:	Date:
HB1715	HSG, FIN	2/11/26

☐ The committee is reconsidering its previous decision on the measure.

The recommendation is to: ☐ Pass, unamended (as is) ☑ Pass, with amendments (HD) ☐ Hold
☐ Pass short form bill with HD to recommit for future public hearing (recommit)

HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)	✓			
2. MIYAKE, Tyson K. (VC)	✓			
3. COCHRAN, Elle	✓			
4. GRANDINETTI, Tina Nakada	✓			
5. KILA, Darius K.	✓			
6. KITAGAWA, Lisa	✓			
7. LA CHICA, Trish	✓			
8. MURAOKA, Christopher L.	✓			
9. PIERICK, Elijah		✓		
TOTAL (9)	8	1	0	0

The recommendation is: ☑ Adopted ☐ Not Adopted
If joint referral, _____ did not support recommendation.
committee acronym(s)

Vice Chair's or designee's signature: Tyson Miyake

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