

STAND. COM. REP. NO.

**3868**

Honolulu, Hawaii

**APR 22 2026**

RE: H.C.R. No. 83

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2026  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.C.R. No. 83 entitled:

"HOUSE CONCURRENT RESOLUTION SUPPORTING THE USE OF THE DWELLING UNIT REVOLVING FUND TO FUND PREDEVELOPMENT COSTS FOR ANY GOVERNMENT AFFORDABLE HOUSING DEVELOPMENT PROJECT THROUGH INTERIM LOANS TO EXPEDITE THE DELIVERY OF AFFORDABLE HOUSING TO HAWAII'S RESIDENTS,"

begs leave to report as follows:

The purpose and intent of this measure is to support the use of the Dwelling Unit Revolving Fund to fund predevelopment costs for any government affordable housing development project through interim loans to expedite the delivery of affordable housing to Hawaii's residents.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation and Office of Planning and Sustainable Development.

Your Committee finds that predevelopment is one of the most critical and financially risky stages of housing production. Before a project can move toward production, government agencies and developers must complete a list of technical and regulatory tasks, including site analyses, environmental assessments, conceptual and construction drawings, and preparation of permit and financing applications. These steps are essential but costly, and failure at any point may halt a project entirely.




Your Committee further finds that, historically, the Hawaii Housing Finance and Development Corporation has only used the Dwelling Unit Revolving Fund for predevelopment financing for projects it directly owns or administers, due to the high risk of non-recoupment of loans during the predevelopment phase. However, affordable housing developments today depend on a broad network of state, county, and non-profit partners. This measure recognizes that providing interim predevelopment loans through the Dwelling Unit Revolving Fund can accelerate the delivery of affordable housing for the State's residents.

Your Committee notes that, although the Hawaii Housing Finance and Development Corporation is already statutorily authorized to issue predevelopment loans, this measure offers greater clarity and policy guidance to the Corporation's Board of Directors. Specifically, this measure communicates the Legislature's support for predevelopment loans, which the Board might otherwise consider too risky. Your Committee additionally notes that, for predevelopment loans issued by the Hawaii Housing Finance and Development Corporation, the Corporation would hold land as collateral to be repossessed in the event a developer defaults on the loan.

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 H.C.R. No. 83, and recommends its adoption.

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.:*	Committee Referral:	Date:		
HCR 83	HOU	04/16/26		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is:				
<input checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	/			
HASHIMOTO, Troy N. (VC)	/			
ELEFANTE, Brandon J.C.	/			
RHOADS, Karl		/		
FEVELLA, Kurt				/
<b>TOTAL</b>	3	1	0	1
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
<b>Distribution:</b>				
Original File with Committee Report	Yellow Committee	Pink Drafting Agency		

\*Only one measure per Record of Votes