

Honolulu, Hawaii

APR 02 , 2026

RE: H.R. No. 36

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.R. No. 36  
entitled:

"HOUSE RESOLUTION DECLARING THE INTENT THAT AFFORDABLE  
HOUSING CREDITS ARE PERPETUAL AND REMAIN VALID UNTIL  
REDEEMED, AND REQUESTING THE COUNTIES TO RECOGNIZE THESE  
CREDITS WITHOUT EXPIRATION DATES,"

begs leave to report as follows:

The purpose of this measure is to declare that affordable  
housing credits are perpetual, remain valid and transferable until  
redeemed, and to request that counties do not impose expiration  
dates or restrictions not authorized by state law.

Your Committee received testimony in support of this measure  
from the Department of Hawaiian Home Lands; Office of Planning &  
Sustainable Development; and NAIOP Hawaii.

Your Committee finds that Hawai'i's housing shortage has  
underscored the need to maintain strong and reliable incentives  
for the production of affordable housing, such as affordable  
housing credits. Uncertainty created by potential expiration  
dates or administrative restrictions may discourage development  
and undermine the effectiveness of these credits. This measure  
clarifies the Legislature's intent that affordable housing credits  
are perpetual, remain valid and transferable until redeemed, and



requests that counties align their policies accordingly to better support the development of affordable housing in the State.

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.R. No. 36 and recommends that it be referred to your Committee on Finance.

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

ZAC

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LUKE A. EVSLIN, Chair



