

Honolulu, Hawaii
MAR 25 , 2026

RE: S.B. No. 2069
S.D. 2
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 S.B. No. 2069, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO THE DWELLING UNIT REVOLVING FUND,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Extend the sunset date of the Dwelling Unit Revolving Fund Equity Pilot Program from June 30, 2028, to June 30, 2030;
- (2) Requiring any equity purchased under the Dwelling Unit Revolving Fund Equity Pilot Program to be in a for-sale housing development project within a transit-oriented development zone; and
- (3) Makes permanent the Hawaii Housing Finance and Development Corporation's authority to establish the computation of interest that a purchaser of certain real property is required to pay the Development Corporation upon the sale or assignment of the real property.



Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation; Hawai'i Community Foundation; and Holomua Collaborative.

Your Committee finds that Act 92, Session Laws of Hawaii 2023, established a five-year Dwelling Unit Revolving Fund Equity Pilot Program (Pilot Program) to purchase equity in for-sale housing development projects for certain residents who work in a profession that is facing a shortage. Since its inception, various developers of for-sale projects have requested and been approved to have a specified number of units participate in the Pilot Program, such as Kuilei Place and The Park on Keeaumoku. Your Committee acknowledges the success of the Pilot Program and believes the State would greatly benefit if it were made permanent rather than only temporarily extended.

Your Committee further finds that H.B. No. 1724, H.D. 2 (Regular Session of 2026), was previously passed by the House and is a measure that, among other things, makes the Pilot Program permanent.

Your Committee has amended this measure by deleting its contents and inserting the contents of H.B. No 1724, H.D. 2, a measure that:

- (1) Makes the Dwelling Unit Revolving Fund Equity Pilot Program permanent, with modifications that include changing the method for computation of interest for purchasers of certain real property;
- (2) Expands the use of proceeds in the Dwelling Unit Revolving Fund to include purchasing equity in for-sale housing development projects and interim primary or secondary financing;
- (3) Exempts disbursements from the Affordable Housing Revolving Fund from appropriation and allotment requirements; and
- (4) Has an effective date of 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 S.B. No. 2069, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2069, S.D. 2, 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



Record of Votes of the Committee on Housing

Bill/Resolution No.: SB2069 SD2	Committee Referral: HSG, FIN	Date: 3/20/26		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> 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)	7	1	0	1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <small>committee acronym(s)</small>				
Vice Chair's or designee's signature: _____ 				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				