

STAND. COM. REP. NO. 3444

Honolulu, Hawaii

APR 07 2026

RE: S.C.R. No. 46

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 S.C.R. No. 46 entitled:

"SENATE 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.

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 S.C.R. No. 46 and recommends its adoption.

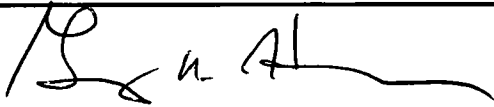
Respectfully submitted on  
behalf of the members of the  
Committee on Housing,

  
\_\_\_\_\_  
STANLEY CHANG, Chair



The Senate  
 Thirty-Third Legislature  
 State of Hawai'i

**Record of Votes  
 Committee on Housing  
 HOU**

Bill / Resolution No.:* <b>SCR 46</b>	Committee Referral: <b>HOU</b>	Date: <b>03/24/2026</b>		
<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>	<b>4</b>	<del>0</del>	<del>0</del>	<b>1</b>
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
<b>Distribution:</b> Original     Yellow     Pink File with Committee Report     Committee     Drafting Agency				

**\*Only one measure per Record of Votes**