

STAND. COM. REP. NO. **752**-26

Honolulu, Hawaii

FEB 20, 2026

RE: H.B. No. 2476
H.D. 2

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

Madame:

Your Committee on Judiciary & Hawaiian Affairs, to which was referred H.B. No. 2476, H.D. 1, entitled:

"A BILL FOR AN ACT PROPOSING AMENDMENTS TO ARTICLE VII,
SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION,"

begs leave to report as follows:

The purpose of this measure is to propose constitutional amendments to expressly authorize the Legislature to allow political subdivisions, such as the counties, to issue housing infrastructure growth bonds for specified public works, public improvements, or other actions necessary for new housing development, and to exclude these bonds from determinations of the funded debt of the political subdivisions.

Your Committee received testimony in support of this measure from the Hawaii Public Housing Authority; Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawai'i Community Development Authority; Hawai'i Association of REALTORS; Castle & Cooke Homes Hawai'i, Inc.; Housing Hawai'i's Future; NAIOP Hawaii; General Contractors Association of Hawaii; Pacific Resource Partnership; Hawaii Regional Council of Carpenters; Stanford Carr Development; and one individual. Your Committee received testimony in opposition to this measure from one individual. Your Committee received

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comments on this measure from the Department of the Attorney General; Tax Foundation of Hawaii; and one individual.

Your Committee finds that Hawaii's ongoing housing shortage cannot be addressed without substantial, sustained investment in the infrastructure necessary to support new housing development, particularly in transit-oriented development areas and other priority growth areas across the State. Expressly authorizing counties to issue housing infrastructure growth bonds and excluding such bonds from county debt limit calculations, when repaid solely from incremental revenues, will provide counties with a flexible financing tool to support housing-enabling infrastructure.

Your Committee has amended this measure by:

- (1) Including a definition for "community development"; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Judiciary & Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 2476, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.B. No. 2476, H.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Judiciary &
Hawaiian Affairs,



DAVID A. TARNAS, Chair



Record of Votes of the Committee on Judiciary & Hawaiian Affairs

Bill/Resolution No.: HB 2476 HD1	Committee Referral: HSG, JHA, FIN	Date: 2/18/2026		
<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)				
JHA Members	Ayes	Ayes (WR)	Nays	Excused
1. TARNAS, David A. (C)	✓			
2. POEPOE, Mahina (VC)	✓			
3. BELATTI, Della Au	✓			
4. COCHRAN, Elle			✓	
5. HASHEM, Mark J.				✓
6. KAHALOA, Kirstin	✓			
7. SAYAMA, Jackson D.				✓
8. TAKAYAMA, Gregg	✓			
9. GARCIA, Diamond	✓			
10. SHIMIZU, Garner M.		✓		
TOTAL (10)	6	1	1	2
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: _____ 				
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