

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

JAMES KUNANE TOKIOKA
DBEDT DIRECTOR

DANE K. WICKER
DBEDT DEPUTY DIRECTOR

WALTER THOEMMES
CHAIR, STADIUM AUTHORITY

MICHAEL R. YADAO
INTERIM STADIUM MANAGER



Statement of
MICHAEL R. YADAO
Stadium Authority
Department of Business, Economic Development, and Tourism
before the

SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

Tuesday, February 17, 2026
03:05 PM
State Capitol, Conference Room 224

In consideration of
S.B. 3218
RELATING TO BONDS.

Chair Wakai, Vice Chair Chang and members of the Committee.

The Stadium Authority supports Senate Bill 3218, which conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified.

Housing infrastructure is incredibly important and the growth bonds that facilitate that construction are an integral part of our Stadium Authority Development District and to all projected housing developments statewide. Increasing the counties' ability to issue those bonds can only lead to an increase in the state's housing inventory and make a significant contribution to our local construction economy.

Thank you for the opportunity to testify.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

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Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

February 17, 2026 at 3:05 p.m.

State Capitol, Room 224

In consideration of

SENATE BILL 3218

RELATING TO BONDS.

Chair Wakai, Vice Chair Chang, and members of the Committee.

HHFDC **supports** Senate Bill 3218, which amends the Hawaii Revised Statutes to align with a proposed constitutional amendment authorizing counties to issue Housing Infrastructure Growth Bonds and exclude these bonds from county debt limit calculations.

SB3218 is a follow-up measure to SB3219, which proposes a constitutional amendment to authorize counties to issue Housing Infrastructure Growth Bonds and exclude these bonds from county debt limit calculations. While SB3219 establishes the constitutional authority for counties to issue bonds, SB3218 ensures that the statutes reflect this authority and provide clear guidance for implementation. Specifically, this bill updates definitions and reporting requirements in Chapter 47C, Hawaii Revised Statutes by:

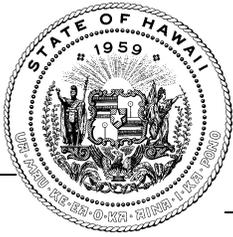
1. Adding housing infrastructure growth bonds to the statutory definitions of bond types.
2. Revising county debt reporting requirements to include these bonds while recognizing their exclusion from debt limit calculations under Article VII, Section 13.
3. Providing a framework for supplemental debt summaries when counties issue new bonds, ensuring transparency and compliance.

This bill is critical to operationalizing the State's strategy to accelerate housing development, as infrastructure financing is one of the biggest barriers to building affordable housing, especially in transit-oriented development areas and other priority growth areas. By enabling counties to issue housing infrastructure growth bonds and clarifying their treatment under debt limit laws,

this bill ensures counties can finance the infrastructure needed to unlock thousands of new homes without jeopardizing their fiscal health.

Together, SB3218 and SB3219 provide counties with a modern, flexible tool to fund housing-related infrastructure and advance Hawaii's housing goals.

Thank you for the opportunity to testify.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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Statement of
MARY ALICE EVANS, Director

before the
SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

Tuesday, February 17, 2026
3:05 PM
State Capitol, Conference Room 224

in consideration of
SB 3218
RELATING TO BONDS

Chair Wakai, Vice Chair Chang, and Members of the Senate Committee on Energy and Intergovernmental Affairs.

The Office of Planning and Sustainable Development (OPSD) **supports** SB 3218 which amends the Hawaii Revised Statutes to align with a proposed constitutional amendment authorizing counties to issue Housing Infrastructure Growth Bonds and exclude these bonds from county debt limit calculations.

This bill is related to SB 3219 which proposes a constitutional amendment to authorize counties to issue Housing Infrastructure Growth Bonds and excludes these bonds from county debt limit calculations. SB 3218 will provide clear guidance for implementation.

This bill is necessary to accelerate housing production as infrastructure financing is a barrier to housing development. This bill will bring more investment to transit-oriented development areas and other priority growth areas.

The State's Housing Strategy along with the TOD Council's Strategic Plan highlights:

- Housing in transit-oriented development areas
- Investment in infrastructure for housing development
- Improving accessibility to transit, goods and services
- Accelerating Housing Production

The proposed bill will accomplish:

- Creation of a new infrastructure financing tool
- No new tax or increase in current tax rate
- New housing development

Thank you for the opportunity to testify on this measure.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

STERLING HIGA
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
CRAIG K. NAKAMOTO
Executive Director
Hawai'i Community Development Authority
before the
SENATE COMMITTEE ON ENERGY AND INTERGOVERNMENTAL AFFAIRS

Tuesday, February 17, 2026
3:05 pm
State Capitol, Conference Room 224 & Videoconference

In consideration of
SB 3218
RELATING TO BONDS.

Chairperson Wakai, Vice Chairperson Chang, and members of the Committee. The Hawai'i Community Development Authority (HCDA) **supports SB 3218**, which amends Chapter 47, *Hawaii Revised Statutes*, by updating county debt-limit reporting statutes to allow the exclusion of housing infrastructure growth bonds from county debt calculations and adds "housing infrastructure growth bonds" to the definition of "bonds", contingent upon ratification of the related constitutional amendment proposed in SB 3218.

HCDA works closely with counties, state agencies, and private partners to advance housing and supporting infrastructure within designated community development districts and transit-oriented development area, pursuant to Chapter 206E, Part X, *Hawaii Revised Statutes*.

Aligning county debt-reporting practices with this value capture financing tool will support coordinated planning and investment in housing-related infrastructure essential to meeting Hawai'i's housing needs.

Thank you for the opportunity to provide testimony.



Testimony of
Pacific Resource Partnership

Hawai'i House of Representatives Committee on Energy and Intergovernmental Affairs
Tuesday, February 17, 2026

Subject: Testimony in Strong Support of SB3218, relating to bonds (amending county debt limit statements to permit exclusion of housing infrastructure growth bonds upon ratification of the companion constitutional amendment)

Aloha Chair Wakai, Vice Chair Chang, and esteemed members of the committee.

Pacific Resource Partnership (PRP), representing more than 6,000 union carpenters, over 250 signatory contractors, and community stakeholders statewide, respectfully submits this testimony in strong support of SB3218, which would permit counties to exclude housing infrastructure growth bonds from their debt limits if a constitutional amendment authorizing the use of such bonds is ratified.

If approved, this type of value capture financing will allow Hawai'i to finally join most of the country in using this type of funding, which has been used by mainland jurisdictions for decades to put hundreds of billions of dollars of infrastructure in place for new housing. In fact, housing infrastructure growth bonds would play a key role in making new housing more affordable for Hawai'i's people.

PRP's research has shown that when homebuilders are tasked with putting infrastructure in place such as roads, sewers, water, and electricity – those costs are passed onto homebuyers and add 30% or more to the price of a home. In truth, the Hawai'i-model of having homebuilders foot the bill for tens of millions if not hundreds of millions of dollars in infrastructure, is dead. If the constitutional amendment and SB3218 (value capture financing) are not approved, we are unlikely to see the future construction of planned communities such as Ho'opili or Koa Ridge in our future, which are adding thousands of units to Hawai'i's housing stock.

Furthermore, value capture financing allows the counties to grow their revenue pie without increasing taxes on local residents. It enables parcels that otherwise would have remained dormant to leverage future tax receipts to pay for infrastructure upfront through increment bonds, thus lessening the overall cost of construction and resulting in more affordable units. Moreover, in municipalities located on the



(Continued From Page 1)

continent increment bonds do not count towards a county's debt limit, allowing general fund spending to remain focused on core services.

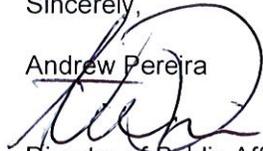
Finally, housing infrastructure growth bonds could be key in unlocking the true potential of transit-oriented development (TOD) for Honolulu's Skyline, as the areas around rail stations currently zoned by the City and County lack the necessary infrastructure to build the type of density that TOD requires. Indeed, the most recent edition of the Hawai'i Perspectives survey of residents statewide, commissioned by PRP this past summer, showed that 53% favor the government paying for infrastructure for new housing, and that majority increases among young people.

In closing, housing infrastructure growth bonds — enabled by the constitutional amendment and implemented through SB3218 — are a commonsense approach to putting infrastructure in place without burdening taxpayers. These bonds could go a long way to help build the 64,000 housing units the state needs to catch up with current demand.

PRP respectfully urges the committee to pass this important measure.

Sincerely,

Andrew Pereira



Director of Public Affairs
Pacific Resource Partnership
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February 13, 2026

Senator Glenn Wakai
Senator Stanley Chang
Members of the Senate Committee on Energy and Intergovernmental Affairs
Thirty-Third Legislature, Regular Session of 2026

Hearing date: February 17, 2026, at 3:05 PM

RE: **SB 3218 –PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE
HAWAII STATE CONSTITUTION
SB 3219 – RELATING TO BONDS**

Aloha Chair Wakai, Vice Chair Chang and Members of the Committee,

Mahalo for the opportunity to submit testimony on behalf of D.R. Horton Hawaii in **SUPPORT** of SB 3218 – RELATING TO BONDS and SB 3219 PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION. D.R. Horton Hawaii is proud to be one of Hawaii's largest homebuilders, serving Hawaii's families for more than 52 years. We specialize in providing affordable housing and first-time homebuyer opportunities across the state and remain committed to addressing Hawaii's critical housing needs.

SB 3218 and SB 3219, which together would authorize the use of housing infrastructure growth bonds, a form of tax increment financing, to fund required infrastructure necessary to help further development of new homes for Hawaii's families. One of the greatest barriers to producing any type of housing, but especially affordable and workforce housing, is the extraordinary initial and long-term capital holding costs of financing both off-site and on-site required infrastructure such as roads, drainage, sewer, water, electrical and communications systems. In Hawaii, if financing is even available in the market, these substantial costs must be paid upfront by homebuilders with an extremely slow, long capital return, house by house. This long capital return ties up already scarce available financing, ultimately preventing reinvestment in new infrastructure projects and thus...new housing. Just as wall studs, kitchen cabinets and roofing material costs are all underwritten into the cost of housing, so too are the substantial initial and holding cost for infrastructure. If infrastructure financing is not available in the market, as is the case today, then fully entitled master planned communities get stalled...as is the case today.



Housing infrastructure growth bonds provide a practical and proven tool that most mainland jurisdictions have used for decades to align infrastructure delivery with housing production. By allowing counties to issue increment bonds secured by the future increase in property tax revenues generated by new development, these measures could shift infrastructure financing from an upfront cost passed on to homebuyers to a self-funding public mechanism tied directly to growth. This approach lowers the initial capital stack required to get infrastructure built, reduces long term interest risk and ultimately translates into lower costs, and thus, lower sales prices for Hawaii's homebuyers.

Equally important, these bonds do not raise existing tax rates or divert general fund resources away from essential public services. Instead, they allow dormant or underutilized parcels to generate the very revenue needed to support their own infrastructure, broadening the counties' long-term tax base without increasing the tax burden on current residents. Excluding these bonds from traditional funded debt limits recognizes that they are growth-driven financing tools rather than general obligation liabilities, thereby preserving county borrowing capacity for schools, parks, and other core needs. For homebuilders, this certainty and partnership with government can mean the difference between producing homes affordable to Hawaii's families or a stalled project that never gets out of the ground.

Finally, authorizing housing infrastructure growth bonds would unlock opportunities for thoughtfully planned communities as well as transit-oriented development neighborhoods throughout the state. Areas already zoned for housing, including those near rail stations and employment centers, frequently lack the infrastructure capacity to support additional housing units, even when market demand and zoning allow it. These bills would create a structured, accountable method to finance that capacity in advance, accelerating production and helping reduce the substantial housing shortfall. For homebuilders committed to building homes for Hawaii's families, SB 3218 and SB 3219 represent a common sense, fiscally responsible partnership that can lower costs, increase supply, and move the state meaningfully closer to our collective housing goals.

For these reasons, I strongly urge this committee to **PASS SB 3218** and **SB 3219**.

Mahalo for your consideration,

Tracy S. Tonaki
President
D.R. Horton Hawaii

February 17, 2026

The Honorable Glenn Wakai, Chair

Senate Committee on Energy and Intergovernmental Affairs
State Capitol, Conference Room 224 & Videoconference

RE: Senate Bill 3218, Relating to Bonds

HEARING: Tuesday, February 17, 2026, at 3:05 p.m.

Aloha Chair Wakai, Vice Chair Chang, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **strongly supports** Senate Bill 3218, which conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified.

Hawaii continues to face a serious housing shortage and infrastructure remains one of the most significant barriers to housing production. Roads, water and sewer systems, drainage, and public amenities must be in place before homes can be built, yet existing state and county funding mechanisms are insufficient to meet the scale and timing of these needs. Even in strong budget years, traditional capital improvement funding and general obligation bonds cannot keep pace with housing demand.

Housing Infrastructure Growth Bonds ("HIG") offer a proven, fiscally responsible way to close this gap. HIG is a value-capture financing tool that has been used nationwide for decades and is now implemented in 48 out of 50 states. It allows counties to fund infrastructure upfront by using a portion of future property tax growth generated by new development within a defined area.

In practice, a county establishes a HIG district and sets a base assessed property value. As infrastructure investment enables development and increases property values, the incremental property tax revenue above that base is generated. That new revenue, which is revenue that would not exist without the infrastructure investment, is used to repay the bonds. Importantly, HIG does not create or increase taxes; it simply reallocates a portion of newly created tax revenue for a limited period. Once the bonds are paid off, all property tax revenue flows back to the county's general fund.

For the foregoing reasons, HAR strongly supports HIG as an important tool to invest in infrastructure, create much needed housing, and support our communities and make conforming amendments should the constitutional amendment be ratified. Mahalo for the opportunity to provide testimony on this measure.

THE GENTRY COMPANIES



Senator Glenn Wakai
Senator Stanley Chang
Members of the Senate Committee on Energy and Intergovernmental Affairs

RE: SB 3218 –PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION & SB 3219 – RELATING TO BONDS
February 17, 2026, at 3:05 PM

Aloha Chair Wakai, Vice Chair Chang and Members of the Committee,

On behalf of Gentry Homes, I thank you for the opportunity to submit testimony in support of SB 3218 – RELATING TO BONDS and SB 3219 PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION.

SB 3218 and SB 3219 would help to provide funding for one of the biggest barriers to increased home development in Hawaii, required infrastructure. Both bills together would authorize the use of housing infrastructure growth bonds, a form of tax increment financing. Infrastructure remains a critical hurdle to building homes, but especially affordable and workforce housing. Currently, the cost of infrastructure is paid for by the homebuilder. This results in capital being tied into these homes with a slow return. This tied up capital prevents reinvestment into new infrastructure and ultimately, homes.

Housing infrastructure growth bonds provide a practical and proven tool that is already implemented in most mainland jurisdictions to align infrastructure delivery with housing production. These growth bonds would help to shift infrastructure financing from individual homebuilders, which are included in housing costs, to a self-funding public mechanism tied directly to growth. This approach lowers the initial capital stack required to get infrastructure built, reduces long term interest risk and ultimately translates into lower costs, and thus, lower sales prices for Hawaii's homebuyers.

Value capture financing does not raise existing tax rates nor divert general fund resources away from essential public services. It enables parcels to leverage future property tax growth to pay for infrastructure upfront through increment bonds. Decreased costs in constructure and infrastructure result in more homebuilding and lower costs for home buyers. Additionally, increment bonds do not count towards a county's debt limit, allowing general fund spending to remain focused on public services. For Gentry and other homebuilders, this partnership with government provides more certainty in assessing future projects and their pathway from conceptualization to reality.

Value capture financing is a proven effective tool to building necessary infrastructure and facilitating more housing. SB 3218 and SB 3219 would create a structured, accountable method to funding infrastructure, increasing housing production, and reducing overall housing cost. We humbly ask the committee to pass SB 3218 and 3219.

Mahalo,

A handwritten signature in black ink, appearing to read "Sunny Rosario".

Sunny Rosario
Gentry Homes, Manager of Governmental Affairs and Community Relations



Senate Committee on Energy & Intergovernmental Affairs
Sen. Glenn Wakai, Chair
Sen. Stanley Chang, Vice Chair

February 17, 2026
3:05 pm
Room 224

Aloha Chair Wakai, Vice Chair Chang, and Members of the Committee:

Castle & Cooke Homes Hawai'i, Inc. respectfully submits testimony in **strong support** of **SB3218**.

We are committed to building quality communities for local families. Hawai'i's housing affordability crisis is driven in large part by the ever-increasing cost of infrastructure, roads, drainage, sewer, water, and electrical systems must be constructed before housing can be delivered, and those costs continue to rise. High costs are also related to long-term design standards which benefit future generations of buyers. New buyers bear the full cost immediately, even though the infrastructure will serve future residents and users for decades.

SB3218 addresses this imbalance by allowing counties to finance housing related infrastructure through growth bonds that are repaid over time as development occurs, and property values increase. Instead of requiring new buyers to shoulder the full cost upfront, infrastructure would be paid gradually by all who benefit from it, including future residents and users. Repayment would come from the growth in property tax revenues generated by the development itself, rather than from higher tax rates.

By aligning infrastructure financing with the long-term growth it supports, SB3218 removes a significant cost burden from new buyers while creating a fair, sustainable method of paying for infrastructure over time. This approach improves housing affordability, supports responsible growth, and allows housing projects to move forward without imposing additional costs on existing residents. This can ease financing pressures, make projects easier to move forward, and ultimately help produce more homes at attainable prices.

Importantly, this financing mechanism is designed to grow the tax base without increasing tax rates on existing residents, while preserving county borrowing capacity for other essential public services and infrastructure.

Hawai'i's housing shortage is widely recognized and addressing it will require coordinated action across land use, permitting, infrastructure, and financing. SB3218 represents a meaningful step toward providing counties with the tools needed to unlock housing-ready lands and accelerate the delivery of new homes.

For these reasons, Castle & Cooke respectfully urges the Committee to pass SB3218.

Mahalo, for the opportunity to submit testimony and for your consideration.

February 17, 2026

TO: Chair Wakai and Members of the Senate Committee on Energy and Intergovernmental Affairs

RE: SB3218, Relating to Bonds

Dear Chair Wakai and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We strongly support Senate Bill 3218.

This measure is of significant interest because it permits counties to issue housing infrastructure growth bonds, in tandem with SB3219. This measure directly addresses a key barrier to housing development: the lack of sufficient infrastructure financing among our counties.

Allowing counties to issue growth bonds for housing infrastructure would provide a flexible and targeted financing tool that supports the development of roads, utilities, and other foundational improvements necessary for new housing opportunities. By further excluding these bonds from funded debt limits, the bill removes a financial constraint that often restricts counties' ability to invest in critical infrastructure.

While this financing authority has technically been authorized since the Ariyoshi administration, constitutional confusion has resulted in lost housing opportunities over nearly half a century. We need to make up for lost time.

Let's activate our infrastructure potential. **Let's advance Senate Bill 3218.**

Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org



LATE

HAWAII REGIONAL COUNCIL OF CARPENTERS

February 17, 2026

TO: The Honorable Glenn Wakai, Chair
The Honorable Stanley Chang, Vice Chair
Members of the Senate Committee on Energy and Intergovernmental Affairs

RE: TESTIMONY IN STRONG SUPPORT OF SB3218

Aloha Chair Wakai, Vice Chair Chang, and Members of the Committee:

The Hawai'i Regional Council of Carpenters, representing over 6,000 skilled union carpenters and tradespeople across the islands, is grateful for the opportunity to submit our testimony in strong support of SB3218.

Hawai'i's housing crisis cannot be solved without significant, sustained investment in the infrastructure that makes housing possible. Water systems, wastewater treatment, roads, drainage, and climate-resilient infrastructure are not optional. Without them, housing projects stall, costs rise, and homes that working families need never get built.

SB3218 addresses a core structural problem: counties lack reliable, scalable tools to finance housing-enabling infrastructure. The current system of fragmented, project-by-project contributions and irregular capital appropriations is insufficient to meet the scale and timing of infrastructure needs identified across all counties, particularly in transit-oriented and priority growth areas.

This measure provides a responsible solution by authorizing housing infrastructure growth bonds, a value-capture tool that has been used successfully in other jurisdictions. Importantly, these bonds do not create a new tax or raise property tax rates. They allow counties to use a portion of the future growth in property tax revenues generated by new development to finance infrastructure needed today.

From a workforce perspective, this matters. When infrastructure is funded predictably, housing projects move forward. That means steady work for local tradespeople, stronger apprenticeship pipelines, and more opportunities to build homes for the very communities we live in.

SB3218 also includes critical fiscal safeguards. The bonds are payable solely from incremental revenues generated within designated districts and are structured to protect county fiscal health. By clarifying constitutional authority and excluding these bonds from county debt limits

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when they are not backed by general funds, the bill provides certainty while preserving financial discipline.

In short, SB3218 helps align infrastructure financing with housing production, supports job creation for local workers, and advances long-term housing affordability without shifting costs onto working families.

For these reasons, HRCC respectfully urges your support for SB3218.

Mahalo for the opportunity to testify.

LATE

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GROUP

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February 17, 2026

TO: Chair Wakai, Vice Chair Chang, and Senate Committee on Energy and Intergovernmental Affairs
RE: Testimony in Support of SB3218

Dear Chair Wakai, Vice Chair Chang, and Members of the Committee,

The Kobayashi Group is a local, family-based real estate and investment firm with a commitment to building housing and commercial projects that serve Hawai'i's communities. We respectfully urge the Senate Committee on Energy and Intergovernmental Affairs to advance Senate Bill 3218.

SB3218 is a measure that authorizes the counties to implement housing infrastructure growth bonds, conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excludes housing infrastructure growth bonds from determinations of the counties' funded debt is ratified. This measure ensures that counties will have a clear procedure for implementing infrastructure under the proposed constitutional amendment. For companies like ours, this bill provides much needed clarity regarding growth bonds and infrastructure investments. SB3218 gives us certainty in future planning to create more housing in Hawai'i.

For these reasons, The Kobayashi Group respectfully supports SB3218 and urges the Committee to move the bill forward.

Thank you for the opportunity to submit testimony. We are grateful for your consideration of SB3218.

Respectfully,



Alana Kobayashi Pakkala
Chief Executive Officer
Kobayashi Group