
HOUSE CONCURRENT RESOLUTION

AUTHORIZING THE HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY TO
CONDUCT A STUDY TO CONSIDER RESIDENTIAL, HOTEL, AND OTHER
LAND USES FOR THE KAKA'AKO MAKAI AREA AND UPDATE THE
KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT MAKAI AREA MASTER
PLAN ACCORDINGLY.

1 WHEREAS, the Hawai'i Community Development Authority (HCDA)
2 intends to update the Kaka'ako Community Development District
3 Makai Area Master Plan and administrative rules in 2025; and
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5 WHEREAS, the planning process will include community and
6 stakeholder engagement, infrastructure assessment, traffic
7 impact analysis, soil contamination assessment, sea level rise
8 analysis, and cultural and historical analysis; and
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10 WHEREAS, although the Makai Area Master Plan was updated in
11 2023, it did not contemplate residential, hotel and other uses,
12 nor did it consider soil and geotechnical analysis, cultural and
13 historical analysis, view plan impact of potentially higher
14 densities, and sea level rise on building design and siting; and
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16 WHEREAS, in updating the Makai Area Master Plan, the HCDA
17 should include a robust community and stakeholder engagement
18 process, infrastructure assessment, traffic impact analysis,
19 soil contamination assessment, sea level rise analysis, and
20 cultural and historical analysis, among other planning
21 consideration; and
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23 WHEREAS, the State continues to suffer from a shortage of
24 affordable housing with fewer families able to afford to buy or
25 rent a home in the State, while Native Hawaiians suffer
26 disproportionately from this lack of affordable housing; now,
27 therefore,



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2 BE IT RESOLVED by the House of Representatives of the
3 Thirty-third Legislature of the State of Hawaii, Regular Session
4 of 2025, the Senate concurring, that the Hawaii Community
5 Development Authority is authorized to conduct a study to
6 consider residential, hotel, and other land uses for the Kaka'ako
7 makai area in conjunction with the updating of the Kaka'ako
8 Community Development District Makai Area Master Plan and update
9 the plan accordingly; and

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11 BE IT FURTHER RESOLVED that in conducting the study, the
12 HCDA shall:

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14 (1) Consult with the Hawaii Housing Finance and
15 Development Corporation; Office of Hawaiian Affairs;
16 Department of Planning and Permitting of the City and
17 County of Honolulu; University of Hawai'i at Mānoa John
18 A. Burns School of Medicine; Department of
19 Transportation; Department of Business, Economic
20 Development, and Tourism; Department of Education; and
21 the Kakaako Makai Community Planning Advisory Council;
22 and

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24 (2) Hold a public hearing at which all interested persons
25 may submit data or opinions, orally or in writing, in
26 conjunction with the hearing prior to submitting the
27 results of the study to the Legislature; and

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29 BE IT FURTHER RESOLVED that notice of the public hearing
30 shall be published at least thirty days prior to the hearing and
31 shall include:

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33 (1) The date, time, and place of the hearing;

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35 (2) A statement of the topic of the hearing; and

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37 (3) A description of where, when, and how the study may be
38 viewed by the public; and

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40 BE IT FURTHER RESOLVED that the HCDA is requested to submit
41 an interim report of the results of the study considering
42 residential, hotel, and other land uses for the Kakaako Makai



1 Area to the Legislature no later than twenty days prior to the
2 convening of the Regular Session of 2026 and a final report no
3 later than December 31, 2026; and
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5 BE IT FURTHER RESOLVED that certified copies of this
6 Concurrent Resolution be transmitted to the Director of
7 Transportation; Director of Business, Economic Development, and
8 Tourism; Superintendent of Education; Executive Director of the
9 Hawaii Community Development Authority; Executive Director of
10 the Hawaii Housing Finance and Development Corporation; Chair of
11 the Board of Trustees of the Office of Hawaiian Affairs; Dean of
12 the University of Hawai'i at Mānoa John A. Burns School of
13 Medicine; Director of the Department of Planning and Permitting
14 of the City and County of Honolulu; and the Chair of the Kakaako
15 Makai Community Planning Advisory Council.

