
SENATE RESOLUTION

URGING THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO TRANSFER PARCELS THAT MAKE UP THE EAST KAPOLEI TRANSIT-ORIENTED DEVELOPMENT PROJECT TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO PARTNER WITH THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT.

1 WHEREAS, the Honolulu City Council adopted the East Kapolei
2 Neighborhood Transit-Oriented Development Plan in December 2020
3 to guide long-term land use, zoning, and infrastructure
4 decisions for communities surrounding the Kualakai (East
5 Kapolei), Keoneae (University of Hawaii - West Oahu), and
6 Honouliuli (Hoopili) rail stations; and
7

8 WHEREAS, the Department of Land and Natural Resources owns
9 several parcels within the plan area, including the following
10 tax map keys:
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12 (1) (1) 9-1-016:008;

13 (2) (1) 9-1-018:008;

14 (3) (1) 9-1-018:014; and
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16 (4) (1) 9-1-017:097; and
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18
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20 WHEREAS, the East Kapolei Strategic Development Plan,
21 published in December 2020 by R.M. Towill Corporation for the
22 Department of Land and Natural Resources, conceptualized
23 development alternatives for these parcels, which collectively
24 form the East Kapolei Transit-Oriented Development Project
25 (Project), consisting of three non-contiguous sites known as the
26 Keoneae Station Area, Kualakai Parkway West, and Kualakai
27 Parkway East; and
28



1 WHEREAS, the Project contemplates a land exchange with D.R.
2 Horton-Schuler Homes, LLC, in which the Keoneae Station Area
3 site of the Project would be expanded by two parcels with the
4 following tax map keys:

5
6 (1) (1) 9-1-017:193 (por.); and
7

8 (2) (1) 9-1-017:163; and
9

10 WHEREAS, the Department of Land and Natural Resources
11 conducted public scoping meetings in November 2022 and September
12 2024, and the draft Environmental Impact Statement for the
13 Project was published in the July 23, 2025, edition of "The
14 Environmental Notice"; and
15

16 WHEREAS, the proposed Project includes approximately one
17 thousand affordable rental units, in addition to proposals for
18 facilities supporting commercial, retail, hotel, medical, light
19 industrial, and business park uses, and a park-and-ride facility
20 for the Keoneae rail station; and
21

22 WHEREAS, significant infrastructure improvements will be
23 required to ensure the Project's connectivity, utility access,
24 and ability to support the proposed housing and other community
25 uses; and
26

27 WHEREAS, HHFDC is statutorily authorized to plan, develop,
28 construct, and finance housing projects, including mixed-use
29 development, and regularly procures and oversees developers for
30 projects on state-owned land, including the Front Street
31 Apartments Redevelopment Project, Pohukaina Commons, and Kahului
32 Civic Center Mixed-Use Complex; and
33

34 WHEREAS, HHFDC has financing capabilities, including the
35 Dwelling Unit Revolving Fund, which may be used for
36 infrastructure and predevelopment costs, and HHFDC's Executive
37 Director also serves as Co-Chair of the Hawaii Interagency
38 Council for Transit-Oriented Development; and
39

40 WHEREAS, the Hawaii Community Development Authority (HCDA)
41 has authority under Act 184, Session Laws of Hawaii 2022, and
42 Act 252, Session Laws of Hawaii 2025, to establish



1 transit-oriented development infrastructure improvement program
2 areas to facilitate needed infrastructure in county-designated
3 transit-oriented development zones; and
4

5 WHEREAS, HHFDC, HCDA, and University of Hawaii - West Oahu
6 are jointly pursuing another transit-oriented development-based
7 housing project in the same region, demonstrating the
8 effectiveness of coordinated agency responsibilities; and
9

10 WHEREAS, this body encourages state agencies to align
11 responsibilities with their core functions, as demonstrated by
12 the transfer of the Pohukaina Commons parcel from the Department
13 of Land and Natural Resources to HHFDC under Executive Order
14 4533 for educational and affordable housing purposes, enabling
15 HHFDC to procure a developer that is now subdividing the
16 property to provide a portion to the Department of Education;
17 and
18

19 WHEREAS, HHFDC is the state agency best positioned to
20 undertake the East Kapolei Transit-Oriented Development Project
21 due to its core housing-related mission, relevant expertise, and
22 established partnership with HCDA for infrastructure and
23 mixed-use development; now, therefore,
24

25 BE IT RESOLVED by the Senate of the Thirty-third
26 Legislature of the State of Hawaii, Regular Session of 2026,
27 that the Department of Land and Natural Resources is urged to
28 transfer the parcels that make up its East Kapolei
29 Transit-Oriented Development Project to the Hawaii Housing
30 Finance and Development Corporation; and
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32 BE IT FURTHER RESOLVED that HHFDC is urged to prioritize
33 the development of rental and for-sale housing, including
34 leasehold properties, within the Project; and
35

36 BE IT FURTHER RESOLVED that HHFDC is urged to share revenue
37 generated from the Project with the Department of Land and
38 Natural Resources; and
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40 BE IT FURTHER RESOLVED that HHFDC is urged to partner with
41 HCDA to advance non-housing community development and lead



1 planning and infrastructure construction across the entire
2 Project area; and

3

4 BE IT FURTHER RESOLVED that HHFDC, HCDA, and any other
5 relevant agencies involved with the Project are requested to
6 memorialize on memorandums of agreement their shared activities
7 regarding the Project and to timely submit the memorandums to
8 the Board of Land and Natural Resources for review; and

9

10 BE IT FURTHER RESOLVED that certified copies of this
11 Resolution be transmitted to the Chairperson of the Board of
12 Land and Natural Resources; Executive Director of Hawaii Housing
13 Finance and Development Corporation; and Executive Director of
14 Hawaii Community Development Authority.

