
HOUSE CONCURRENT 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:
11

12 (1) (1) 9-1-016:008;

13
14 (2) (1) 9-1-018:008;

15
16 (3) (1) 9-1-018:014; and

17
18 (4) (1) 9-1-017:097; and
19

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



1 Keoneae Station Area, Kualakai Parkway West, and Kualakai
2 Parkway East; and
3

4 WHEREAS, the Project contemplates a land exchange with D.R.
5 Horton-Schuler Homes, LLC, in which the Keoneae Station Area
6 site of the Project would be expanded by two parcels with the
7 following tax map keys:
8

9 (1) (1) 9-1-017:193 (por.); and
10

11 (2) (1) 9-1-017:163; and
12

13 WHEREAS, the Department of Land and Natural Resources
14 conducted public scoping meetings in November 2022 and September
15 2024, and the draft Environmental Impact Statement for the
16 Project was published in the July 23, 2025, edition of "The
17 Environmental Notice"; and
18

19 WHEREAS, the proposed Project includes approximately one
20 thousand affordable rental units, in addition to proposals for
21 facilities supporting commercial, retail, hotel, medical, light
22 industrial, and business park uses, and a park-and-ride facility
23 for the Keoneae rail station; and
24

25 WHEREAS, significant infrastructure improvements will be
26 required to ensure the Project's connectivity, utility access,
27 and ability to support the proposed housing and other community
28 uses; and
29

30 WHEREAS, the Hawaii Housing Finance and Development
31 Corporation is statutorily authorized to plan, develop,
32 construct, and finance housing projects, including mixed-use
33 development, and regularly procures and oversees developers for
34 projects on state-owned land, including the Front Street
35 Apartments Redevelopment Project, Pohukaina Commons, and Kahului
36 Civic Center Mixed-Use Complex; and
37

38 WHEREAS, the Hawaii Housing Finance and Development
39 Corporation has financing capabilities, including the Dwelling
40 Unit Revolving Fund, which may be used for infrastructure and
41 predevelopment costs, and its Executive Director also serves as



1 co-chair of the Statewide Transit-Oriented Development Council;
2 and

3

4 WHEREAS, the Hawaii Community Development Authority has
5 authority under Act 184, Session Laws of Hawaii 2022, and Act
6 252, Session Laws of Hawaii 2025, to establish transit-oriented
7 development infrastructure improvement program areas to
8 facilitate needed infrastructure in county-designated transit-
9 oriented development zones; and

10

11 WHEREAS, the Hawaii Housing Finance and Development
12 Corporation, Hawaii Community Development Authority, and
13 University of Hawaii - West Oahu are jointly pursuing another
14 transit-oriented development-based housing project in the same
15 region, demonstrating the effectiveness of coordinated agency
16 responsibilities; and

17

18 WHEREAS, this body encourages state agencies to align
19 responsibilities with their core functions, as demonstrated by
20 the transfer of the Pohukaina Commons parcel from the Department
21 of Land and Natural Resources to the Hawaii Housing Finance and
22 Development Corporation under Executive Order 4533 for
23 educational and affordable housing purposes, enabling the
24 Development Corporation to procure a developer that is now
25 subdividing the property to provide a portion to the Department
26 of Education; and

27

28 WHEREAS, the Hawaii Housing Finance and Development
29 Corporation is the state agency best positioned to undertake the
30 East Kapolei Transit-Oriented Development Project due to its
31 core housing-related mission, relevant expertise, and
32 established partnership with the Hawaii Community Development
33 Authority for infrastructure and mixed-use development; now,
34 therefore,

35

36 BE IT RESOLVED by the House of Representatives of the
37 Thirty-third Legislature of the State of Hawaii, Regular Session
38 of 2026, the Senate concurring, that the Department of Land and
39 Natural Resources is urged to transfer the parcels that make up
40 its East Kapolei Transit-Oriented Development Project to the
41 Hawaii Housing Finance and Development Corporation; and

42



1 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
 2 Development Corporation is urged to share revenue generated from
 3 the Project with the Department of Land and Natural Resources;
 4 and

5
 6 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
 7 Development Corporation is urged to partner with the Hawaii
 8 Community Development Authority to advance non-housing community
 9 development and lead planning and infrastructure construction
 10 across the entire Project area; and

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

17
 18
 19

OFFERED BY:

ZMC

MAR 12 2026

