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## HOUSE 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

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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;

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14           (2)   (1) 9-1-018:008;

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

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

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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



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

- (1) (1) 9-1-017:193 (por.); and
- (2) (1) 9-1-017:163; and

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

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

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

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

WHEREAS, the Hawaii Housing Finance and Development Corporation has financing capabilities, including the Dwelling Unit Revolving Fund, which may be used for infrastructure and predevelopment costs, and its Executive Director also serves as co-chair of the Statewide Transit-Oriented Development Council; and



1 WHEREAS, the Hawaii Community Development Authority has  
2 authority under Act 184, Session Laws of Hawaii 2022, and Act  
3 252, Session Laws of Hawaii 2025, to establish transit-oriented  
4 development infrastructure improvement program areas to  
5 facilitate needed infrastructure in county-designated transit-  
6 oriented development zones; and

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

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

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

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

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40 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
41 Development Corporation is urged to share revenue generated from



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1 the Project with the Department of Land and Natural Resources;  
2 and

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

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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.

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OFFERED BY:

*ZAC*

MAR 12 2026

