

MAR 12 2026

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# SENATE 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 Senate of the Thirty-third  
37 Legislature of the State of Hawaii, Regular Session of 2026, the  
38 House of Representatives concurring, that the Department of Land  
39 and Natural Resources is urged to transfer the parcels that make  
40 up its East Kapolei Transit-Oriented Development Project to the  
41 Hawaii Housing Finance and Development Corporation; and  
42

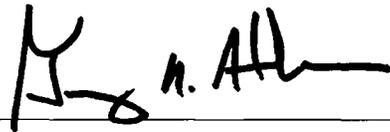


1 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
2 Development Corporation is urged to share revenue generated from  
3 the Project with the Department of Land and Natural Resources;  
4 and

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.

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19 OFFERED BY:

  
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