
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:
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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



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:
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9 (1) (1) 9-1-017:193 (por.); and
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11 (2) (1) 9-1-017:163; and
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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
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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
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30 WHEREAS, HHFDC is statutorily authorized to plan, develop,
31 construct, and finance housing projects, including mixed-use
32 development, and regularly procures and oversees developers for
33 projects on state-owned land, including the Front Street
34 Apartments Redevelopment Project, Pohukaina Commons, and Kahului
35 Civic Center Mixed-Use Complex; and
36

37 WHEREAS, HHFDC has financing capabilities, including the
38 Dwelling Unit Revolving Fund, which may be used for
39 infrastructure and predevelopment costs, and HHFDC's Executive
40 Director also serves as Co-Chair of the Hawaii Interagency
41 Council for Transit-Oriented Development; and
42



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

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

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

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

27
 28 BE IT RESOLVED by the Senate of the Thirty-third
 29 Legislature of the State of Hawaii, Regular Session of 2026, the
 30 House of Representatives concurring, that the Department of Land
 31 and Natural Resources is urged to transfer the parcels that make
 32 up its East Kapolei Transit-Oriented Development Project to the
 33 Hawaii Housing Finance and Development Corporation; and

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 35 BE IT FURTHER RESOLVED that HHFDC is urged to prioritize
 36 the development of rental and for-sale housing, including
 37 leasehold properties, within the Project; and

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 39 BE IT FURTHER RESOLVED that HHFDC is urged to share revenue
 40 generated from the Project with the Department of Land and
 41 Natural Resources; and



1 BE IT FURTHER RESOLVED that HHFDC is urged to partner with
2 HCDA to advance non-housing community development and lead
3 planning and infrastructure construction across the entire
4 Project area; and
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6 BE IT FURTHER RESOLVED that HHFDC, HCDA, and any other
7 relevant agencies involved with the Project are requested to
8 memorialize on memorandums of agreement their shared activities
9 regarding the Project and to timely submit the memorandums to
10 the Board of Land and Natural Resources for review; and
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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.

