

MAR 12 2026

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:

11
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



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

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

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

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

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

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

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

35
36 WHEREAS, the Hawaii Housing Finance and Development
37 Corporation has financing capabilities, including the Dwelling
38 Unit Revolving Fund, which may be used for infrastructure and
39 predevelopment costs, and its Executive Director also serves as
40 co-chair of the Statewide Transit-Oriented Development Council;
41 and
42

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
24

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,
32

33 BE IT RESOLVED by the Senate of the Thirty-third
34 Legislature of the State of Hawaii, Regular Session of 2026,
35 that the Department of Land and Natural Resources is urged to
36 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



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
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.
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OFFERED BY:



