

Honolulu, Hawaii

APR 01 , 2026

RE: H.R. No. 77  
H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2026  
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.R. No. 77  
entitled:

"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,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Urge the Department of Land and Natural Resources to transfer parcels comprising the East Kapolei Transit-Oriented Development Project to the Hawaii Housing Finance and Development Corporation; and
- (2) Urge the Hawaii Housing Finance and Development Corporation to partner with the Hawaii Community Development Authority to facilitate non-housing community development, infrastructure planning, and mixed-use components of the project.



Your Committee received testimony in support of this measure from the Hawai'i Community Development Authority and Hawaii Housing Finance and Development Corporation. Your Committee received testimony in opposition to this measure from UNITE HERE Local 5. Your Committee received comments on this measure from the Department of Land and Natural Resources; Office of Planning and Sustainable Development; and one individual.

Your Committee finds that the East Kapolei Transit-Oriented Development Project includes state-owned parcels with significant potential to support affordable housing, infrastructure, and complementary community uses, but that effective implementation will require coordinated planning and development capacity. While the Department of Land and Natural Resources holds title to the parcels, the Hawaii Housing Finance and Development Corporation has the statutory authority, financing tools, and experience necessary to deliver large-scale mixed-use and transit-oriented development projects. Your Committee believes that transferring the parcels to the Hawaii Housing Finance and Development Corporation will better align agency roles and facilitate timely, coordinated development in East Kapolei.

Your Committee has amended this measure by:

- (1) Including the Department of Hawaiian Home Lands as an agency the Hawaii Housing Finance and Development Corporation is urged to partner with and sending a certified copy of this measure to the Chairperson of the Hawaiian Homes Commission;
- (2) Amending its title to reflect its amended purpose; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of H.R. No. 77, as amended herein, and recommends that it be referred to your Committee on Water & Land in the form attached hereto as H.R. No. 77, H.D. 1.



Respectfully submitted on  
behalf of the members of the  
Committee on Housing,

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LUKE A. EVSLIN, Chair



