

JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA

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CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
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RYAN K.P. KANAKA'OLE  
FIRST DEPUTY

CIARA W.K. KAHAHANE  
DEPUTY DIRECTOR - WATER

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MANAGEMENT  
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FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

Testimony of  
RYAN K.P. KANAKA'OLE  
Acting Chairperson

Before the House Committee on  
WATER & LAND

Tuesday, April 7, 2026  
10:00 AM  
State Capitol, Room 411

In consideration of  
HOUSE CONCURRENT RESOLUTION 85, HOUSE DRAFT 1  
and

HOUSE RESOLUTION 77, HOUSE DRAFT 1

**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.**

House Concurrent Resolution 85 and House Resolution 77, House Draft 1, urge the Department of Land and Natural Resources (Department) to transfer parcels that make up the East Kapolei Transit-Oriented Development Project (TOD Project) to the Hawaii Housing Finance and Development Corporation (HHFDC) and urges HHFDC to partner with the Hawaii Community Development Authority (HCDA) and the Department of Hawaiian Home Lands (DHHL) to facilitate the development of non-housing community development portions of the project. **The Department offers the following comments.**

The Department understands that housing is a priority for the state and understands that there may be frustration regarding the timeliness of the development of its East Kapolei parcels. However, the Department wants to assure this committee that it is diligently working to complete the Final Environmental Impact Statement (EIS) for these parcels by the summer of 2026 which would then pave the way for the Department to collaborate with HHFDC on the development and construction of the project, along with HCDA, which will assist with the

development and construction of critical infrastructure to support the build out of the master plan.

The Department notes that it is engaged in ongoing conversations with both HHFDC and HCDA regarding this project throughout the planning phase and continues to have open dialogue to execute the exact measures urged by these resolutions. Therefore, the Department respectfully requests that these parcels be transferred on an as needed basis through the Department's normal land transfer process (set aside), along with a memorandum of agreement that will be brought to the Board of Land and Natural Resources (Board) to memorialize all revenue share agreements prior to any transfer.

Further, the Department respectfully disagrees that all of the non-housing development portions of the project should be delegated to HCDA and DHHL but does support HCDA leading the coordination, development, and construction of critical infrastructure. The Department notes that it has expertise in commercial/industrial development on State lands and requests to take the lead on this effort as these lands are a source of revenue generation to support the Special Land Development Fund (SLDF). Establishing a centralized authority for development activities will streamline our workflows and eliminate redundancies.

The Department acknowledges and appreciates that these resolutions urge HHFDC to share revenues generated from the Project with Department as the Legislature and the Board determined that it should use a portion of the lands it manages to generate revenues to support the Department's operations and management of public lands and programs in order to properly perform its mission. Annual lease revenues currently support the SLDF, with revenues coming primarily from leases for commercial, industrial, resort, geothermal and other renewable energy projects. SLDF revenues fund the entire annual operating budgets for the Department's Land Division, Office of Conservation and Coastal Lands, and Dam Safety and Mineral Resources Programs. These revenues fund over 80 Department staff positions, including 5 positions within the Commission on Water Resource Management, and provide funding support to the Division of State Parks and various resource protection programs administered by the Division of Forestry and Wildlife such as the protection of threatened and endangered species, removal of invasive species, wildland firefighting, and lifeguard services. Accordingly, ensuring a steady revenue stream to support the SLDF is critical to promoting job security and employee retention

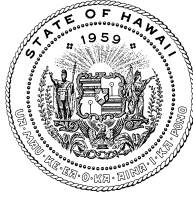
The SLDF is a critical and increasingly important funding source for various divisions responsible for emergency response to natural catastrophes such as fire, rockfall, flood or earthquake and hazard investigation and mitigation. The SLDF also is critical for staff support of various programs and funding conservation projects on state lands. It has also become an important source of state match for federally funded endangered species and invasive species initiatives that otherwise would not go forward. The Department also understands that the SLDF is now securitized to assure the State can meet its approximately \$14 million debt service obligations for the demolition of Uncle Billy's in Hilo. The loss of a steady revenue stream to the SLDF could also impact current and future capital improvement projects that have been identified as priority projects for the Department and the state.

The Department believes that this TOD project will progress efficiently under new Land Division leadership committed to ongoing administrative coordination with HHFDC and HCDA. As such,

these resolutions may not be necessary. The Department remains fully dedicated to the success of the East Kapolei TOD project and will continue to keep the legislature apprised of its progress. Mahalo for the opportunity to comment on this measure.

JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR



DEAN MINAKAMI  
EXECUTIVE DIRECTOR

## STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

### HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

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FAX: (808) 587-0600

Statement of

### DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation

Before the

### HOUSE COMMITTEE ON WATER AND LAND

April 07, 2026 at 10:00 a.m.

State Capitol, Room 411

In consideration of

### HOUSE CONCURRENT RESOLUTION 85, HOUSE DRAFT 1 /

### HOUSE RESOLUTION 77, HOUSE DRAFT 1

**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 DEPARTMENT OF HAWAIIAN HOME LANDS AND HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT.**

Chair Hashem, Vice Chair Morikawa, and members of the Committee.

HHFDC **supports** HCR85, HD1 / HR77, HD1, which urges the Department of Land and Natural Resources (DLNR) to transfer the East Kapolei Transit Oriented- Development (TOD) Project lands to the Hawaii Housing Finance and Development Corporation (HHFDC), and further encourages HHFDC to partner with the Department of Hawaiian Home Lands (DHHL) and Hawaii Community Development Authority (HCDA).

We anticipate that HHFDC will collaborate with DLNR, DHHL, and HCDA as follows, which will help accelerate much-needed affordable housing and community infrastructure in West Oahu.

1. DLNR, HHFDC, DHHL, and HCDA will re-evaluate and refine the *East Kapolei Neighborhood Transit-Oriented Development Plan* (Development Plan) to ensure the project reaches its highest development potential. The Development Plan provides a strong foundation, but with a coordinated interagency refresh, it will ensure the development is aligned with current housing, economic, and infrastructure goals.

2. HHFDC will prepare a detailed phasing plan for the project, recognizing that East Kapolei consists of multiple non-contiguous sites, each with unique infrastructure and development sequencing requirements. Under this approach, land would transfer from DLNR to HHFDC only when parcels are development ready, ensuring orderly progress, mitigating risk to the State, and supporting transparent coordination with community stakeholders.
3. HHFDC will collaborate closely with DHHL and HCDA, which will take the lead on infrastructure development for the project. HCDA has statutory authority and experience implementing transit-oriented infrastructure improvement districts and is already preparing an infrastructure master plan for the broader area. Leveraging HCDA's expertise will provide the backbone utilities and connectivity needed to support the project's objectives.
4. HCDA, which is currently working on an infrastructure master plan for East Kapolei, with a consultant, will also ensure that the proposed development for the project is incorporated into and considered in the infrastructure master plan.
5. Except for administrative expenses incurred by HHFDC, DHHL, and HCDA, all revenue generated by the project will return to DLNR. This ensures DLNR continues to benefit from its land assets while enabling HHFDC and HCDA to carry out their development and infrastructure responsibilities efficiently.

This resolution presents a smart, coordinated, and mission-aligned structure that capitalizes on each agency's strengths. HHFDC is best positioned to deliver the large-scale affordable housing this region desperately needs, while HCDA brings the expertise required to deliver complex infrastructure at the scale demanded by transit-oriented development. DLNR's long-term stewardship interest remains protected through both the collaborative planning process and the proposed

Thank you for the opportunity to testify.



**HAWAI'I COMMUNITY  
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR

STERLING HIGA  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Statement of  
**CRAIG K. NAKAMOTO**  
**Executive Director**  
Hawai'i Community Development Authority  
before the  
**HOUSE COMMITTEE ON WATER & LAND**

Tuesday, April 7, 2026  
10:00 a.m.  
State Capitol, Conference Room 411 & Videoconference

In consideration of  
**HCR 85, HD1/HR 77, HD1**

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 DEPARTMENT OF HAWAIIAN HOME LANDS AND HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT.

Chairperson Hashem, Vice Chairperson Morikawa and members of the Committee. The Hawai'i Community Development Authority (HCDA) **supports HCR 85, HD1 / HR 77, HD1**, which urge the Department of Land and Natural Resources (DLNR) to transfer its East Kapolei Transit-Oriented development (TOD) lands to the Hawai'i Housing Finance and Development Corporation (HHFDC) to develop non-housing portions of the project in partnership with HCDA.

HCDA will collaborate with DLNR and HHFDC in the following manner, thereby helping to expedite the delivery of much-needed affordable housing and community infrastructure in West O'ahu.

1. DLNR, HHFDC, and HCDA will re-evaluate and refine the East Kapolei Neighborhood Transit-Oriented Development Plan (Development Plan) to ensure the project reaches its highest development potential. The Development Plan provides a strong foundation, but with a coordinated

interagency refresh, it will ensure the development is aligned with current housing, economic, and infrastructure goals.

2. HHFDC will prepare a detailed phasing plan for the project, recognizing that East Kapolei consists of multiple non-contiguous sites, each with unique infrastructure and development sequencing requirements. Under this approach, land would transfer from DLNR to HHFDC only when parcels are development-ready, ensuring orderly progress, mitigating risk to the State, and supporting transparent coordination with community stakeholders.
3. HCDA will collaborate closely with HHFDC, which will take the lead on infrastructure development for the project. HCDA has statutory authority and experience implementing transit-oriented infrastructure improvement districts and is already preparing an infrastructure master plan for the broader area. Leveraging HCDA's expertise will provide the backbone utilities and connectivity needed to support the project's objectives.
4. HCDA, which is currently working on an infrastructure master plan for East Kapolei, with a consultant, will also ensure that the proposed development for the project is incorporated into and considered in the infrastructure master plan, to the extent possible.
5. Except for administrative expenses incurred by HHFDC and HCDA, all revenue generated by the project will return to DLNR. This ensures DLNR continues to benefit from its land assets while enabling HHFDC and HCDA to carry out their development and infrastructure responsibilities efficiently.

Over the past 50 years, HCDA has proudly led the planning and development of its community development districts, delivering impactful infrastructure upgrades and innovative mixed-use housing projects that consistently advance the State's goals and uplift community needs.

Thank you for the opportunity to provide testimony.



*Cade Watanabe, Financial Secretary-Treasurer*

*Gemma G. Weinstein, President*

*Eric W. Gill, Senior Vice-President*

April 3, 2026

House Committee on Water and Land  
Rep. Mark Hashem, Chair  
Rep. Dee Morikawa, Vice Chair

### Testimony in Opposition to HR 77 / HCR 85

Chair Hashem, Vice Chair Morikawa, and Committee Members:

UNITE HERE Local 5 represents over 10,000 working people in the hotel, food service and health care industries across Hawaii. We oppose HR 77 / HCR 85. The HHFDC's mission is related to housing development, which comprises only about 10% of the acreage of the proposed East Kapolei Transit-Oriented Development Project. The rest of the project would have industrial, commercial, hotel, and other uses. The acreage dedicated to affordable rental housing can be easily separated from the rest of the development, so there is no reason why HHFDC would need to have jurisdiction over the rest of the development.

HHFDC has the power to expedite review processes and seek exemptions from certain laws and regulations about planning, zoning, and construction standards. **If under HHFDC, we would be very concerned that this project would be pushed forward without the proper public input, without the proper weigh-in from the City & County of Honolulu and other agencies, and without proper oversight.** In general, large-scale developments should not circumvent rigorous oversight and public input, because they have the potential to impact the surrounding communities and the future of living and working on O'ahu. This project in particular stands out for critical review because it is **largely on agricultural land**, much of which has been actively used for crop cultivation.

In the present moment, oil and fertilizer prices are increasing and supply chains are threatened, in turn threatening the stability of the visitor industry and the food supply. This is not the time to be paving prime agricultural land and converting it to hotel, industrial, and commercial uses; we need to get serious about Hawai'i's dependence on imported food and energy. A rail stop has already been constructed in the project area, and it would be good to do smart transit-oriented development around the area in a way that will benefit the community long-term. These are the discussions that need to take place about this project. If we put it under the total purview of the HHFDC, we are concerned that these processes would be cut short and that in a sense, the deck would be stacked toward maximal development. Several other bills moving through the Legislature this session regarding HHFDC's powers serve to amplify these concerns.

Developers want to make profits. Our communities want to make a future. Please reject this resolution.

Thank you.



April 7, 2026

Representative Mark J. Hashem, Chair  
Representative Dee Morikawa, Vice Chair  
House Committee on Water & Land

**Comments and Proposed Amendments in Strong Support of HCR 85 HD1, URGING THE DEPARTMENT OF LAND AND NATURAL RESOURCES [DLNR] TO TRANSFER PARCELS THAT MAKE UP THE EAST KAPOLEI TRANSIT-ORIENTED DEVELOPMENT [TOD] PROJECT TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION [HHFDC] AND URGING THE HHFDC TO PARTNER WITH THE DEPARTMENT OF HAWAIIAN HOME LANDS [DHHL] AND HAWAII COMMUNITY DEVELOPMENT AUTHORITY [HCDA] TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT. [HD1])**

**WAL Hearing: Tuesday, April 7, 2026, at 10:00 a.m.**  
**State Capitol, Conference Room 411, & VIA VIDEOCONFERENCE**

The Land Use Research Foundation of Hawaii (LURF) is a private research and trade organization originally founded in 1979, whose members include major Hawaii landowners, developers, utility companies, and land use professionals. LURF's mission is to research, educate, and advocate for reasonable, rational, and equitable land use planning, laws, and regulations that encourage well-planned and sustainable economic growth in agriculture, housing, renewable energy, commercial and industrial uses, health care, and tourism, while safeguarding Hawaii's significant natural, environmental, historic, and cultural resources, public health, and safety.

LURF is in **strong support of HCR 85 HD1, with two proposed amendments.**

**Proposed Amendments:** To assure the collaborative and coordinated development of the East Kapolei TOD areas, LURF respectfully requests that this Committee consider the following:

1. **DELETION of all provisions that limit its impacts to “non-housing community development portions of the project.”**
2. **ADDITION of the University of Hawaii-West Oahu as one of the state agency partners with HHFDC, DHHL and HCDA, as they have been involved in the planning and development of the East-Kapolei TD area.**

The involvement of state agencies in the East Kapolei TOD areas should **not be restricted only to the “non-housing” community development portions** of the East-Kapolei TOD project. These TOD areas have tremendous potential as one of Hawaii’s premier mixed-use communities. However, to ensure success, experienced State agencies must work together with the City and County, private developers, and the community to facilitate **all portions** of the TOD area.

**LURF’s Position.** Except for the current “non-housing” limitations, the other portions of this bill advance sound planning principles by aligning state land stewardship with intended urban TOD uses. The parcels that make up the East Kapolei TOD Project have long been planned for dense, mixed-use development supporting rail, affordable housing, employment, and community facilities and amenities. Transferring these parcels from the DLNR to the HHFDC places implementation responsibility with the State agency best equipped to deliver complex, infrastructure-dependent urban projects; and encouraging collaboration with the DHHL and the HCDA, both experienced government developers of housing communities, further strengthens collaboration, comprehensive planning, coordination, and can facilitate compatibility with surrounding districts, and promote long-term community benefits.

This measure reflects a thoughtful approach to public land management that is consistent with adopted plans and goals of the State, City, land development industry, and the community.

Based on the reasons stated above, LURF is in **strong support of HCR 85 HD1, with the above-referenced proposed amendments**, and respectfully requests your favorable consideration of this bill.

Thank you for the opportunity to provide comments in support of this measure.