

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

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DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
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MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

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

Before the Senate Committees on
WATER, LAND, CULTURE AND THE ARTS
and
HOUSING

Tuesday, March 31, 2026
1:05 PM
State Capitol, Room 225

In consideration of
SENATE CONCURRENT RESOLUTION 68
and
SENATE RESOLUTION 63

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.

Senate Concurrent Resolution 68 and Senate Resolution 63 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) 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), subject to the approval of the Board of Land and Natural Resources (Board), which would allow for a revenue share agreement to be finalized 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 but does support HCDA leading the coordination, development, and construction of critical infrastructure. The Department notes that it is actively discussing with HHFDC for it to develop the entire project under a revenue-sharing agreement, similar to what has been executed for the 690 Pohukaina project in Kakaako. 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

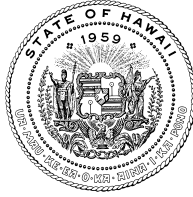
The SLDF is a critical and increasingly important funding source for various divisions responsible for emergency response to natural catastrophes such as fire, rockfall, flood or earthquake and hazard investigation and mitigation. The SLDF also is critical for staff support of various programs and funding 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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Statement of

DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS AND

SENATE COMMITTEE ON HOUSING

March 31, 2026 at 1:05 p.m.

State Capitol, Room 225

In consideration of

**SENATE CONCURRENT RESOLUTION 68 / SENATE RESOLUTION 63
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.**

Chairs Lee and Chang, Vice Chairs Inouye and Hashimoto, and members of the Committee.

HHFDC **supports** Senate Concurrent Resolution 68 / Senate Resolution 63, 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 Hawaii Community Development Authority (HCDA).

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

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. HHFDC will collaborate closely with 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 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
SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS
and the
SENATE COMMITTEE ON HOUSING

Tuesday, March 31, 2026
1:05 p.m.
State Capitol, Conference Room 225 & Videoconference

In consideration of
SCR 68/ SR 63

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.

Chairperson Lee, Chairperson Chang, Vice Chairperson Inouye, Vice Chairperson Hashimoto and members of the Committees.

The Hawai'i Community Development Authority (HCDA) **supports SCR 68/ SR 63**, 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.

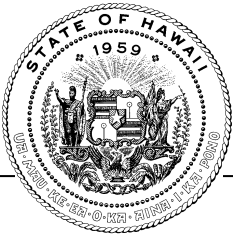
1. DLNR, HHFDC, and HCDA will re-evaluate and refine the East Kapolei Neighborhood Transit-Oriented Development Plan (Development Plan) to ensure the project reaches its highest development potential. The

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.



**STATE OF HAWAII
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LATE

Statement of
MARY ALICE EVANS, Director

before the
**SENATE COMMITTEES ON WATER, LAND, CULTURE AND THE ARTS
AND
HOUSING**

Tuesday, March 31, 2026
1:05 PM

State Capitol, Conference Room 225

LATE

in consideration of
SCR 68 / SR 63

**URGING THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO
TRANSFER PARCELS THAT MAKE UP THE EAST KAPOLEI TRANSIT-ORIENTED
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.**

Chairs Lee and Chang, Vice Chairs Inouye and Hashimoto and Members of the
Committees.

The Office of Planning and Sustainable Development (OPSD) **supports the intent and offers comments** on SCR 68 / SR 63, which urges the Department of Land and Natural Resources (DLNR) to transfer the parcels that make up its East Kapolei Transit-Oriented Development (TOD) Project to the Hawaii Housing Finance and Development Corporation (HHFDC). It additionally urges HHFDC to share revenue generated from the Project with the DLNR and urges HHFDC to partner with the Hawaii Community Development Authority (HCDA) to advance non-housing community development and lead planning and infrastructure construction across the entire Project area.

OPSD staffs the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) and co-chairs the TOD Council with HHFDC. The State TOD Strategic Plan issued by the TOD Council identifies the East Kapolei area a TOD priority area for the State and the DLNR East Kapolei TOD Project is a TOD project in the TOD Strategic Plan. OPSD has awarded TOD CIP Planning grant funds to DLNR for the preparation of its TOD Development Plan for their four East Kapolei parcels to assist DLNR in planning for residential, civic,

commercial, and industrial uses on the four parcels. OPSD is also partnering with HCDA in the preparation of an East Kapolei Infrastructure Implementation Master Plan.

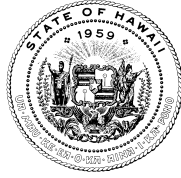
OPSD recognizes the need and supports the objectives of the resolution to coordinate amongst State agencies for facilitated production of housing, non-housing community development, and infrastructure in support of the East Kapolei TOD Project, and offers the following comments.

OPSD concurs with the need to revisit the current DLNR TOD Development Project Plan to ensure that the properties around the Keoneae station achieve their TOD potential. OPSD strongly supports the provision offered in HCDA’s testimony that would ensure that DLNR retains the revenues generated from the four parcels, as this revenue is critical to the performance of DLNR’s conservation mission and programs. We recommend that the detailed phasing plan for the orderly transfer of lands to be developed between DLNR, HHFDC, and HCDA takes into consideration DLNR priorities in terms of the timing of industrial development on their planned industrial parcels—or that the two planned industrial parcels remain with DLNR. OPSD also believes that continued and strengthened coordination for implementation that is occurring between DLNR, HHFDC, and HCDA may not necessarily require the transfer of all lands and that a collaborative framework between all agencies could still achieve timely achievement of State TOD objectives for the East Kapolei TOD area.

Thank you for the opportunity to testify on this resolution.

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ke Kia'āina o ka Moku'āina 'o
Hawaii*

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
*Ka Hope Kia'āina o ka Moku'āina
'o Hawaii*



KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawaii'i

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LATE

TESTIMONY OF KALI WATSON, CHAIR
HAWAIIAN HOMES COMMISSION
BEFORE THE SENATE COMMITTEES ON
WATER, LAND, CULTURE AND THE ARTS AND HOUSING
ON TUESDAY, MARCH 31, 2026 AT 1:05PM IN CR 225

**SCR68 / SR63, 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**

March 31, 2026

Aloha Chairs Lee and Chang, Vice Chairs Inouye and Hashimoto, and members of the Committees:

The Department of Hawaiian Home Lands (DHHL) **supports with amendments** this 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.

DHHL manages land that is adjacent to the subject matter area and supports the intent of this resolution. DHHL requests that SCR68 / SR63 be amended by adding the following "BE IT FURTHER RESOLVED" and amending the last "BE IT FURTHER RESOLVED" to read as follows:

BE IT FURTHER RESOLVED that the Hawaiian Housing Finance and Development Corporation and the Hawaii Community Development Authority is urged to coordinate with the the Department of Hawaiian Home Lands regarding planning and infrastructure construction across the entire Project area; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Chairperson of the Board of Land and Natural Resources; Chairperson of the Hawaiian Homes Commission; Executive Director of Hawaii Housing Finance and Development Corporation; and Executive Director of Hawaii Community Development Authority.

Thank you for your consideration of our testimony.

SR-63

Submitted on: 3/27/2026 4:09:33 PM

Testimony for WLA on 3/31/2026 1:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Margaret ANN Renick	Individual	Support	Written Testimony Only

Comments:

I support SR63 and SCR68.

Mahalo