

STAND. COM. REP. NO.

1696

Honolulu, Hawaii

, 2025

**MAR 28**

RE: H.C.R. No. 184

H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred H.C.R.  
No. 184 entitled:

"HOUSE CONCURRENT RESOLUTION AUTHORIZING HAWAI'I COMMUNITY  
DEVELOPMENT AUTHORITY TO CONDUCT A STUDY TO CONSIDER  
RESIDENTIAL, HOTEL, AND OTHER LAND USES FOR THE KAKA'AKO MAKAI  
AREA,"

begs leave to report as follows:

The purpose of this measure is to authorize the Hawai'i  
Community Development Authority to conduct a study to consider  
residential, hotel, and other land uses for the Kaka'ako Makai area  
and to update the Kaka'ako Community Development District Makai  
Area Master Plan accordingly.

Your Committee received testimony in support of this measure  
from the Environmental Caucus of the Democratic Party of Hawai'i;  
Hawai'i Association of REALTORS; Imanaka Asato; and Hawaii Building  
& Construction Trades Council. Your Committee received testimony  
in opposition to this measure from the Friends of Kewalo; Hawaii's  
Thousand Friends; Kaka'ako Makai Community Planning Advisory  
Council; and four individuals. Your Committee received comments  
on this measure from the Hawai'i Community Development Authority  
and Airlines Committee of Hawaii.

2025-2946 HCR184 HD1 HSCR HMSO



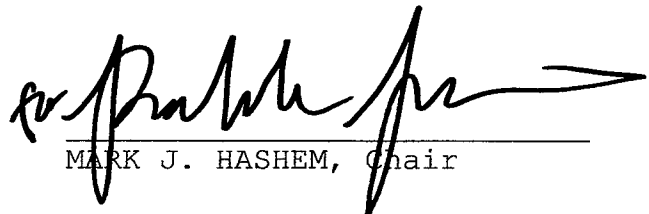
Your Committee finds that the Hawai'i Community Development Authority intends to update the Kaka'ako Community Development District Makai Area Master Plan (Master Plan) in 2025. Your Committee further finds that when the Master Plan was updated in 2023, it did not contemplate residential, hotel, or other uses. Your Committee believes that considering residential, hotel, and other uses when updating the Master Plan is essential to address the State's ongoing affordable housing crisis.

Your Committee has amended this measure by:

- (1) Requesting the Hawai'i Community Development Authority to provide an interim report on the results of its study no later than twenty days prior to the convening of the Regular Session of 2026 and a final report no later than December 31, 2026;
- (2) Amending its title; 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 Water & Land that is attached to this report, your Committee concurs with the intent and purpose of H.C.R. No. 184, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.C.R. No. 184, H.D. 1.

Respectfully submitted on  
behalf of the members of the  
Committee on Water & Land,



MARK J. HASHEM, Chair



HSR 1696

<b>Bill/Resolution No.:</b> HCR 184		<b>Committee Referral:</b> WAL, FIN		<b>Date:</b> 3/25/2025	
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.					
<b>The recommendation is to:</b> <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)					
WAL Members	Ayes	Ayes (WR)	Nays	Excused	
1. HASHEM, Mark J. (C)	✓				
2. LAMOSAO, Rachele F. (VC)	✓				
3. BELATTI, Della Au	✓				
4. ICHiyAMA, Linda	✓				
5. IWAMOTO, Kim Coco	✓				
6. MORIKAWA, Dee	✓				
7. POEPOE, Mahina	✓				
8. WOODSON, Justin H.	✓				
9. SHIMIZU, Garner M.	✓				
10. SOUZA, Kanani	✓				
TOTAL (10)	10	0	0	0	0
<b>The recommendation is:</b> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s)					
<b>Vice Chair's or designee's signature:</b> _____ 					
<b>Distribution:</b> Original (White) – Committee      Duplicate (Yellow) – Chief Clerk's Office      Duplicate (Pink) – HMSO					