KAULANA H. R. PARK



EXECUTIVE SUMMARY: I bring more than 20 years of executive leadership experience, along with extensive development and construction experience managing complex, large-scale projects from planning through completion. I have built strong teams, led strategic change, and managed significant financial resources. My career has focused on improving the well-being of Native Hawaiian families through housing, economic opportunity, community development, and public service. I lead with humility, integrity, and collaboration, and execute to turn vision into meaningful, lasting results.

CONSTRUCTION & DEVELOPMENT EXPERIENCE

Vice President, *Laulima Hawai'i* **August 2024 – Present**

- Provide executive leadership for the development of a **500+ acre master-planned community in Kapolei**, overseeing long-term planning, development strategy, and project execution.
- Lead major development initiatives, including a **750-unit affordable housing project, community park, road extension, shopping center, and supporting infrastructure**.
- Oversee the full development lifecycle, including **design, entitlements, pre-construction, financing, budgeting, forecasting, contracts, risk management, scheduling, and project delivery**.
- Direct multidisciplinary teams and coordinate with **State, City, and Federal agencies**, consultants, financial partners, developers, and labor organizations to move complex projects from concept through completion.
- Provide financial and operational oversight, including **project budgets, quarterly forecasts, revenue projections, cost exposure, negotiations, and development of financial business models**.
- Lead **community, government, media, and stakeholder relations**, building trusted relationships with elected officials, neighborhood boards, businesses, residents, and community leaders while identifying opportunities to improve organizational effectiveness and project outcomes.

Associate & Senior Project Manager, *Rider Levett Bucknall* **August 2012 – February 2024**

- Led strategic development initiatives to **expand affordable housing opportunities in Hawai'i**, bringing together Ali'i Trusts, major landowners, and developers to serve underserved communities.
- Directed **complex public- and private-sector development and construction projects** from planning and design through construction and completion.
- Provided executive oversight of multidisciplinary teams delivering **high-rise residential, affordable housing, infrastructure, and State of Hawai'i projects**, including statewide Public Works initiatives.
- Managed financial performance and risk for **mixed-use development projects valued up to $300 million**, overseeing cash flow, construction forecasting, budgets, and potential change-order exposure.
- Negotiated and managed complex financial relationships with **equity lenders in Hawai'i and international markets**, supporting project financing and client cash-flow requirements.
- Led **public, media, and stakeholder relations** for high-profile projects, strengthening communication and relationships with community and industry partners.

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NATIVE HAWAIIAN EXECUTIVE LEADERSHIP EXPERIENCE

Chairman, ***Hawaiian Homes Commission*** **August 2009 – December 2010**

Director, ***Department of Hawaiian Home Lands***

- Served as **Chairman of the nine-member Hawaiian Homes Commission and Director/Chief Executive of the Department of Hawaiian Home Lands**, providing executive leadership and oversight of the Native Hawaiian land trust and department operations.
- Led implementation of the department's **strategic priorities, organizational operations, administrative workflow, leadership development, and major programs and projects** supporting DHHL's mission to place Native Hawaiian beneficiaries on the land and into homes. Provided executive leadership for **housing, infrastructure, land development, and master-planned community initiatives statewide**, including projects intended to move beneficiaries from the waitlist into homeownership. DHHL reported 1,184 planned new single-family homes for beneficiary families during this period.
- Directed and collaborated with senior leadership across **fiscal management, program planning, homestead services, land management, compliance, and land development**, providing enterprise-level oversight of departmental priorities.
- Represented DHHL and the Commission in relationships with **beneficiaries, community leaders, the Governor, State Legislature, federal officials, and public and private partners**, advancing initiatives affecting Native Hawaiian lands, housing, and communities.
- Advanced strategic development and partnerships supporting **affordable housing, sustainable communities, and long-term opportunities for Native Hawaiian families**, including work associated with the approximately 400-unit Ka Pua affordable housing initiative.

Deputy Director, ***Department of Hawaiian Home Lands (DHHL)*** **February 2003 – August 2009**

- Directed financial and operational management of a **$14M annual operating budget and $150M capital improvement program**, while overseeing managers and administrators supporting **140+ employees**.
- Managed DHHL's commercial portfolio generating **more than $14M annually**, implementing a lease receivables strategy that reduced late payments, strengthened collections, renegotiated leases, and improved revenue performance.
- Developed a **business capital plan to strengthen DHHL's financial position and generate sustainable revenues**, while advancing renewable energy initiatives and new income-producing opportunities.
- Directed development of major commercial and residential projects, including negotiations for the **1.6-million-square-foot Kapolei Shopping Center** and implementation of **18 regional master-planned communities statewide**, including more than **1,500 affordable homes** in Kapolei.
- Led innovative beneficiary and community initiatives, including development of **Kaupuni Village, the first net-zero energy homestead community**, and reduced residential loan portfolio delinquencies by **30%**, increasing access to loan funds for eligible homesteaders.
- Partnered with **State Budget & Finance on government bond financing for infrastructure development** and worked with the Attorney General and legal counsel on complex legal matters affecting DHHL operations and assets.

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FINANCIAL OVERSIGHT & MANAGEMENT EXPERIENCE

Senior VP, Director of Community Development, ***American Savings Bank*** **January 2011 – July 2012**

- Led the bank's **community relations and charitable giving strategy**, including grant review, executive board engagement, and partnerships that strengthened community impact.
- Directed **media relations and crisis communications**, developing strategies to protect and strengthen the bank's reputation and public presence.
- Created innovative community programs, including the bank's **first clean-energy loan program** benefiting middle- and lower-income homeowners and the **Bank for Education program** supporting public schools statewide.

Business Loan Manager/Officer, ***Office of Hawaiian Affairs (OHA)*** **December 1997 – February 2003**

- Managed OHA's **Native Hawaiian Revolving Loan Fund**, providing small-business financing, financial education, and technical assistance to Native Hawaiian entrepreneurs and underserved communities.
- Directed **program operations, staff supervision, performance development, and outreach**, including implementation of a marketing strategy to increase public awareness.
- Established OHA's **Evaluation & Research Department** to measure grant and fund effectiveness and strengthen program accountability.
- Helped develop OHA's **organization-wide Strategic Plan**, aligning programs and priorities to improve outcomes for Native Hawaiian beneficiaries and communities.

Branch Manager/Assistant Vice President, ***Bank of America, FSB*** **February 1994 – December 1997**

- Managed **multiple downtown Honolulu branches**, overseeing daily operations and business development.
- Led, trained, and motivated branch teams to achieve **commercial and banking, sales, and operational goals**.
- Developed strategies to **grow market share, strengthen customer relationships, and enhance the bank's visibility** within the business community.

Assistant Branch Manager, ***First Hawaiian Bank, Inc.*** **November 1992 – February 1994**

- Supported **branch operations, staff management, and business development** in the Kahala market.
- Developed marketing strategies to **grow commercial and consumer loan portfolios and market share**.

Business Banking Officer, ***Wells Fargo Bank (CA)*** **September 1987 – November 1992**

- Managed the loan and new accounts team and maintained a profitable portfolio.

EDUCATION

- Bachelor of Science in Petroleum Engineering, Stanford University, Palo Alto, CA
- Menlo College, Atherton, CA
- Kamehameha Schools Kapālama, Class of 1980

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BOARDS, COMMISSIONS, AND TASK FORCE MEMBERSHIPS

Board service has strengthened my leadership and provided a broad understanding of **executive leadership and governance** through roles as Chairman, Director, Advisor, and mentor.

- Honolulu Authority Rapid Transit, ***Board Director***, 2025 – present
- Catholic Charities of Hawaii, ***Board Member***, 2024 – present
- Friends of Iolani Palace, ***Board Vice President*** – 2022 – present
- Kupu Hawai`i, ***Board Chairman***, 2019 – 2023
- Hawai`i State Federal Credit Union, ***Board Chairman,*** 2013 – 2024
- Chaminade University Hogan Entrepreneurial Program, ***Advisory Board***, 2011 – 2024
- Partners In Development Foundation, ***Board Chairman***, 2017 – 2019
- Board of Water Supply, City & County of Honolulu, ***Board Director,*** 2015 – 2017
- Catholic Diocese Affordable Housing Task Force, ***Board Member,*** 2006 – 2010
- Aloha United Way, ***State Coordinator,*** 2010
- Homeless Solutions, ***Governor's Appointee & Team Leader***, 2006
- Native Hawaiian Chamber of Commerce, ***Chairman,*** 2003 – 2005
- Hawai`i Commission for National and Community Service, ***Member,*** 1998 – 2002

AWARDS & HONORS

- First Nations Fellows Program, Class of 2018
- State Aloha United Way, Spirit of Community Award, 2010
- Green Builder Developer Award, Kaupuni Village, 2009
- Hawai`i American Planner's triple award winner, Public Sector, 2009
- Pacific Century Fellows, Class of 2003
- Na Pua Alaka'i Leadership Program, Class of 2003
- Pacific Business News '40 under 40, Class of 2002
- Stanford University Football, Running Back, 1981 – 1985
- Stanford University Baseball, Pitcher, 1983

PROFESSIONAL TRAINING PROGRAMS

- Construction Management, Honolulu, HI, 2013
- Strategic Planning Facilitation, Pacific Center for Collaboration, 2001
- Bank of America, Branch Management Training Program, Honolulu, HI, 1994 – 1995
- First Hawaiian Bank, Executive Management Training Program, Honolulu, HI 1992 – 1993
- Wells Fargo Bank, Business Banking School, Los Angeles, CA, 1987