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## HOUSE RESOLUTION

URGING THE OWNERS OF KUKUI GARDENS TO SELL THE PROJECT TO A  
QUALIFIED AFFORDABLE HOUSING NON-PROFIT ORGANIZATION.

1           WHEREAS, Hawaii's ethnic and income diversity is as  
2 important to its essential character as its oceans, beaches, and  
3 other natural resources; and  
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5           WHEREAS, Kukui Gardens is a unique affordable housing  
6 resource on twenty-two acres in central Honolulu that provides  
7 857 units of low-income housing for 2,500 working residents and  
8 senior citizens; and  
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10           WHEREAS, Kukui Gardens was developed with financing from  
11 the United States Department of Housing and Urban Development  
12 that requires affordable rentals to be maintained until 2011;  
13 and  
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15           WHEREAS, Kukui Gardens supports the character of the  
16 neighborhood by being the primary source of workforce housing  
17 for all of historic Chinatown; and  
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19           WHEREAS, Kukui Gardens is irreplaceable in the current  
20 Honolulu housing market; and  
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22           WHEREAS, Kukui Gardens is currently for sale, and therefore  
23 at risk of becoming a market rate rental project after 2011; and  
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25           WHEREAS, Kukui Gardens may even be at risk of eventually  
26 being torn down and converted to condominiums; and  
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28           WHEREAS, the possible sale of Kukui Gardens is too  
29 important a transaction to be conducted without full and  
30 complete public disclosure; and  
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32           WHEREAS, the residents of Kukui Gardens deserve to be a  
33 party to every aspect of the transaction because they are the  
34 people whose future is most at risk if the sale is not handled  
35 equitably; and  
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1           WHEREAS, the residents, surrounding community, and Oahu as  
2 a whole would benefit from the active intervention of the State  
3 in this transaction to ensure that there is no negative impact  
4 on current and future residents; and  
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6           WHEREAS, the goal of the current owner, Kukui Gardens  
7 Corporation, is to increase resources available to the Clarence  
8 T. C. Ching Foundation, which provides philanthropic resources  
9 to community educational and medical organizations; and  
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11           WHEREAS, the purpose of the Clarence T. C. Ching Foundation  
12 is in no way contradictory to the preservation of Kukui Gardens  
13 as a unique affordable housing resource; now, therefore,  
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15           BE IT RESOLVED by the House of Representatives of the  
16 Twenty-third Legislature of the State of Hawaii, Regular Session  
17 of 2006, that the Kukui Gardens Corporation is urged to sell to  
18 a qualified affordable housing non-profit organization that will  
19 make a reasonable offer to purchase the property; and  
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21           BE IT FURTHER RESOLVED that a reasonable offer to purchase  
22 Kukui Gardens will preserve the complex for future affordable  
23 housing, allow the existing tenants to remain in their housing,  
24 and preserve the character of the historic Chinatown  
25 neighborhood; and  
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27           BE IT FURTHER RESOLVED that certified copies of this  
28 Resolution be transmitted to the Chairperson of the Board of  
29 Directors of the Kukui Gardens Corporation, the Trustees of the  
30 Clarence T. C. Ching Foundation, the President of the Kukui  
31 Gardens Community Association, and to the President of Faith  
32 Action for Community Equity.  
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OFFERED BY:

*Calvin K. ...*  
*Michael P. Kalihua*

MAR 15 2006

