

MAR 13 2006

SENATE CONCURRENT 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



1 people whose future is most at risk if the sale is not handled
2 equitably; and
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4 WHEREAS, the residents, surrounding community, and Oahu as
5 a whole would benefit from the active intervention of the State
6 in this transaction to ensure that there is no negative impact
7 on current and future residents; and
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9 WHEREAS, the goal of the current owner, Kukui Gardens
10 Corporation, is to increase resources available to the Clarence
11 T. C. Ching Foundation, which provides philanthropic resources
12 to community educational and medical organizations; and
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14 WHEREAS, the purpose of the Clarence T. C. Ching Foundation
15 is in no way contradictory to the preservation of Kukui Gardens
16 as a unique affordable housing resource; now, therefore,
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18 BE IT RESOLVED by the Senate of the Twenty-third
19 Legislature of the State of Hawaii, Regular Session of 2006, the
20 House of Representatives concurring, that the Kukui Gardens
21 Corporation is urged to sell to a qualified affordable housing
22 non-profit organization that will make a reasonable offer to
23 purchase the property; and
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25 BE IT FURTHER RESOLVED that a reasonable offer to purchase
26 Kukui Gardens will preserve the complex for future affordable
27 housing, allow the existing tenants to remain in their housing,
28 and preserve the character of the historic Chinatown
29 neighborhood; and
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31 BE IT FURTHER RESOLVED that certified copies of this
32 Concurrent Resolution be transmitted to the Chairperson of the
33 Board of Directors of the Kukui Gardens Corporation, the
34 Trustees of the Clarence T. C. Ching Foundation, the President
35 of the Kukui Gardens Community Association, and to the President
36 of Faith Action for Community Equity.
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