
SENATE 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 Senate of the Twenty-third
16 Legislature of the State of Hawaii, Regular Session of 2006,
17 that the Kukui Gardens Corporation is urged to sell to a
18 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.
33

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