
HOUSE RESOLUTION

REQUESTING THE HAWAII PUBLIC HOUSING AUTHORITY AND THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO CREATE A REDEVELOPMENT MASTER PLAN FOR KUKUI GARDENS AND MAYOR WRIGHT HOMES.

1 WHEREAS, Kukui Gardens and Mayor Wright Homes are large
2 affordable housing complexes located in Palama in the City and
3 County of Honolulu; and
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5 WHEREAS, Kukui Gardens is a low-rise complex comprised of
6 857 affordable units, and it houses approximately 2,500
7 residents; and
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9 WHEREAS, Mayor Wright Homes is a low-rise complex comprised
10 of 363 units that have continuously suffered from maintenance
11 problems; and
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13 WHEREAS, Hawaii is in need of more affordable housing units
14 for low- and moderate-income households; and
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16 WHEREAS, homelessness and a shortage of affordable housing
17 continue to be two of the State's most significant and
18 challenging social problems; and
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20 WHEREAS, the Hawaii Public Housing Authority (HPHA)
21 indicates that the waiting list for public housing is
22 approximately 7,000 people; and
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24 WHEREAS, Kukui Gardens and Mayor Wright Homes are located
25 in an area zoned by the City and County of Honolulu as an A-2
26 medium-density apartment district with regulated building
27 heights of 150 feet; and
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29 WHEREAS, there is a planned transit stop at the nearby
30 junction of Dillingham Boulevard and Liliha Street; and



1 WHEREAS, lower income families are the most likely to use
2 public mass transit; and

3
4 WHEREAS, the Kukui Gardens and Mayor Wright Homes
5 properties are not being used to their highest and best use; and

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7 WHEREAS, the State owns half of Kukui Gardens, all of Mayor
8 Wright Homes, and a strip of land located on Liliha Street
9 between the two complexes; now, therefore,

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11 BE IT RESOLVED by the House of Representatives of the
12 Twenty-fourth Legislature of the State of Hawaii, Regular
13 Session of 2008, that HPHA and the Hawaii Housing Finance and
14 Development Corporation (HHFDC) are requested to create a master
15 plan, in collaboration with Kukui EAH/DGI Associates, L.P., to
16 redevelop Kukui Gardens and Mayor Wright Homes while also using
17 the state-owned strip of land located on Liliha Street to
18 include mixed-use commercial and residential market rate housing
19 as well as low- to moderate-income housing; and

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21 BE IT FURTHER RESOLVED that HPHA on behalf of itself and
22 HHFDC is requested to submit a report of their findings and
23 recommendations to the Legislature no later than 20 days prior
24 to the convening of the Regular Session of 2009; and

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26 BE IT FURTHER RESOLVED that certified copies of this
27 Concurrent Resolution be transmitted to the Executive Director
28 of HPHA and the Executive Director of HHFDC.

