

MAR 12 2008

SENATE CONCURRENT 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 eight hundred fifty-seven affordable units, and it houses
7 approximately twenty-five hundred residents; and
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9 WHEREAS, Mayor Wright Homes is a low-rise complex comprised
10 of three hundred sixty-three units that have continuously
11 suffered from maintenance 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 indicates that
21 the waiting list for public housing is approximately seven
22 thousand 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 one hundred fifty 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
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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 utilized to their highest and best use;
6 and

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

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12 BE IT RESOLVED by the Senate of the Twenty-fourth
13 Legislature of the State of Hawaii, Regular Session of 2008, the
14 House of Representatives concurring, that the Hawaii Public
15 Housing Authority and the Hawaii Housing Finance and Development
16 Corporation are requested to create a master plan to redevelop
17 Kukui Gardens and Mayor Wright Homes while also utilizing the
18 state-owned strip of land located on Liliha Street to include
19 mixed use commercial and residential market rate housing as well
20 as low- to moderate-income housing; and

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22 BE IT FURTHER RESOLVED that the Hawaii Public Housing
23 Authority on behalf of itself and the Hawaii Housing Finance and
24 Development Corporation is requested to submit a report of their
25 findings and recommendations to the Legislature no later than
26 twenty days prior to the convening of the Regular Session of
27 2009; and

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29 BE IT FURTHER RESOLVED that certified copies of this
30 Concurrent Resolution be transmitted to the Executive Director
31 of the Hawaii Public Housing Authority and the Executive
32 Director of the Hawaii Housing Finance and Development
33 Corporation.

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OFFERED BY: Frannie Chun Oakland