
SENATE RESOLUTION

REQUESTING THE HAWAII PUBLIC HOUSING AUTHORITY AND THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO CONVENE A WORKING GROUP TO CREATE REDEVELOPMENT MASTER PLANS 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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32 WHEREAS, lower income families are the most likely to use
33 public mass transit; and
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1 WHEREAS, the Kukui Gardens and Mayor Wright Homes
2 properties are not being utilized to their highest and best use;
3 and
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5 WHEREAS, the State owns half of Kukui Gardens, all of Mayor
6 Wright Homes, and a strip of land located on Liliha Street
7 between the two complexes; now, therefore,
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9 BE IT RESOLVED by the Senate of the Twenty-fourth
10 Legislature of the State of Hawaii, Regular Session of 2008,
11 that the Hawaii Public Housing Authority and the Hawaii Housing
12 Finance and Development Corporation are requested to convene a
13 working group to create a master plan to redevelop Kukui Gardens
14 and Mayor Wright Homes, that utilizes the state-owned strip of
15 land located on Liliha Street, and includes mixed use commercial
16 and residential market rate housing as well as low- to moderate-
17 income housing; and
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19 BE IT FURTHER RESOLVED that the working group shall include
20 representatives from the Hawaii Public Housing Authority and the
21 Hawaii Housing Finance and Development Corporation, as co-
22 convenors, as well as representatives from the following:
23

- 24 (1) Kukui EAH/DGI Associates, L.P.;
- 25
- 26 (2) Individuals or organizations representing residents of
27 Kukui Gardens;
- 28
- 29 (3) Individuals or organizations representing residents of
30 Mayor Wright Homes; and
- 31
- 32 (4) Other community stakeholders; and
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34 BE IT FURTHER RESOLVED that the Hawaii Public Housing
35 Authority and the Hawaii Housing Finance and Development
36 Corporation are requested to submit a report of the working
37 group findings and recommendations to the Legislature no later
38 than twenty days prior to the convening of the Regular Session
39 of 2009; and
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41 BE IT FURTHER RESOLVED that certified copies of this
42 Resolution be transmitted to the Executive Director of the
43 Hawaii Public Housing Authority, the Executive Director of the



- 1 Hawaii Housing Finance and Development Corporation, and the
- 2 President of Kukui EAH/DGI Associates, L.P.

