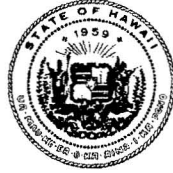


LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
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DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
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Statement of
Chad K. Taniguchi
Hawaii Public Housing Authority
Before the

HOUSE COMMITTEE ON HOUSING

March 25, 2009, 9:00 a.m.
Room 325, Hawaii State Capitol

In consideration of
HCR 62

The Hawaii Public Housing Authority (HPHA) supports the intent of HCR 62, requesting the HPHA and Hawaii Housing Finance & Development Corporation (HHFDC) to create a redevelopment master plan for Kukui Gardens and Mayor Wright Homes.

HPHA is not a development agency and therefore has neither the staff expertise nor the funding to work on a redevelopment master plan at this time. The Board of Directors of HPHA recently authorized the agency to conduct a feasibility analysis of mixed use public/private redevelopment of Kuhio Park Terrace and Kuhio Homes. This will give HPHA valuable experience in this area which would enable it to better carry out the intent of this resolution at a later time.

HPHA is supportive of plans that will improve the condition of public housing facilities at Mayor Wright Homes as well as the overall quality of life for public housing residents and the community. The redevelopment of the Palama area will be a major undertaking and HPHA is open to working with HHFDC, residents, and other stakeholders to discuss revitalization efforts when funding is available to contract with the necessary experts.

Thank you for the opportunity to provide testimony.

Linda Lingle
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
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FAX: (808) 587-0600

IN REPLY REFER TO

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

March 25, 2009, 9:00 a.m.
Room 325, State Capitol

In consideration of

H.C.R. 62

**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.**

The HHFDC supports the intent of this resolution.

We recommend that the master planning effort should also include Kukui EAH/DGI Associates, L.P. (the State's lessee and building owner/property manager for Kukui Gardens Makai) and CP II Kukui Gardens, LLC (owner of Kukui Gardens Mauka).

Thank you for the opportunity to testify.



**HCR 62 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**

House Committee on Finance

March 25, 2009
325

9:00 a.m.

Room

The Office of Hawaiian Affairs supports the purpose and intent of HCR 62.

The Hawaii Housing Policy Study Update, 2006 confirmed Hawaiians are more likely to be renters and most may face significant challenges because of their relatively low income per household member.

Public Housing has been an alternative for Hawaiians. The inventory of public housing has not been able to keep up with demand. A redevelopment master plan for Kukui Gardens and Mayor Wright Homes which are located in the urban core is appropriate and much needed. The master plan will need to incorporate housing needs according to the cycle of one's life. The plan should address programs of homeownership counseling, financial literacy, and individual development accounts again, during the cycle of one's life. HPHA need to look at setting aside a part of the monthly rent for the purpose of using the funds for the tenant to move to a market rent unit or for the purchase of an affordable unit.

We recognize that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework.

Mahalo nui loa for the opportunity to provide this testimony.