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## 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 eight hundred fifty-seven affordable units, and it houses  
7 approximately twenty-five hundred residents; and  
8

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  
12

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  
19

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, a rail transit stop is planned nearby on  
30 Dillingham Boulevard; and  
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32           WHEREAS, lower income families are among those most likely  
33 to use public mass transit; and



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

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

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 10 BE IT RESOLVED by the House of Representatives of the  
 11 Twenty-fifth Legislature of the State of Hawaii, Regular Session  
 12 of 2010, that the Hawaii Public Housing Authority and the Hawaii  
 13 Housing Finance and Development Corporation are requested to  
 14 create a master plan to redevelop Kukui Gardens and Mayor Wright  
 15 Homes while also utilizing the state-owned strip of land located  
 16 on Liliha Street to include mixed use commercial and residential  
 17 market rate housing as well as low- to moderate-income housing;  
 18 and

19  
 20 BE IT FURTHER RESOLVED that the Hawaii Public Housing  
 21 Authority, on behalf of itself and the Hawaii Housing Finance  
 22 and Development Corporation, is requested to submit a report of  
 23 any findings and recommendations relating to a master plan to  
 24 redevelop Kukui Gardens and Mayor Wright Homes to the  
 25 Legislature no later than twenty days prior to the convening of  
 26 the Regular Session of 2011; and

27  
 28 BE IT FURTHER RESOLVED that certified copies of this  
 29 Resolution be transmitted to the Executive Director of the  
 30 Hawaii Public Housing Authority and the Executive Director of  
 31 the Hawaii Housing Finance and Development Corporation.

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 33  
 34

OFFERED BY: Kal Nhonoh

FEB 0 2 2010

