
HOUSE CONCURRENT RESOLUTION

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

1 WHEREAS, Kukui Gardens and Mayor Wright Homes are low-rise
2 affordable housing complexes located in the Palama area of the
3 City and County of Honolulu; and
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5 WHEREAS, Kukui Gardens is a forty-year-old low income
6 housing complex comprised of three hundred eighty-nine units;
7 and
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9 WHEREAS, Kukui EAH/DGI Associates, L.P. is the State's
10 lessee and building owner/property manager for Kukui Gardens
11 Makai and CP II Kukui Gardens, LLC is the owner of Kukui Gardens
12 of Kukui Gardens Mauka; and
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14 WHEREAS, Mayor Wright Homes is comprised of three hundred
15 sixty-three units that have continuously suffered from
16 maintenance problems; and
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18 WHEREAS, Hawaii is in need of more affordable housing units
19 for low- and moderate-income households; and
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21 WHEREAS, homelessness and a shortage of affordable housing
22 continue to be two of the State's most persistent and
23 challenging social problems; and
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25 WHEREAS, the Hawaii Public Housing Authority reports that
26 as of January 4, 2013, there were 11,603 families on the waiting
27 list for federal public housing and 8,173 families on the
28 waiting list for state public housing; and
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1 WHEREAS, Kukui Gardens and Mayor Wright Homes are located
2 in an area zoned by the City and County of Honolulu as an A-2
3 medium-density apartment district with regulated building
4 heights of one hundred fifty feet; and

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6 WHEREAS, a rail transit stop is planned near this area on
7 Dillingham Boulevard; and

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9 WHEREAS, lower income families are among those most likely
10 to use public mass transit; and

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12 WHEREAS, the Kukui Gardens and Mayor Wright Homes
13 properties are not being utilized to their highest and best use;
14 and

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16 WHEREAS, the State owns all of Kukui Gardens, all of Mayor
17 Wright Homes, and a strip of land located on Liliha Street
18 between the two complexes; and

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20 WHEREAS, the State would benefit from a master plan for
21 housing in this highly urbanized area; now, therefore,

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23 BE IT RESOLVED by the House of Representatives of the
24 Twenty-Seventh Legislature of the State of Hawaii, Regular
25 Session of 2013, the Senate concurring, that the Hawaii Public
26 Housing Authority and the Hawaii Housing Finance and Development
27 Corporation are requested to create a master plan to redevelop
28 and create more affordable housing units for Kukui Gardens and
29 Mayor Wright Homes, while also utilizing the state-owned strip
30 of land located on Liliha Street, to include mixed use
31 commercial and residential market rate housing as well as low-
32 to moderate-income housing; and

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34 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
35 Development Corporation are requested to consult with Kukui
36 EAH/DGI Associates, L.P. (the State's lessee and building
37 owner/property manager for Kukui Gardens Makai) and CP II Kukui
38 Gardens, LLC (owner of Kukui Gardens Mauka) to be included in
39 the master planning effort; and

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41 BE IT FURTHER RESOLVED that the Hawaii Public Housing
42 Authority, in consultation with the Hawaii Housing Finance and
43 Development Corporation, is requested to submit a report,
44 including findings and recommendations, on the master plan to



1 redevelop and create more affordable housing units for Kukui
2 Gardens and Mayor Wright Homes to the Legislature no later than
3 twenty days prior to the convening of the Regular Session of
4 2014; and

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6 BE IT FURTHER RESOLVED that certified copies of this
7 Concurrent Resolution be transmitted to the Executive Director
8 of the Hawaii Public Housing Authority and the Executive Director
9 of the Hawaii Housing Finance and Development Corporation.

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