

FEB 28 2013

SENATE 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, Mayor Wright Homes is comprised of three hundred
10 sixty-three units that have continuously suffered from
11 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 persistent and
18 challenging social problems; and
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20 WHEREAS, the Hawaii Public Housing Authority reports that
21 as of January 4, 2013, there were 11,603 families on the waiting
22 list for federal public housing and 8,173 families on the
23 waiting list for state public housing; and
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25 WHEREAS, Kukui Gardens and Mayor Wright Homes are located
26 in an area zoned by the City and County of Honolulu as an A-2
27 medium-density apartment district with regulated building
28 heights of one hundred fifty feet; and
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1 WHEREAS, a rail transit stop is planned near this area on
2 Dillingham Boulevard; and

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

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7 WHEREAS, the Kukui Gardens and Mayor Wright Homes
8 properties are not being utilized to their highest and best use;
9 and

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

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

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

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29 BE IT FURTHER RESOLVED that the Hawaii Public Housing
30 Authority, in consultation with the Hawaii Housing Finance and
31 Development Corporation, is requested to submit a report,
32 including findings and recommendations, on the master plan to
33 redevelop and create more affordable housing units for Kukui
34 Gardens and Mayor Wright Homes to the Legislature no later than
35 twenty days prior to the convening of the Regular Session of
36 2014; and

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38 BE IT FURTHER RESOLVED that certified copies of this
39 Concurrent Resolution be transmitted to the Executive Director
40 of the Hawaii Public Housing Authority and the Executive



1 Director of the Hawaii Housing Finance and Development
2 Corporation.

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OFFERED BY: Shianne Chun Oakland

Shianne Chun

[Signature]

Ross & Bell

Ross & Bell

Miller

