
HOUSE CONCURRENT 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
6 857 affordable units, and it houses approximately 2,500
7 residents; and
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9 WHEREAS, Mayor Wright Homes is a low-rise complex comprised
10 of 363 units that have continuously suffered from maintenance
11 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 (HPHA)
21 indicates that the waiting list for public housing is
22 approximately 7,000 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 150 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



1 WHEREAS, lower income families are the most likely to use
2 public mass transit; and

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

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

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11 BE IT RESOLVED by the House of Representatives of the
12 Twenty-fourth Legislature of the State of Hawaii, Regular
13 Session of 2008, the Senate concurring, that HPHA and the Hawaii
14 Housing Finance and Development Corporation (HHFDC) are
15 requested to create a master plan, in collaboration with Kukui
16 EAH/DGI Associates, L.P., to redevelop Kukui Gardens and Mayor
17 Wright Homes while also using the state-owned strip of land
18 located on Liliha Street to include mixed-use commercial and
19 residential market rate housing as well as low- to moderate-
20 income housing; and

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22 BE IT FURTHER RESOLVED that HPHA on behalf of itself and
23 HHFDC is requested to submit a report of their findings and
24 recommendations to the Legislature no later than 20 days prior
25 to the convening of the Regular Session of 2009; and

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27 BE IT FURTHER RESOLVED that certified copies of this
28 Concurrent Resolution be transmitted to the Executive Director
29 of HPHA and the Executive Director of HHFDC.

