

FEB 06 2009

SENATE CONCURRENT RESOLUTION

URGING THE GOVERNOR TO INCLUDE THE KUKUI GARDENS AFFORDABLE HOUSING PROJECT IN THE STATE'S LIST OF SHOVEL-READY PROJECTS FOR THE PRESIDENT'S PROPOSED ECONOMIC STIMULUS PLAN.

1 WHEREAS, there is a lack of affordable housing in Hawaii,
2 and more than half of all renter households in the State cannot
3 afford Hawaii's fair market rent rates; and
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5 WHEREAS, Kukui Gardens is one of the State's largest
6 affordable housing projects, containing eight hundred
7 fifty-seven low-income housing units; and
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9 WHEREAS, for the last several years, the fate of Kukui
10 Gardens and its residents has been in limbo due to the sale of
11 the property from Kukui Gardens Corporation, a nonprofit
12 corporation, to Carmel Partners, a for-profit corporation, which
13 caused many of the complex's residents to fear that Kukui
14 Gardens would be torn down and replaced with market-rate
15 housing; and
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17 WHEREAS, In December 2007, a compromise was reached whereby
18 Carmel Partners agreed to sell half of Kukui Gardens to
19 Ecumenical Association for Housing, a nonprofit housing
20 corporation that agreed to preserve the approximately four
21 hundred units it purchased as low-income housing and planned to
22 build additional units to replace the original units to be
23 converted into market-rate housing by Carmel Partners; and
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25 WHEREAS, the economic crisis has made it difficult for
26 Ecumenical Association for Housing and other developers to find
27 investors to fund the purchase of Kukui Gardens; and
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29 WHEREAS, if investors or alternative sources of funding are
30 not secured, Kukui Gardens may be converted in its entirety into



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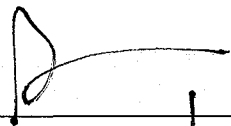
1 market-rate housing, threatening the nearly two thousand five
2 hundred residents of Kukui Gardens; now, therefore,


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4 BE IT RESOLVED by the Senate of the Twenty-fifth
5 Legislature of the State of Hawaii, Regular Session of 2009, the
6 House of Representatives concurring, that the Legislature urges
7 the Governor to include Kukui Gardens in the State's list of
8 shovel-ready projects submitted for inclusion in the President's
9 proposed economic stimulus plan; and

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11 BE IT FURTHER RESOLVED that certified copies of this
12 Concurrent Resolution be transmitted to the Governor of the
13 State of Hawaii and to each member of Hawaii's congressional
14 delegation.

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OFFERED BY:





Norman Sakuma

Will Cyert

Michelle N. Keahi

Carol Fukunaga

Frances Ann Oakland

Yudhan J.
Ross Brown
James Mercedes Ke
Up 1-2

