

MAR 09 2012

SENATE RESOLUTION

URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO ENTER INTO PUBLIC-PRIVATE PARTNERSHIPS TO MODERNIZE DILAPIDATED FEDERAL PUBLIC HOUSING PROJECTS.

1 WHEREAS, many public housing projects owned and operated by
2 the Hawaii Public Housing Authority ("Authority") are in poor
3 physical condition and require repairs and modernization; and
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5 WHEREAS, the Authority has reported that as many as four
6 hundred to six hundred units cannot be rented out due to
7 uninhabitable conditions; and
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9 WHEREAS, during the 2010 federal inspections, eleven out of
10 the sixty-five federal public housing projects failed to pass,
11 receiving a score of fifty-nine or below out of a possible one
12 hundred, and approximately one-third of the Authority's federal
13 public housing projects received a score of sixty-nine or below;
14 and
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16 WHEREAS, the use of a public-private partnership to
17 modernize the Kuhio Park Terrace federal public housing project
18 has demonstrated that such partnerships can be successful in
19 rapidly transforming the physical condition of a project for its
20 residents; and
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22 WHEREAS, the United States Department of Housing and Urban
23 Development's ("HUD") Capital Fund Financing Program allows
24 public housing authorities to borrow against their future annual
25 allocations of capital funds to help finance modernization of
26 federal public housing projects; and
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28 WHEREAS, HUD's Rental Assistance Demonstration Program
29 would allow public housing authorities to convert federal public
30 housing properties into either Section 8 project-based voucher
31 projects or project-based rental assistance contract projects,
32 thereby allowing them to leverage private investment with
33 Section 8 subsidies to address current repair and redevelopment
34 needs and permit future recapitalization of the properties; and
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