



RESOLUTION

URGING THE FORMATION OF A VARONA VILLAGE WORKING GROUP TO ADDRESS IMMEDIATE SHORT- AND LONG-TERM HOUSING NEEDS AND RECOMMEND ALTERNATIVES FOR THE PROPERTY'S DISPOSITION.

WHEREAS, the Ewa Plantation Company ("Company") began operations on the Ewa plain in 1890, and following success and growth, built more than 1,200 residential units between 1900 and 1957 for thousands of its workers in what became known as the Ewa Villages; and

WHEREAS, at its peak, the Ewa Villages consisted of eight separate villages located in close proximity to the sugar mill and each other: Tenney, Renton, Varona, Fernandez, "C," Mill, Middle, and Lower; and

WHEREAS, four of these villages, "C," Mill, Middle, and Lower, were subsequently razed by the company at different times prior to 1980; and

WHEREAS, one of the four remaining villages, Fernandez, was subdivided and lots sold to the plantation workers in the 1980s with minimal design control over rebuilding and renovation work by the new homeowners; and

WHEREAS, in 1989, the community-based Friends for Ewa, fearing the extinction of a cultural heritage, began forming a plan for the preservation of the remaining undeveloped plantation camp villages and structures; and

WHEREAS, the City and County of Honolulu ("City") in 1990, anticipating the development and expansion of the Ewa region as a "Second City," as well as the decline of the sugar industry combined with the 1995 expiration of the sugar company's land lease, embarked on a housing project to provide homeownership opportunities for the tenants residing in the plantation villages of Renton, Tenney, and Varona; and

WHEREAS, building on these initial efforts, the City drafted the Ewa Villages Master Plan (1992) ("Master Plan"), which formalized a program to ensure the continued tenancy for the residents of the three plantation villages by providing for the acquisition of the land by the City, rehabilitation of existing structures, and the subsequent offer for purchase of each house and lot to the residents; and

WHEREAS, Oahu Sugar, which had bought the Company in 1970, shut down sugar operations in 1995, leaving Ewa Villages workers without jobs; and



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WHEREAS, the shutdown was after the City had newly acquired the Renton, Tenney, and Varona Village properties, with the City as their landlord; and

WHEREAS, by 1999, while Renton and Tenney Villages had largely been renovated and sold to residents and other qualified buyers, Varona Village (TMK 9-1-017: por. 102), scheduled for Phase 8, the last phase of development in the Master Plan, was yet to be renovated and still lacked vital infrastructure improvements; and

WHEREAS, over the last decade, additional factors have compounded the challenges facing Varona Village over the years, including:

- The 1998 dissolution of the City Department of Housing and Community Development, the former lead agency in the Master Plan; and
- The City's unsuccessful attempts between 2003 and 2005 to trade the Varona Village property for state land in Haiku, and later in 2006 for state land in McCully;

and

WHEREAS, today, about 15 former plantation workers, along with their families, still live in Varona Village, without any assurance that they can continue to live in what, for some, are the only homes they have ever known; and

WHEREAS, homes at Varona Village have substantially deteriorated resulting in residents living in substandard living conditions; and

WHEREAS, the Master Plan continues to be the public policy roadmap regarding the final, and to date unfinished, disposition of the Ewa Villages historic region; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City administration is urged to form a working group to address the immediate short- and long-term housing needs of Varona Village's residents and recommend alternatives for the property's disposition; and

BE IT FURTHER RESOLVED that the working group shall include representatives from the Department of Budget and Fiscal Services, Department of Facility Maintenance, Department of Environmental Services, Department of Design and Construction, Department of Planning and Permitting, Department of Community Services, Ewa Villages Owners Association, and other agencies or persons that may be helpful to this effort; and



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BE IT FURTHER RESOLVED that the working group shall report its findings and recommendations to the Council no later than 180 days following the adoption of this Resolution; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, Managing Director, Director of Budget and Fiscal Services, Director of Facility Maintenance, Director of Environmental Services, Director of Design and Construction, Director of Planning and Permitting, Director of Community Services, and President of the Ewa Villages Owners Association, c/o Certified Hawaii, 3179 Koapaka Street, Honolulu, Hawaii 96819.

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CITY OF HONOLULU
MAY 10 11:21

INTRODUCED BY:

Don Mauer
Stylerby Pund

DATE OF INTRODUCTION:

MAY 10 2013
Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 13-114

Introduced: 05/10/13 By: RON MENOR

Committee: INTERGOVERNMENTAL
AFFAIRS AND HUMAN
SERVICES

Title: RESOLUTION URGING THE FORMATION OF A VARONA VILLAGE WORKING GROUP TO ADDRESS IMMEDIATE SHORT- AND LONG-TERM HOUSING NEEDS AND RECOMMEND ALTERNATIVES FOR THE PROPERTY'S DISPOSITION.

Links: [RES13-114](#)
[CR-176](#)

Voting Legend: Y= Aye, Y* = Aye w/Reservations, N = No, A = Absent, ABN = Abstain

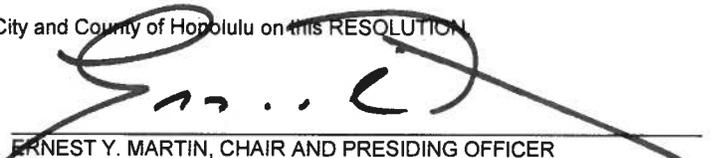
INTERGOVERNMENTAL 05/16/13 CR-176 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION.
AFFAIRS AND HUMAN
SERVICES

COUNCIL 06/05/13 CR-176 AND RESOLUTION 13-114 WERE ADOPTED.

ANDERSON	Y	CHANG	Y	FUKUNAGA	Y	HARIMOTO	Y	KOBAYASHI	Y
MANAHAN	Y	MARTIN	Y	MENOR	Y	PINE	A		

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


BERNICE K. N. MAU, CITY CLERK


ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER