



H.C.R. NO. 125

Requesting The Auditor to Examine the Issue of Upcoming
Condominium and Co-Operative Housing Project Lease Expirations
and Its Potential Impact on the Availability of Replacement
and Affordable Housing

House Committee on Human Services & Housing

March 20, 2008
329

9:30 am

Room

The Office of Hawaiian Affairs supports the purpose and intent of HCR 125.

The legislature should be commended in taking a proactive position by seeking much needed information to help create public policy to meet the needs of its residents in the area of affordable housing.

The lease expiration of condominium and co-operative housing projects in the next thirty years will have an impact on our housing market but how, what, and where recommendations help to make informed decisions.

Mahalo nui loa for this opportunity to provide testimony.



HAWAII INDEPENDENT CONDOMINIUM & COOPERATIVE OWNERS
1600 ALA MOANA BLVD. - APT. 3100 - HONOLULU - HAWAII 96815

March 20, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice-Chair
Committee on Human Services and Housing

Testimony on HCR 125 & HR 107: Requesting the Auditor to Examine Upcoming Condominium Leasehold Expirations and their Impact on the Availability of Replacement and Affordable Housing for Hawaii Residents

Dear Representatives:

Thank you for this opportunity to testify in strong support of HCR 125 & HR 107 on behalf of the Hawaii Independent Condominium and Co-op Owners (HICCO).

We believe it is appropriate to request the auditor to provide the Legislature with information regarding the impact of upcoming condominium lease expirations and recommendations as to whether State legislation is needed with regard to lease extensions or fee conversion.

The Legislature needs to obtain an assessment and take action, if necessary, prior to the eviction of additional condominium owners from their homes.

HICCO respectfully requests that your committee approve HCR 125 & HR 107.

Sincerely,

Richard Port, Chair
Legislative Committee

HAWAII COUNCIL OF ASSOCIATIONS
OF APARTMENT OWNERS

P.O. Box 726
Aiea, Hawaii 96701
Telephone (808) 566-2122

March 19, 2008

Rep. Maile Shimabukuro, Chair
Rep. Karl Rhoads, Vice-Chair
House Committee on Human Services & Housing
State Capitol
Honolulu, Hawaii 96813

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE THE
ISSUE OF UPCOMING CONDOMINIUM AND CO-OPERATIVE HOUSING
PROJECT LEASE EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE
AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
Hearing: Thurs., March 20, 2008, 9:30 a.m., Conf. Rm. #329

Chair Shimabukuro and Vice-Chair Rhoads and Members of the Committee:

I am Jane Sugimura, President of the Hawaii Council of Associations of
Apartment Owners (HCAAO).

HCAAO supports HCR 125 and HR 107, which requests the auditor to examine
the issue of upcoming condominium and co-operative housing project lease
expirations and its potential impact on the availability of replacement and
affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan
resulted in the families being evicted and forced to find alternative housing
against their will. This is just the tip of the iceberg since over the next 30 years,
over 8,000 leasehold condominium units could revert back to the fee owner,
leaving thousands of individuals and their families without a place to live --
many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or
lease extensions as a means to address the expiration of condominium leases.
A study by the Auditor represents an important first step to address both this
important issue and possible solutions.

Thank you for the opportunity to testify.


Jane Sugimura
President

CGH125LEASEHOLDHSE.TSY.DOC

MONARCH PROPERTIES, Inc.

Testimony via facsimile: 586-6189
HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 and HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

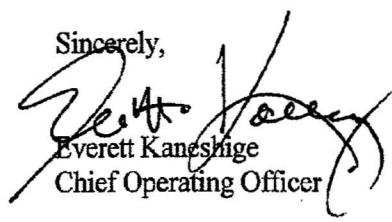
Monarch Properties, Inc., (MPI) has been doing in fee conversions and lease rent renegotiations concerning leasehold condominium units since 1992 and I have personally been involved with leasehold issues since 1985.

There are approximately 63,000 condominium and co-op leasehold units in Hawaii. Starting in 2007 and continuing over the next 30 years, over 8,000 of these leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

For many years, leasehold co-ops and condominium units have been a source for affordable housing for thousands of Hawaii residents. If all leasehold units were allowed to expire and existing lessees had no opportunity to purchase their fee or extend their leases, this would surely result in a housing crisis for the state of Hawaii.

MPI supports HCR 125 and HR 107's objective of having the Auditor examine the issue of upcoming condominium lease expirations and its impact on the availability of replacement and affordable housing for Hawaii residents. MPI further believes that State legislation providing for fee conversion or lease extensions of leasehold condominium and co-op units is appropriate and may be the only means available to mitigate the loss of affordable housing stock due to leasehold expirations.

Please feel free to contact me at 735-0000 if I can be of any assistance.

Sincerely,

Everett Kaneshige
Chief Operating Officer

Central Pacific Bank - Kaimuki Plaza • 3465 Waiialae Avenue, Suite 230 • Honolulu, Hawaii 96816-2650
Telephone: (808) 735-0000 • Facsimile: (808) 735-4400 • E-mail: realty@mpi-hi.com

Testimony via Facsimile : 586-6189
HSH Committee Hearing at 9:30 a.m. on 03/20/2008; Conference Room 329

March 19, 2008

Representative Maile S. L. Shimabukuro, Chairwoman
Representative Karl Rhoads, Vice Chairman
Committee on Human Services & Housing

RE: HCR 125 & HR 107 – REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
FOR HAWAII RESIDENTS

Dear Chairwoman Shimabukuro, Vice Chairman Rhoads, and Members of the Committee,

My name is Steven Brockett and I am the President of the Board of Directors for AOAO of
965 Prospect Street.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine
the issue of upcoming condominium and co-operative housing project lease expirations and
its severe impact on the availability of replacement and affordable housing in Hawaii.

It is critical to both Hawaii residents and the Economic Health of the State of Hawaii that
the State Legislature consider leasehold conversions as a means to address the expiration of
condominium leases and the monumental impact it will have for tens of thousands of
Hawaii residents. A study by the Auditor represents an important first step to address both
this critical issue and possible solutions.

Thank you very much for your time.



Steven Kyle Brockett
Condominium Owner &
President of the Board of Directors
AOAO 965 Prospect Street

From: judith anderson [mailto:gr8olbroad@hotmail.com]
Sent: Tuesday, March 18, 2008 4:51 PM
To: HSHtestimony
Subject: Testimony re HCR 125 and HR107 from condominium board president

March ____, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My association is currently attempting to promote negotiations with our lease owner, Mr. Watters Martin. He is willing to sell the fees when he gets around to it, but not motivated to do so at the moment. I am also involved with another association, The Kalia, whose lease owner is currently opposed to selling the fees, even though their lease is up in 10 years and their owners are already feeling the deleterious effects of the short term.

While I understand the original wish to keep Hawaiian properties in Hawaiian hands that led to the leasehold situations here, these leaseholds have become onerous to many people, including Hawaiian-born and those of Hawaiian blood, and are causing great hardship while no longer truly serving the purpose for which they were created.

Most of the residents of The Kalia and of my own apartment building are elderly and unable to move elsewhere without great hardship. Their apartments are usually their greatest, often only, asset and security for their declining years, and one they would like to leave to their descendants for their security, too. They have invested money, time and care into these apartments, and stand to lose a large part of this personal and financial investment if they have to sell under 'lease drag' conditions, or all of it if they attempt to stay to the end in the hope that the fees will be made available and that hope is not realized.

In the last years approaching the end of a lease, the property suffers from an unwillingness to waste money in maintaining something that is about to be lost, and the residents suffer from living in an increasingly deteriorating property. Those apartments which can be rented tend to draw an increasingly substandard class of tenants, adding to the unpleasant living conditions of those owners and responsible tenants who are left. Apartments which cannot be rented (The Kalia demands only owner-occupants in any unit purchased after 2004) must be left vacant or sold on unfavorable terms to those who are willing to gamble that the fees will be made available or who do not care that their 'purchase' will be void in a few years. I have personally suffered a loss from this disadvantageous situation.

Owners like Mr. Martin may be moved to actually act on their willingness to sell 'some day' and owners like The Kalia's may be pressured into true negotiations if an examination of the situation by the Auditor makes clear the hardships leasehold can wreak on those who can least bear them, and such examination causes the state to enact laws to rectify the situation in ways that can be

made advantageous to both the lease owners and the lessees. I urge you to vote 'yes' to conducting such an examination.

Judith Anderson

President

Ala Wai Town House Owners' Association

From: Mel Kreitzman [mailto:MKREITZMAN@hawaii.rr.com]
Sent: Tuesday, March 18, 2008 2:41 PM
To: HSHtestimony
Subject: Fw: SCR 89

----- Original Message -----

From: Mel Kreitzman
To: testimony@capitol.hawaii.gov
Sent: Tuesday, March 18, 2008 1:37 PM
Subject: Fw: SCR 89

----- Original Message -----

From: Mel Kreitzman
To: testimony@capitol.hawaii.gov
Sent: Saturday, March 15, 2008 12:56 PM
Subject: SCR 89

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR
IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE
HOUSING FOR HAWAII RESIDENTS

March 18, 2008

Committee On Commerce, Consumer Protection, and Affordable Housing

RE: SCR 89 REQUESTING THE AUDITOR TO EXAMINE THE ISSUE OF UPCOMING
CONDOMINIUM AND CO-OPERATIVE HOUSING PROJECT LEASE

EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF

REPLACEMENT AND AFFORDABLE HOUSING

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Melvin Kreitzman and I am the President of the Board of Directors of The Kalia, Inc..

I am testifying in support of SCR 89 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents owner occupants, which is the case here at The Kalia, Inc.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.

Melvin Kreitzman

President, BOD, The Kalia, Inc.

-----Original Message-----

From: Ricardo C. Gregorio [mailto:thegregorio@clearwire.net]
Sent: Wednesday, March 19, 2008 12:09 PM
To: HSHtestimony
Subject: HCR125 and HR107

March 19, 2008

Dear Chairman Shimabukuro, Vice Chairman Rhoads and Members of the Committee:

My name is Ricardo C Gregorio and I am a Board member and President.

I am testifying in support fo HCR125 and HR107 which requests the auditor to examine the issue of upcoming condominium and co-operative housings project lease expiration and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential lease at, The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live, of whom many are elderly residents.

It is critical that the state legislature consider leas-hold conversion and for lease extensions as a means to address the expiration of condominium lease. A study by the Auditor represent an important first step to address both this important issue and possible solution.

Thank you.
Ricardo C Gregorio

Ann T. Yamamoto

1221 Victoria Street, #2905
Honolulu, Hawaii 96814

(808) 523-1209 (home)
(808) 224-6367 (mobile)
yamamotoa018@hawaii.rr.com

March 20, 2008

Representative Maile S.L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee on Commerce, Consumer Protection, and Affordable Housing

RE: HCR 125 – Auditor Examination of Lease Expirations and Potential Housing Impact
HR 107 – Auditor Examination of Lease Expirations and Potential Housing Impact
Thursday, March 20, 2008; 9:30 am; Conference Room 329

Dear Chair Shimabukuro, Vice-Chair Rhoads and Members of the Committee:

My name is Ann Yamamoto, I am an owner/occupation of an apartment on leased land, and I **strongly support HCR 125 and HR 107** which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

I purchased my home in 2000 with the knowledge that (1) there was a City ordinance in place, Chapter 38, which would facilitate the purchase of the condominium's fee interest, and (2) the condominium I was buying into was pursuing lease-to-fee conversion. Since then, the City repealed Chapter 38 without grandfathering proceedings like ours that were mid-way through the process. In addition, the recent expiration and reversion of the residential leases at The Kailuan resulted in families being evicted and forced to find alternative housing against their will; a stark precursor of the situation in which many of us find ourselves. The Kailuan case and those of homeowners surrounding the Bishop Museum are just the beginning. As HCR 125 and HR 107 state, over the next 30 years, over 18,700 condominium and co-operative housing units statewide will expire; affecting 63,000 units that are owner-occupied, leased, or rented.

I urge the Committee to get ahead of the issue before it is too late. It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.
/s/

Jacqueline Earle
1221 Victoria Street, Apt. 3105
Honolulu, HI 96814
March 19, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 and HR 107 – Auditor Examination of Lease Expirations and Potential Housing Impact Thursday, March 20, 2008; 9:30 am; Conference Room 329

Dear Chair Shimabukuro, Vice-Chair Rhoads and Members of the Committee:

My name is Jacqueline Earle. I own and reside in a leasehold condominium in The Admiral Thomas Apartments and am currently President of the Board of Directors of the Association of Apartment Owners of The Admiral Thomas.

I am testifying **in strong support of HCR 125 and HR 107**, which request the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

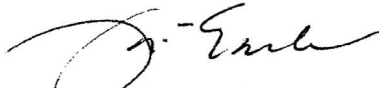
I purchased my apartment in 1995, knowing that it was a leasehold condominium, but in reliance upon the fact that there was a City ordinance, Chapter 38, which would facilitate the purchase of the condominium's fee interest. Owners in the Admiral Thomas were utilizing Chapter 38 at the time the City repealed the ordinance. A condemnation lawsuit on behalf of two groups of Admiral Thomas owners was pending under Chapter 38 at the time the ordinance was repealed. A third group of Admiral Thomas owners had gone through the Chapter 38 process – the public hearing was held, their units had been designated for condemnation, and they had signed contracts with the City – approximately nine months before Chapter 38 was repealed. The only step remaining was for the City Council to pass a perfunctory resolution adding Group 3 to the pending condemnation action. However, the City delayed for many months and instead, repealed Chapter 38 without grandfathering in the third group. Without this group, numbers in the condemnation lawsuit eventually fell below the required minimum, and the condemnation action was dismissed. The Admiral Thomas has gone through years of costly litigation as

a result of Chapter 38 and the manner and consequences of the repeal of the ordinance.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg. Over the next 30 years, more than 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families with no equity and no place to live -- many of whom will be elderly residents.

I strongly urge the Legislature to take ownership of the residential leasehold condominium issue while there is still time to offer a viable solution for lessees whose leases are nearing expiration. It is critical that the state legislature consider leasehold conversion or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you for your consideration.



Jacqueline Earle
(808) 531-7214 (home)
(808) 779-7777 (cell)
earlej001@hawaii.rr.com

From: Linda Jellen [mailto:ljellen@hotmail.com]
Sent: Tuesday, March 18, 2008 5:23 PM
To: HSHtestimony
Subject: Indiv Sample Testimony on HCR125 & HR107

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR
HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name Linda Jellen and I am retired military and own a condo that has been partially converted before the law changed.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.

Linda Jellen
ljellen@hotmail.com

1860 Ala Moana Blvd #2101
Honolulu, HI 96815

-----Original Message-----

From: Chilson, David B Mr CIV USA IMCOM [mailto:dave.chilson@us.army.mil]
Sent: Tuesday, March 18, 2008 5:31 PM
To: HSHtestimony
Subject: HCR 125 & HR 107 - Bills requesting auditor to examine the issue of upcoming condo and co-op lease expirations (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING
CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY
OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the
Committee:

My name is Dave Chilson and I am a 35-year resident of Honolulu and a
federal employee at Ft Shafter.

I am testifying in support of HCR 125 and HR 107 which requests the
auditor to examine the issue of upcoming condominium and co-operative
housing project lease expirations and its potential impact on the
availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The
Kailuan resulted in the families being evicted and forced to find
alternative housing against their will. This is just the tip of the
iceberg since over the next 30 years, over 8,000 leasehold condominium
units could revert back to the fee owner, leaving thousands of
individuals and their families without a place to live -- many of whom
are elderly residents.

It is critical that the state legislature consider leasehold conversion
and/or lease extensions as a means to address the expiration of
condominium leases. A study by the Auditor represents an important first
step to address both this important issue and possible solutions.

Thank you.

Dave Chilson
MWR Program Analyst;
AFTB/AFAP/AVCC/EFMP Program Manager;
ACS, MWRD, IMCOM-Pacific, Fort Shafter, HI 96858

808-438-0103

www.MyArmyLifeToo.com

Military OneSource: 24/7 toll free (800-342-9647) or web info at
www.militaryonesource.com

From: Alan Giblett [mailto:agiblett@yahoo.com]

Sent: Tuesday, March 18, 2008 5:37 PM

To: HSHtestimony

Subject: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair

Representative Karl Rhoads, Vice Chair

Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR

IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

Our names are Alan Giblett & Marie Giblett

We presently own a leasehold condominium in The Wailana at Waikiki

I am testifying in support of SCR 89 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

We purchased this condo unit in 2005 with the understanding that we would be able to purchase the fee interest under the existing laws at the time, and that we would be able to retire here without fear of losing our equity and being forced to move. We were greatly upset by the actions of the city council in arbitrarily eliminating the leasehold conversion plan. We hope that you will be able to resist the pressure groups and fight to implement a new conversion plan. Ownership is better for the the individual, the city and the general public welfare. We are approaching a wave of lease reversions back to the original fee owner. Please take action now before it is too late.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an

important first step to address both this important issue and possible solutions.

Thank you.

Alan Giblett
Marie Giblett

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Testimony via facsimile: 586-6189
HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

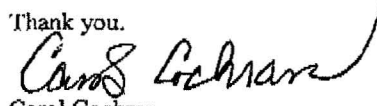
My name is Carol Cochran and I am a long-term resident and leasehold owner at Wailana of Waikiki.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.


Carol Cochran
1860 Ala Moana Blvd, #1403
Honolulu, HI 96815

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March __18__, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR
HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Harrison White and I am retired.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.

Harrison White
425 Ena Rd., 508C
Honolulu, HI 96815

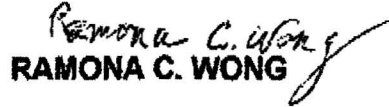
**MARCH 19, 2008
REPRESENTATIVE MAILE S.L. SHIMABUKURO, CHAIR
REPRESENTATIVE KARL RHOADS, VICE CHAIR
COMMITTEE ON HUMAN SERVICES & HOUSING
RE: HCR 126 & HR 107**

REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDIMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS, WE ARE IN FULL SUPPORT OF BOTH HCR 125 & HR 107. PLEASE KEEP US APPRISED.

SINCERELY,



**KENNETH M.S. WONG
1860 ALA MOANA BLVD. #1206
HONOLULU, HAWAII 96815
PHONE 941-9052**



RAMONA C. WONG

Tuesday, March 18, 2008 America Online: RWong64928

From: Laurel Hall [mailto:laurellhall@hawaii.rr.com]
Sent: Tuesday, March 18, 2008 9:00 PM
To: HSHtestimony
Cc: Laurel Hall
Subject: Testimony for HCR 89 and HR 107

March 18, 2008

Senator Russell S. Kokubun, Chair

Senator David, Vice Chair

Committee On Commerce, Consumer Protection, and Affordable Housing

RE: SCR 89 REQUESTING THE AUDITOR TO EXAMINE THE ISSUE OF UPCOMING
CONDOMINIUM AND CO-OPERATIVE HOUSING PROJECT LEASEHOLD EXPIRATIONS AND
THEIR IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
FOR HAWAII RESIDENTS

Dear Chairman Kokubun, Vice-Chairman Ige and Members of the Committee:

My name is Laurel Hall and I am in support of HCR 125 and HR 107. I am a leasehold condo owner at 965 Prospect Street and I would like to purchase the fee to my unit, but the Lessors don't currently want to sell. I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at the Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live --- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank You.

Laurel Hall

From: bob blair [mailto:rcb911@hotmail.com]
Sent: Tuesday, March 18, 2008 9:20 PM
To: HSHtestimony
Subject: Testimony-HCR125 & HR 125 and 107

Testimony for HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Robert Charles Blair and I am a resident condominium owner at the Wailana Waikiki, 1860 Ala Moana Boulevard, 96815.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live - many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.

Robert Charles Blair
HSHtestimony@capitol.hawaii.gov

Climb to the top of the charts! Play the word scramble challenge with star power. [Play now!](#)

-----Original Message-----

From: Cynthia Murata [mailto:cynthiamurata@hotmail.com]
Sent: Tuesday, March 18, 2008 9:36 PM
To: HSHtestimony
Cc: cynthiamurata@hotmail.com
Subject: Testimony for HCR 125 HR 107

March 18, 2008

Senator Russell S. Kokubun, Chair

Senator David, Vice Chair

Committee On Commerce, Consumer Protection, and Affordable Housing

RE: SCR 89 REQUESTING THE AUDITOR TO EXAMINE THE ISSUE OF UPCOMING
CONDOMINIUM AND CO-OPERATIVE HOUSING PROJECT LEASEHOLD EXPIRATIONS AND THEIR
IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII
RESIDENTS

Dear Chairman Kokubun, Vice-Chairman Ige and Members of the Committee:

My name is Cynthia Murata and I am in support of HCR 125 and HR 107. I am a leasehold condo owner at 965 Prospect Street and I would like to purchase the fee to my unit, but the Lessors don't currently want to sell. I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at the Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live --- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank You.

Cynthia Murata

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-----Original Message-----

From: Dianne O'Steen [mailto:djosteen@hawaiiantel.net]

Sent: Tuesday, March 18, 2008 10:59 PM

To: HSHtestimony

Subject: HR125 and HR107

To Whom It May Concern:

I fully support the auditor to examine upcoming condo leasehold expirations and their impact on the availability of replacement and affordable housing for Hawaii Residents.

These bills are particularly important to senior citizens who are leasehold owners who have tried to purchase our leases under the old City and County laws and overturned by Muffy Hannaman's administration. I do not want to steal someones land, but I would like the opportunity to be able to negotiate and purchase my lease. My lease is renegotiable in 2011. My lease is owned by two landowners. One wants to sell and the other doesn't.

Two things could happen to me. If the lease is increased to the point I can't afford it, I would lose my condo if I could not sell it. The other thing is that if I were fortunate to find a buyer, I would not be able to find another affordable condo and also could not afford the rents as they are rising yearly. Therefore, I would have to leave Hawaii, which I dearly love, after living here 36 years.

Thank you for your support in representing everyone on this issue, but most of all us who are senior citizens and have worked hard all our lives to support ourselves and be good citizens.

Aloha,

Dianne O'Steen

1630 Liholiho St. #2308

Honolulu, HI 96822

March 19, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

**RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR
HAWAII RESIDENTS**

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:


My name is Clifton T. Johnson and I am condo owner at 1860 Ala Moana Blvd, #1210 and a member of the U. S. Navy planning to retire and remain here in Hawaii after my retirement later this year.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you


CLIFTON T. JOHNSON
1860 ALA MOANA BLVD, #1210
HONOLULU, HI 96815
808-949-4420

-----Original Message-----

From: Brien Hallett [mailto:brienhallett@yahoo.com]

Sent: Wednesday, March 19, 2008 10:55 AM

To: HSHtestimony

Subject: Testimony HSH Committee

HSH Committee Hearing at 9:30 a.m. on 3/20/08;
Conference Room 329

March 19, 2008

Chair Representative Maile S. L. Shimabukuro,
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE
AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD
EXPIRATIONS AND THEIR IMPACT ON THE AVAILABILITY OF
REPLACEMENT AND AFFORDABLE HOUSING FOR HAWAII
RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman
Rhoads and Members of the Committee:

I urge you and your committee to both support and fund
HCR-125 and HR-107.

As the recent Kailuan Apartments case demonstrates,
the taking back of a leasehold property is an
extremely disruptive process for all concerned. It is
a matter that impacts the families directly involved
and the larger community by noticeably reducing the
number of available affordable apartments. This is a
matter that requires greater investigation and, later,
action.

Brien Hallett
2565 La'au Street
Honolulu

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http://mobile.yahoo.com/;_ylt=Ahu06i62sR8HDtDypao8Wcj9tAcJ

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR
HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

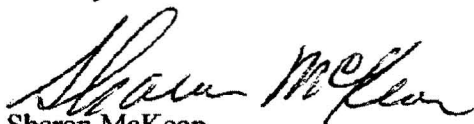
My name is Sharon McKeon and I am an owner at the Lauoa Condominium, 100
Hauoli St., # 103, Wailuku, HI 96793.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine
the issue of upcoming condominium and co-operative housing project lease expirations
and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the
families being evicted and forced to find alternative housing against their will. This is just
the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium
units could revert back to the fee owner, leaving thousands of individuals and their
families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease
extensions as a means to address the expiration of condominium leases. A study by the
Auditor represents an important first step to address both this important issue and
possible solutions.

Thank you.



Sharon McKeon
100 Hauoli St., # 103
Wailuku, HI 96793

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

**RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR
HAWAII RESIDENTS**

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

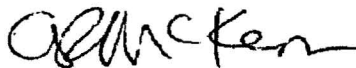
My name is Ryan McKeon and I am Secretary of the Lauoloa AOA, 100 Hauoli St.,
Wailuku, HI 96793.

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine
the issue of upcoming condominium and co-operative housing project lease expirations
and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the
families being evicted and forced to find alternative housing against their will. This is just
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units could revert back to the fee owner, leaving thousands of individuals and their
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It is critical that the state legislature consider leasehold conversion and/or lease
extensions as a means to address the expiration of condominium leases. A study by the
Auditor represents an important first step to address both this important issue and
possible solutions.

Thank you.



Ryan McKeon
100 Hauoli St., # 103
Wailuku, HI 96793

SUPPORT FOR HCR 125 & SCR 89

TO Representative Maile S. L. Shimabukuro, Chair, Committee on Human Services and Housing

FROM: Robert R. Kessler

DATE: March 20, 2008

RE: **SUPPORT FOR HCR 125; Requesting the Auditor to Examine Upcoming Condominium Leasehold Expirations and Their Impact on the Availability of Replacement and Affordable Housing for Hawaii Residents**

Aloha Chairwoman Shimabukuro and Members of the Committee.

I strongly urge this committee to approve HCR 125. The pending crisis in leasehold multifamily residential housing is now upon us. Just within the past two months we have seen families displaced from their primary residences, losing all equity, at a time when this Government is dealing with the problem of affordable housing. In less than two short years we will see additional families, many elderly, some with members in ill health, evicted and told to find another home. And this will be just the beginning, with several hundred evictions to follow.

The Legislature addressed the problem of single family leasehold conversion more than 40 years ago with a solution that was found Constitutional in 1984. The absence of a similar solution for multifamily residences, at the State level, now brings us face to face with crisis. And at a time when alternative housing for some of the displaced families may be emergency shelters.

The near term solution may be Legislation mandating a stay of eviction to avoid dislocation for the affected families. The long term solution is to create the opportunity for fee simple home ownership, a stake in our community, for those on the brink of eviction and financial catastrophe.

I strongly urge the Committee to approve this Resolution.



Robert R. Kessler
444 Nahua St., PH 09
Honolulu, HI 96815
Ph. 922-6188

From: William Bledsoe [mailto:wmba@hawaii.rr.com]
Sent: Wednesday, March 19, 2008 1:04 PM
To: HSHtestimony
Subject: Fw: HCR 125 & HR 107 Requesting the Auditor to Examine Upcoming Condominium Leasehold Expiratons

----- Original Message -----

From: William Bledsoe
To: HSHtestimony@capitol.hawaii.aov
Sent: Wednesday, March 19, 2008 10:30 AM
Subject: Re: HCR 125 & HR 107 Requesting the Auditor to Examine Upcoming Condominium Leasehold Expiratons

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhodes, Vice-Chair
Committee on Human Services and Housing

Dear Chairman Shimabukuro, Vice-Chairman Rhodes and
Members of the Committee:

My wife and I strongly support HCR 125 and HR 107. The importance of the issue of expiring leases is clear. It is one of the most critical social issues facing Hawaii residents during the next twenty years.

While the provisions of the various leases may be legally enforceable, and supposedly entered into by homeowners with their eyes open, that is often not the case. The purchasers of leasehold properties often do not comprehend that their homes become worthless as the end of the lease approaches and that they will in fact have to relinquish the home at lease expiration.

In any event, there needs to be one or more alternatives to losing one's home. The City and County ordinance that provided strong incentives to owners of the land beneath leasehold properties to sell the leased fee interest was, in our opinion, a good ordinance, but Mayor Hannemann and the Council killed the ordinance.

We strongly encourage the Legislature to tackle this problem and attempt to arrive at equitable solutions at the State level.

Sincerely yours,

William M. Bledsoe and Emmalisa H. Bledsoe
1860 Ala Moana Blvd #2103, Honolulu, HI 96815
Ph: 943-0831

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 19, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING FOR
HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Joseph Ting and I am a professional engineer licensed in the State of Hawaii as well as an adjunct professor in the Department of Mechanical Engineering at the University of Hawaii (Manoa Campus).

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.



Joseph Ting, P.E.
1860 Ala Moana Blvd
Suite 2303
Honolulu HI 96815

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 19, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Michael Greenwood and I am [position]. *family member of leaseholder*

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.

[Name]

Michael Greenwood

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Jane Greenwood and I am [position] family member of leaseholder

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

It is critical that the state legislature consider leasehold conversion and/or lease extensions as a means to address the expiration of condominium leases. A study by the Auditor represents an important first step to address both this important issue and possible solutions.

Thank you.

[Name]

Jane Greenwood

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Ed. Irvine Greenwood and I am [position]. leaseholder

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

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Thank you.

[Name]

Jeanine Greenwood
Edward Greenwood

Testimony via facsimile: 586-6189

HSH Committee Hearing at 9:30 a.m. on 3/20/08; Conference Room 329

March 18, 2008

Representative Maile S. L. Shimabukuro, Chair
Representative Karl Rhoads, Vice Chair
Committee On Human Services & Housing

RE: HCR 125 & HR 107 REQUESTING THE AUDITOR TO EXAMINE
UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS AND THEIR IMPACT
ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING
FOR HAWAII RESIDENTS

Dear Chairman Shimabukuro, Vice-Chairman Rhoads and Members of the Committee:

My name is Betty Schmallen and I am [position]. leaseholder

I am testifying in support of HCR 125 and HR 107 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kailuan resulted in the families being evicted and forced to find alternative housing against their will. This is just the tip of the iceberg since over the next 30 years, over 8,000 leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many of whom are elderly residents.

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Thank you.

[Name]

Betty Schmallen