

MONARCH PROPERTIES, Inc.

Testimony via facsimile: 586-6271
LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

March 31, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My company, Monarch Properties, Inc., (MPI) has been involved in fee conversions and lease rent renegotiations concerning leasehold condominium units since 1992.

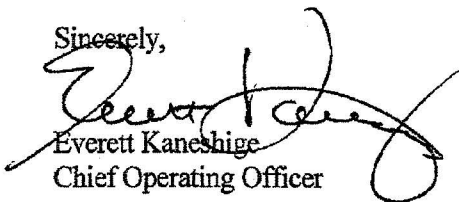
There are approximately 63,000 condominium and co-op leasehold units in Hawaii. Starting in 2007 and continuing over the next 30 years, over 8,000 of these leasehold condominium units could revert back to the fee owner, leaving thousands of individuals and their families without a place to live -- many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

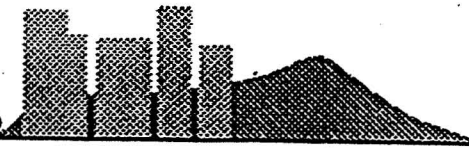
Please feel free to contact me at 735-0000 if I can be of any assistance.

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

H.I.C.C.O.



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

April 2, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice-Chair
Committee on Legislative Management

Testimony on 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

Dear Representatives:

Thank you for this opportunity to testify in strong support of HCR 125 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.

Sincerely,

A handwritten signature in cursive script that reads "Richard Port".

Richard Port, Chair
Legislative Committee



KAMEHAMEHA SCHOOLS

WRITTEN TESTIMONY TO THE HOUSE COMMITTEE ON LEGISLATIVE MANAGEMENT

By

Sydney WCK Keli'ipuleole, Director
Land Asset Division/Endowment Group

Hearing Date: Wednesday, April 2, 2008, 2:00 p.m., Conference Room 423

Tuesday, April 01, 2008

To: Rep. Michael Y. Magaoay, Chair
Rep. James Kunane Tokioka, Vice Chair
Members of the Committee on Legislative Management

Re: 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.

Thank you for the opportunity to comment on House Concurrent Resolution No. 125 calling for the State Auditor to examine the impact of condominium leasehold expirations on affordable housing. Kamehameha Schools has been a condominium lessor for nearly twenty-five years and an active participant in lease to fee conversions. Historically, residential leaseholds were developed to provide affordable housing; first single-family leaseholds for returning war veterans, then condominium leaseholds for first time homeowners. However, the implementation of lease rent control (Chp 519 HRS) and condemnation laws at the state (Chp 516 HRS) and county levels (Chapter 38), combined with real estate market dynamics and lessee-buyers from the U.S. mainland and foreign countries turned the Hawaii residential leasehold system from a tool for affordable housing into a lucrative investment opportunity.

It is our recommendation that the Auditor's examination of the impact of lease expirations on affordable housing must consider how actions by lessees and former lessees impacted housing affordability. We believe the Auditor will find that, historically, *leasehold condemnation* did not serve to protect or provide housing affordability. And data will also reveal that lessees who would not qualify for affordable housing abused leasehold to profit handsomely to the detriment of those who did, and still do, need affordability.

If indeed there are 8,000 leases scheduled for expiration within the next 30 years, that means there are also 8,000 leasehold contracts in place which cannot be unilaterally changed or amended without serious constitutional challenge. Altering current lease contracts is not a short or long term solution to Hawaii's affordable housing situation. *Leasehold is not and cannot be a cure-all for affordable housing. However, it could again be a useful tool.* Thus the Auditor should provide recommendations in its report for a new leasehold contract that will motivate landowners and developers to once again consider leasehold and at the same time prevent lessee abuse.

Thank you for this opportunity to provide our views regarding HCR No. 125.

Ann T. Yamamoto

1221 Victoria Street, #2905
Honolulu, Hawaii 96814

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

April 2, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee on Legislative Management

RE: HCR 125 – Auditor Examination of Leasehold Expirations and Potential Housing Impact
Wednesday, April 2, 2008; 2:00 pm; Conference Room 423

Dear Chair Magaoay, Vice-Chair Tokioka 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** which requests the auditor to examine the issue of upcoming condominium and co-operative housing project leasehold 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 states, 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/

Carol L. Kanoho

From: William Bledsoe [wmba@hawaii.rr.com]

Sent: Monday, March 31, 2008 4:47 PM

To: LMGtestimony

Subject: RE: HCR 125; Requesting the Aditor to examine upcoming condominium leasehold expirations and their impact on the availability of replacement and affordable housing for Hawaii residents

Rep. Michael Y. Magaoay, Chair
Rep. James Kunane Tokioka, Vice Chair
Committee on Legislative Management

Dear Chairman Magaoay, Vice Chairman Tokioka and Members of the Committee:

My wife and I strongly support HCR 125. 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 ones home. The City and County ordinance that provided strong incentives to owners of the land beneath residential 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

4/1/2008

Carol L. Kanoho

From: Dianne O'Steen [djosteen@hawaiiantel.net]
Sent: Tuesday, April 01, 2008 9:46 PM
To: LMGtestimony
Subject: Condominium Lease Study

To Whom It May Concern:

I am a senior citizen who has owned a leasehold condominium for 6 years. I do not want to take away another persons land, however, I would like to have the opportunity to buy it fairly. The land owners of my condominium building are split on this decision. One owner wants to sell to us, but the other owner does not. Our leases are renegotiable in 2011. I am concerned about how much my lease rent will increase since I am on a fixed income. I am also concerned that I have no control over my budget due to this fact.

I am in support of the study proposed by our legislators on those who would become homeless when our leases expire.

Thank you for your support to pass this bill for this study.

Aloha,
Dianne O'Steen
1630 Liholiho St., #2308
Honolulu, HI 96822

Jacqueline Earle
1221 Victoria Street, Apt. 3105
Honolulu, HI 96814
April 1, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: HCR 125 – Auditor Examination of Lease Expirations and Potential Housing Impact
Wednesday, April 2, 2008; 2:00 p.m.; Conference Room 423

Dear Chair Magaoay, Vice-Chair Tokioka 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**, which requests the Legislative 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) 547-5639 (office)
(808) 779-7777 (cell)
earlej001@hawaii.rr.com

Testimony via facsimile: 586-6271
LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name Erica Vincent and I am Secretary of the board at Lani Homes Inc.

I am testifying in support of HCR 125 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 want you to know how important this lease hold property is to me and my family. My husband and I both have college degrees. My husband is getting his Master's Degree at the University of Hawaii. We are contributing members of society, and lead good lives. My husband works hard for the State of Hawaii and the search for affordable housing is discouraging and devastating. We were taught our whole lives that education and responsibility are essential to providing for a family and we have done all we can to uphold these values. We were still left without a home to call our own. Last year we were going to resort to moving to the mainland when we were made aware of a leasehold property that was affordable at Lani Homes. We purchased our first home. This gave us a sense of hope to remain in Hawaii contributing to society and furthering our lives here. If we lose this property, we do not know where we will go, as all other condominiums of fee simple status are too expensive, even with all the steps our family has made to get an education, work, and be responsible in our lives. My husband, my two year old daughter, and myself support the HCR 125 as a first step to eliminating the possibility of losing our home.

After hearing what occurred at the Kailuan, I pray each day for hope that those with authority will see the great need for a change in the way lease hold owners are treated and protected against the land owners frivolous wills.

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.

Erica Vincent

Carol L. Kanoho

From: Alan Giblett [agiblett@yahoo.com]
Sent: Tuesday, April 01, 2008 5:29 PM
To: LMGtestimony
Subject: HCR 125 REQUESTING THE AUDITOR TO EXAMINE UPCOMING CONDOMINIUM LEASEHOLD EXPIRATIONS

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

4/1/2008

Representative Michael Y. Magaoay, Chair

Representative James Kunane Tokioka, Vice Chair

Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

Our names are Alan Giblett & Marie Giblett

I am testifying in support of HCR 125 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 our 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 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.

4/2/2008

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.

Alan Giblett & Marie Giblett

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LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

March 31, 2008

Representative Michael Y. Magaoay, Chairman
Representative James Kunane Tokioka, Vice Chairman
Committee on Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka, 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 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

Joy Cunefare
1650 Ala Moana Blvd #2409
Honolulu, HI 96815

March 31, 2008

SENT VIA FAX: 586-6271

Testimony for LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Joy Cunefare and I am a leasehold condo owner at Yacht Harbor Towers. I am testifying in support of HCR 125 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 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. There are a number of elderly residents and this will become an issue in the future for Yacht Harbor Towers.

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.

Mahalo Nui Loa for your consideration. Please feel free to contact me if you have any questions.


Joy Cunefare
joyc@kic-hnl.com

Testimony via facsimile: 586-6271
LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date) *March 31, 2008*

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

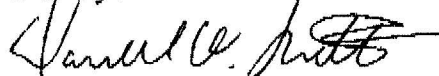
My name is Darrell W. Mattos and I am [A owner of a Leasehold unit at 1251 Heulu St.].

I am testifying in support of HCR 125 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.



Darrell W. Mattos
1251 Heulu St., #403
Honolulu, HI. 96822

**Testimony via facsimile: 586-6271
LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423**

3/31/08

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:


My name is Carol Cochran and I am a leasehold owner at Wailana at Waikiki.

I am testifying in support of HCR 125 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
808-753-0048

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

March 31, 2008

Representative Michael Y. Magaoy, Chair
Representative James Kunene Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoy, Vice-Chairman Tokioka and Members of the Committee:

My name is Harrison White and I am retired.

I am testifying in support of HCR 125 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 31, 2008

TESTIMONY IN SUPPORT OF: 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

TO: Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair; and Members,
Committee On Legislative Management

FROM: Betty Lou Larson, owner of leasehold coop unit

Hearing Date: Wednesday, 4/2/08; 2:00 pm; Conference Room 423

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Betty Lou Larson, and I am President of Iolani Banyan Ltd, a leasehold coop whose lease expires on December 4, 2012.

I am testifying in support of HCR 125 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.

262 families at Date Laau face the loss of their homes when the lease expires. Many of the owners at Iolani Banyan purchased units in the 1980's when this building was changed from an apartment building to a leasehold coop. While our Date Laau Community Association had tried to work with the owners to purchase the fee, in 2005 the owners changed their minds and informed us that they would not sell their property located at the corners of Date and Laau Streets.

As we have seen recently with the expiration and reversion of the residential leases at The Kailuan, families are 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 addressing this issue that will impact on the affordable housing crisis in our State.

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is **Jayne R. Cloutier** and I am Shareholder/Vice President by Beachside Apartments Inc. at 429 Kanekapolei Street unit #9, Honolulu, 96815.

I am testifying in support of HCR 125 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.

Sincerely,

Jayne R. Cloutier



Testimony via facsimile: 586-6271

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March 31, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is **Albert Cloutier** and I am an owner of unit #9 & #27 at Beachside Apartments Inc. Honolulu, HI, 96815

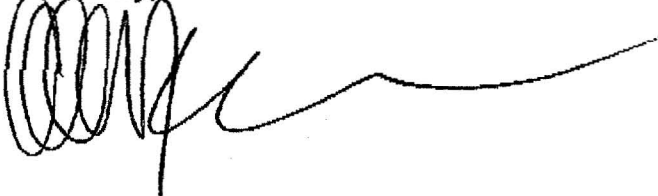
I am testifying in support of HCR 125 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

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.

Sincerely,



Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date) *3/31/08*

Representative Michael Y. Magaoay, Chair
Representative James Kumane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is *[Signature]* and I am (Position) *Shareholder #3411 Beachside*

I am testifying in support of HCR 125 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.

Sincerely, *[Signature]*

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is GEORGE ENROTH and I am (Position) OWNER/OCCUPANT

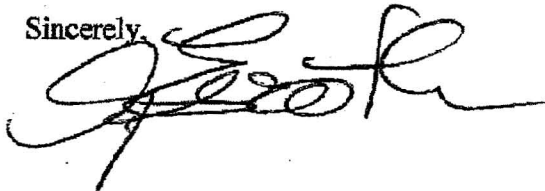
I am testifying in support of HCR 125 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and its potential impact on the availability of replacement and affordable housing.

The recent expiration and reversion of the residential leases at The Kaihuan 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.

Sincerely,



04/01/2008 07:54 FAX 8089228350 LA FILING ROOM 04/01/08

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date) 4/1/08

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is STEPHEN C. SMITH and I am (Position) BOARD PRESIDENT QUEEN EMMA
AOAO.

I am testifying in support of HCR 125 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.

Sincerely,



Stephen Smith
417 Kanakapolei St Apt 101
Honolulu, HI 96815-3030

LMG Committee Hearing at 2 pm on April 2, 2008; Conference Room 423
04-01-08

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Kealii Makekau

I am testifying in support of HCR 125 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 which 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.

Kealii Makekau
2563 Date st #312
Honolulu Hi, 96826

Carol L. Kanoho

From: Mel Kreitzman [MKREITZMAN@hawaii.rr.com]
Sent: Tuesday, April 01, 2008 7:52 AM
To: LMGtestimony
Subject: HCR125

April 1, 2008

Representative Michael Y. Magaoay, Chair

Representative James Kunane Tokioka, Vice Chair

Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

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

I am testifying in support of HCR 125 which requests the auditor to examine the issue of upcoming condominium and co-operative housing project lease expirations and the 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 -- nearly 50% of whom are elderly residents, as is the case at The Kalia.

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.

Mel Kreitzman, President

The Kalia, Inc.

4/1/2008

Carol L. Kanoho

From: Donna Shiroma [dmshiroma@hawaii.rr.com]

Sent: Monday, March 31, 2008 7:19 PM

To: LMGtestimony

Subject: 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

Testimony via email

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

March 31, 2008

Representative Michael Y. Magaoay, Chair

Representative James Kunane Tokioka, Vice Chair

Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Donna Min Shiroma.

I am testifying in support of HCR 125 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.

4/1/2008

Carol L. Kanoho

From: Ricardo C. Gregorio [thegregorio@clearwire.net]
Sent: Tuesday, April 01, 2008 7:39 AM
To: LMGtestimony
Subject: Fwd: HCR125

Subject: HCR125
To: HSHtestimony@capitol.hawaii.gov

April 2, 2008

Dear Chairman Magaoay, Vice Chairman Tokioka and Members of the Committee:

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

I am testifying in support fo HCR125 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

----- End forwarded message -----

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

Jeanine Greenwood &
My name is Ed Greenwood and I am [position]. *Leasehold owners*

I am testifying in support of HCR 125 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 Kaiuan 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]

Jeanine Greenwood
Edward Greenwood

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoy, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoy, Vice-Chairman Tokioka and Members of the Committee:

My name is Jessica Greensted and I am [position] *Family member*

I am testifying in support of HCR 125 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]

Jessica Greensted

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

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

I am testifying in support of HCR 125 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: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Michael Greene and I am [position] *family member*

I am testifying in support of HCR 125 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 Hillwood

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Betty Schmellen and I am [position] Leasehold owner

I am testifying in support of HCR 125 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]

Betty Schmellen

1545-082 X-7

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

March 31, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:


My name is Douglas P. Sorsdahl, and I am Director on the board for the Kahana Outrigger in Kahana, Maui.

I am testifying in support of HCR 125 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.


Douglas P. Sorsdahl
2075 S. Kihei Rd. #209
Kihei, HI 96753

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair

Representative James Kunane Tokioka, Vice Chair

Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Bob Farrell and I am a Realtor Associate with Century 21 All Islands in Waikiki.

I am testifying in support of HCR 125 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.


Bob Farrell (RA) RSPS, TRC, RECS, MS

Century 21 All Islands

2255 Kuhio Ave, Suite 1220
Honolulu, HI 96815
808-672-0100

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair

Representative James Kunane Tokioka, Vice Chair

Committee On Legislative Management

**RE: 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**

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

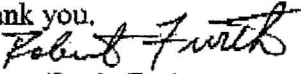
My name is Robert Furth and I am a Realtor Associate with Century 21 All Islands in Waikiki.

I am testifying in support of HCR 125 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 Furth (RA)

Century 21 All Islands

2255 Kuhio Ave, Suite 1220
Honolulu, HI 96815
808-953-2100 x524

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

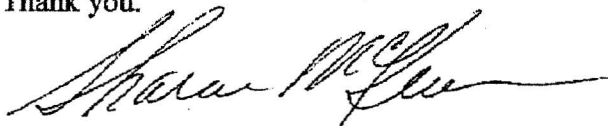
My name is Sharon McKeon and I am an Owner, 100 Hauoli St., # 103, Wailuku, HI 96793

I am testifying in support of HCR 125 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: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

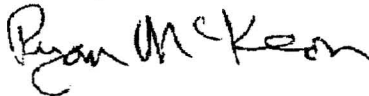
My name is Ryan McKeon and I am Secretary of Lauoa AOA, 100 Hauoli St., # 103, Wailuku, HI 96793

I am testifying in support of HCR 125 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.



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

Testimony via facsimile: 586-6271
LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

4/1/08

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: IICR 125 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 Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Dr Brigitte F Kuhn

I am testifying in support of HCR 125 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.


Dr Brigitte F Kuhn

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

(Date)

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is SAM CHUNG and I am [position] Manager At "Wailana At WaikiKi"

I am testifying in support of HCR 125 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]



Carol L. Kanoho

From: Kaycie Yeager [yeagerk001@hawaii.rr.com]
Sent: Tuesday, April 01, 2008 10:44 AM
To: LMGtestimony
Subject: LMG Hearing

Testimony via facsimile: 586-6271
LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

My name is Randy Yeager and I live at the Admiral Thomas.

I am testifying in support of HCR 125 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.

Randy Yeager

4/1/2008

HAWAII COUNCIL OF ASSOCIATIONS
OF APARTMENT OWNERS

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

April 1, 2008

Rep. Michael Magaoay, Chair
Rep. James Tokioka, Vice-Chair
House Committee on Legislative Management

RE: TESTIMONY IN SUPPORT OF 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: Wednesday, April 2, 2008, 2 p.m., Conference Room. #423

Chair Magaoay, Vice-Chair Tokioka and Members of the Committee:

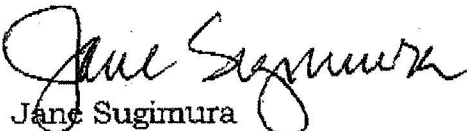
I am Jane Sugimura, President of the Hawaii Council of Associations of
Apartment Owners (HCAAO).

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

09H125LEASEHOLDHSE.TSY.DOC

Testimony via facsimile: 586-6271

LMG Committee Hearing at 2:00 pm on 4/2/08; Conference Room 423

April 1, 2008

Representative Michael Y. Magaoay, Chair
Representative James Kunane Tokioka, Vice Chair
Committee On Legislative Management

RE: 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

Dear Chairman Magaoay, Vice-Chairman Tokioka and Members of the Committee:

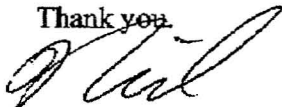
My name is Neil Bellinger and I am Resident at the Admiral Thomas Condominium.

I am testifying in support of HCR 125 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.



Neil Bellinger