

**Testimony Senate Sergeant-At-Arms Office via facsimile: 586-6659
CPH Committee Hearing at 9:30 a.m. on 3/17/08; Conference Room 229**

March 14, 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 LEASE
EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF
REPLACEMENT AND AFFORDABLE HOUSING

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

My name is Karen Kung and I am in support of SCR 89, I am condo owner in Makikilani Plaza and have been for the past 25 years, we would like to purchase the fee since we have been a long time resident of the condo, I am also, the President of the Condo association and have been this is my 10th year serving in this capacity.

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.

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,

Karen Kung
Registered Voter
Condo Owner at Makikilani Plaza
AOAO Makikilani Plaza President of the Board

testimony

From: JRBIONDI@aol.com
Sent: Friday, March 14, 2008 12:28 PM
To: testimony
Subject: SCR 89

**Testimony Senate Sergeant-At-Arms Office via facsimile: 586-6659
CPH Committee Hearing at 9:30 a.m. on 3/17/08; Conference Room 229**

March 14, 2008

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

My name is John Biondi I am the President of Napili Point Condominiums Phase One
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.

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.

John R Biondi

testimony

From: Frank DeLima [frankdelima@hotmail.com]

Sent: Friday, March 14, 2008 11:10 PM

To: testimony

Aloha!

"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.

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

Frank De Lima

Helping your favorite cause is as easy as instant messaging. You IM, we give. [Learn more.](#)

Ann T. Yamamoto

1221 Victoria Street, #2905
Honolulu, Hawaii 96814

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

March 17, 2008

Senator Russell S. Kokubun, Chair
Senator David Y. Ige, Vice Chair
Committee on Commerce, Consumer Protection, and Affordable Housing

RE: SCR 89 – Auditor Examination of Lease Expirations and Potential Housing Impact
Monday, March 17, 2008; 9:30 am; Conference Room 229

Dear Chairman Kokubun, Vice-Chairman Ige 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 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.

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 SCR 89 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/

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

March 14, 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 LEASE
EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF
REPLACEMENT AND AFFORDABLE HOUSING**

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

My name is Sharon McKeon and I am a Homeowner at the Lauoa Condominiums,
100 Hauoli St., Wailuku, HI 96793.

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.

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
Owner
100 Hauoli St., # 103
Wailuku, HI 96793

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

March 14, 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 LEASE
EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF
REPLACEMENT AND AFFORDABLE HOUSING

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

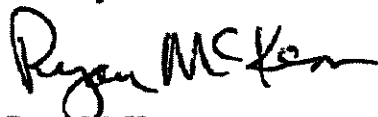
My name is Ryan McKeon and I am Secretary of the Lauoloa AOA, 100 Hauoli St.,
Wailuku, HI 96793.

I am testifying in support of 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.

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, Lauoloa Homeowners Ass'n
100 Hauoli St., # 103
Wailuku, HI 96793



**S.C.R. NO. 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**

Senate Committee on Human Services & Housing

March 17, 2008
229

9:30 am

Room

The Office of Hawaiian Affairs supports the purpose and intent of SCR 89.

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 COUNCIL OF ASSOCIATIONS
OF APARTMENT OWNERS

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

March 14, 2008

Senator Russell Kokubun, Chair
Senator David Ige, Vice-Chair
Senate Committee on Commerce, Consumer Protection and
Affordable Housing
State Capitol
Honolulu, Hawaii 96813

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
Hearing: Mon., March 17, 2008, 9:30 a.m., Conf. Rm. #229

Chair Kokubun and Vice-Chair Ige and Members of the Committee:

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

HCAAO supports 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.

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

March 16, 2008

Senator Russell S. Kokobun, 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 LEASE EXPIRATIONS AND ITS
POTENTIAL IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE
HOUSING

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

My name is Mrs. Teresita P. Lilker and I am a widow, retired and a leaseholder at the Wailana Condominium.

I am testifying in support of the 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 a tip of the iceberg since over the next 30 years, over 8,000 household 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 step to address both this issue and possible solutions.

Thank you.
Mrs. Teresita P. Lilker

testimony

From: Larry Jellen [ljellen001@hawaii.rr.com]
Sent: Sunday, March 16, 2008 1:58 PM
To: testimony
Cc: Charmaine@HPI-Hi.com
Subject: Testimony for SCR 89

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March 14, 2008

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

Our name is Lawrence and Linda Jellen and we are retired and own a leasehold condo in the Wailuna @ Waikiki. We were in the process of purchasing the fee on our unit when the city abruptly rescinded Chapter 38. Besides costing us money, that action leaves us and thousands of others in the same predicament.

We are asking you for your 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.

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.

Lawrence & Linda Jellen
1860 Ala Moana Blvd, #2101
Honolulu, Hi 96815

3/16/2008

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EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF
REPLACEMENT AND AFFORDABLE HOUSING

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

My name is Randy Yeager and I am a resident of Honolulu, Hawaii.

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.

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

testimony

From: Rick Ahn [rick_ahn@yahoo.com]
Sent: Saturday, March 15, 2008 1:48 PM
To: testimony
Subject: SCR 89 REQUESTING THE AUDITOR TO EXAMINE THE ISSUE OF UPCOMING CONDOMINIUM AND CO-OPERATIVE HOUSING PROJECT LEASE

March 14, 2008

Senator Russell S. Kokubun, Chair
Senator David Ige, 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 LEASE EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF REPLACEMENT AND AFFORDABLE HOUSING

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

My name is Frederick Ahn and I am an owner of a leasehold condominium unit in Makiki.

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. With market prices at a high, it would be very difficult for many families to relocate, let alone the relocation burden that arises should people be forced to move.

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.

Frederick Ahn
Frederick Ahn

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3/16/2008

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EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF
REPLACEMENT AND AFFORDABLE HOUSING

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

My name is Susan Yeager and I am a resident of Honolulu.

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.

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.

Susan Yeager

testimony

From: Mel Kreitzman [MKREITZMAN@hawaii.rr.com]
Sent: Saturday, March 15, 2008 12:57 PM
To: testimony
Subject: SCR 89

March 15, 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 LEASE

EXPIRATIONS AND ITS POTENTIAL IMPACT ON THE AVAILABILITY OF

REPLACEMENT AND AFFORDABLE HOUSING

Dear Chairman Kokubun, Vice-Chairman Ige 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.

