
HOUSE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE FEE INTEREST IN 95-029 KUAHELANI
AVENUE, MILILANI, HAWAII.

1 WHEREAS, Act 176, Session Laws of Hawaii 2009, requires the
2 prior approval of the Legislature by concurrent resolution to
3 sell certain state land in fee simple; and
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5 WHEREAS, the Hawaii Housing Finance and Development
6 Corporation (the "Corporation") desires to sell the fee interest
7 in 95-029 Kuahelani Avenue #230, Mililani, Hawaii, TMK No. 1-9-
8 4-5-34-0097, the square footage of which is 764 square feet,
9 with a 0.4329 per cent undivided interest in the common elements
10 of the condominium project, to its current leasehold owner, Ms.
11 Rosalie Woodson (the "lessee"); and
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13 WHEREAS, the subject unit at 95-029 Kuahelani Avenue is
14 located in the Nahoia Apartments which were built in 1975 through
15 a state housing program, and the units were sold in leasehold to
16 owner-occupiers who were given the opportunity to purchase the
17 leased fee interest; and
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19 WHEREAS, the leased fee interest in this property was
20 appraised on September 1, 2009, by Harlin Young & Co., Ltd., to
21 have a fair market value of \$33,100, and there are no further
22 development plans for this property; and
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24 WHEREAS, pursuant to a negotiation between the Corporation
25 and the lessee, the parties agreed upon a sales price of
26 \$33,100; and
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28 WHEREAS, the purpose of the sale of this property is to
29 promote residential homeownership, and, more specifically, to
30 allow its current leasehold owner, Ms. Woodson, to obtain fee
31 simple title to her home, at the agreed upon sales price of
32 \$33,100;
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1 WHEREAS, the Corporation submitted a copy of the Concurrent
2 Resolution to the Office of Hawaiian Affairs on January 25,
3 2010; and

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5 WHEREAS, pursuant to the requirements of Act 176, Session
6 Laws of Hawaii 2009, the Corporation did duly conduct a public
7 informational briefing on the sale of this property on
8 October 28, 2009 at the Mililani High School Dining Room,
9 Mililani, Hawaii; and

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11 WHEREAS, the Corporation did not receive any objection to
12 the proposed sale of the fee interest in this property at the
13 public informational briefing; now, therefore,

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15 BE IT RESOLVED by the House of Representatives of the
16 Twenty-fifth Legislature of the State of Hawaii, Regular Session
17 of 2010, the Senate concurring, that the sale of the fee
18 interest in the subject property to the lessee is approved; and

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20 BE IT FURTHER RESOLVED that a certified copy of this
21 Concurrent Resolution be transmitted to the Executive Director
22 of the Hawaii Housing Finance and Development Corporation.

