
SENATE CONCURRENT RESOLUTION

APPROVING THE FEE SIMPLE SALE OF A 9.105 ACRE VACANT PARCEL IN
VILLAGE 8, THE VILLAGES OF KAPOLEI, KAPOLEI, 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 in fee simple a
7 9.105 acre parcel of non-ceded, vacant land currently zoned
8 R-3.5, formerly owned by the Estate of James Campbell and
9 located in Village 8 of the Villages of Kapolei, Kapolei, Hawaii
10 TMK No. 1-9-1-016:88; and
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12 WHEREAS, the Corporation intends to solicit development
13 proposals from reputable developers for this parcel, to include
14 residential and mixed use developments, of which any residential
15 component would primarily consist of affordable housing units;
16 and
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18 WHEREAS, the Corporation intends to utilize the Request for
19 Proposals procurement method to select a purchaser to plan,
20 design, and develop this parcel for affordable single-family
21 housing that is compatible with the existing residential
22 character of the Villages of Kapolei; and
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24 WHEREAS, this parcel was appraised on June 15, 2009 by ACM
25 Consultants, Inc. to have a fair market value of \$1,836,500; and
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27 WHEREAS, the Corporation submitted a copy of the Concurrent
28 Resolution to the Office of Hawaiian Affairs on January 25,
29 2010; and
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31 WHEREAS, pursuant to the requirements of Act 176, Session
32 Laws of Hawaii 2009, the Corporation did duly conduct a public
33 informational briefing on the sale of this parcel on



1 December 16, 2009 at the Villages of Kapolei Community Center,
2 Kapolei, Hawaii; and

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4 WHEREAS, the Corporation did not receive any objection to
5 the proposed sale of this parcel as proposed by the Corporation
6 at the public informational briefing nor at any other time; now,
7 therefore,

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9 BE IT RESOLVED by the Senate of the Twenty-fifth
10 Legislature of the State of Hawaii, Regular Session of 2010, the
11 House of Representatives concurring, that the fee simple sale of
12 the subject parcel is hereby approved; and

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14 BE IT FURTHER RESOLVED that the Corporation is urged to
15 provide the Office of Hawaiian Affairs a right of first refusal
16 to purchase the subject property within thirty days, if the
17 Office deems the purchase necessary to preserve the ceded lands
18 corpus; and

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20 BE IT FURTHER RESOLVED that certified copies of this
21 Concurrent Resolution are transmitted to the Administrator of
22 the Office of Hawaiian Affairs and the Executive Director of the
23 Hawaii Housing Finance and Development Corporation.

