

TESTIMONY
HCR 36

Linda Lingle
GOVERNOR



KAREN SEDDON
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STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
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IN REPLY REFER TO

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

**SENATE COMMITTEE ON WATER, LAND, AGRICULTURE
AND HAWAIIAN AFFAIRS**

April 15, 2010 3:40 p.m.
State Capitol, Room 224

In consideration of
**H.C.R. 36 APPROVING THE FEE SALE OF TWO VACANT PARCELS
IN HOKULELE, KANEOHE, HAWAII.**

The HHFDC supports H.C.R. 36, which authorizes the fee simple sale of two vacant, **non-ceded**, parcels located in Hokulele, Kaneohe, Hawaii, pursuant to Act 176, Session Laws of Hawaii 2009. These parcels are the remainder of the Hokulele development, and located in part beneath the H-3 Freeway. The HHFDC is respectfully requesting approval of the fee simple sale of all or a portion of these parcels, while reserving the right to transfer the portion beneath the H-3 Freeway to the Department of Transportation, if the Department so desires.

Act 176, Session Laws of Hawaii 2009, as codified in section 171-64.7(c), Hawaii Revised Statutes, requires that the following information be provided in order to obtain legislative approval of the sale of state lands, specifically:

- (1) The location and area of the parcels of land to be sold or given;
- (2) The appraisal value of the land to be sold or given;
- (3) The names of all appraisers performing appraisals of the land to be sold or given;
- (4) The date of the appraisal valuation;
- (5) The purpose for which the land is being sold or given; and
- (6) A detailed summary of any development plans for the land to be sold or given.

For the Committee's convenience the following is a summary of the required information:

- (1) The two parcels are part of the undeveloped hillside of the adjacent Hokulele residential subdivision and located, in part, below the H-3 Freeway in Kaneohe, Oahu, Hawaii. The parcels are identified as a 9.19 acre vacant parcel, TMK No. 1-4-5-23-11 and a 1.21 acre vacant parcel, TMK No. 1-4-5-23-12.

- (2) The parcels were appraised to have fair market values of \$74,300, and \$165,000, respectively.
- (3) The parcels were appraised by Kirk N. Oshiro, MAI, right-of-way agent IV, State of Hawaii Department of Transportation.
- (4) The appraisal valuation date is January 8, 2009.
- (5) The primary purpose for the sale of these parcels is to eliminate from the Corporation's inventory properties unsuitable for residential development.
- (6) The most probable development plan, based upon the existing easements, irregular shape, topography and location of the parcels beneath the H-3 Freeway, is the development of one single family dwelling unit. The Corporation plans to utilize the Request for Proposals method to solicit proposals from qualified developers to plan, design, and develop the parcels for affordable housing. However, the Corporation also reserves the right to transfer all or a portion of these parcels to the Department of Transportation for the purpose of a maintenance easement.

Act 176 also requires that a copy of the concurrent resolution be submitted to the Office of Hawaiian Affairs when submitted to the legislature, and that a public meeting be held in the community in which the property is located.

The HHFDC initially consulted with the Office of Hawaiian Affairs about its plans for this property on October 19, 2009. Additionally, HHFDC provided a copy of H.C.R. 36 to the Office of Hawaiian Affairs on January 25, 2010.

The HHFDC conducted a public informational briefing on the sale of this property on November 4, 2009, at Kapunahala Elementary School, Kaneohe, Hawaii, following publication in the Honolulu Star-Bulletin on October 25, November 1, and November 8, 2009, and in Midweek on October 21 and October 28, 2009. The HHFDC did not receive any objection to the proposed sale of this property at that time.

We respectfully request that you approve H.C.R. 36. Thank you for the opportunity to testify.

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(END)