

HB 845, HD 2

Measure Title: RELATING TO GROUND LEASES.

Report Title: Ground Leases; Extension; Sale of Leased-Fee Interest

Description: Within the final ten years of a long-term residential ground lease, permits a lessee to request a lease extension from the lessor. Under specified conditions, requires a lessor to offer to sell the fee simple interest in the land to the lessor for the amount fixed by an appraiser's determination of the leased-fee interest in the land. Establishes a process for arbitration when the lessor and lessee are unable to agree on a rental rate. Effective July 1, 2112. (HB845 HD2)

Companion:

Package: None

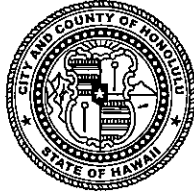
Current Referral: CPN, JDL

Introducer(s): SAY

OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 300 * HONOLULU, HAWAII 96813
PHONE: (808) 768-4141 * FAX: (808) 768-4242 * INTERNET: www.honolulu.gov

PETER B. CARLISLE
MAYOR



March 16, 2011

The Honorable Rosalyn H. Baker, Chair
Senate Committee on Commerce and Consumer Protection
Twenty-Sixth Legislature
Regular Session of 2011
State of Hawaii

RE: Testimony of Mayor Peter Carlisle on H.B. 845, H.D. 2 Relating to Ground Leases

Chair Baker and Members of the Senate Committee on Commerce and Consumer Protection, Mayor Peter Carlisle submits the following comments **in opposition** to H.B. 845, H.D. 2:

In its current form, the bill proposes to change the terms of long-term residential ground leases in counties where the population is greater than 100,000. Among other things the bill would, within the final ten years of the lease term, require a lessor to either:

- (1) extend the term of the existing lease or issue a new ground lease for a term of at least 30 years with substantially similar lease terms; or
- (2) sell the fee simple interest in the land to the lessee for an amount fixed by an appraiser's determination.

I oppose the bill in part because it fails to set forth a significant and legitimate public purpose and it fails to elaborate how the changes it proposes would further such purpose.

I am also concerned that the bill could have harmful unintended consequences generally for the future use of residential ground leases in Hawaii, including: discouraging redevelopment of residential leaseholds in need of rehabilitation where the current lessee does not have the financial wherewithal to redevelop; cutting off opportunities for non-profits who cannot afford fee purchases; and encouraging land speculators to acquire residential leaseholds with resale in mind.

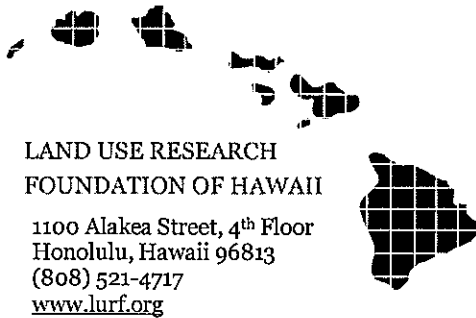
A more particular concern prompting my opposition is how the bill would adversely impact City operations. The City leases property for a range of uses, including commercial and office uses and affordable housing projects, and owns other properties that it might lease out in the future. As presently crafted, the measure would effectively give holders of residential ground leases the right to demand the renewal of their leases without the usual competitive bidding process designed to maximize the City's return on its land assets. Further, the measure would allow for unlimited lease extensions, essentially giving current lessees the right to lease and occupy public land in perpetuity. Under the bill the City could not reoccupy its own property and subsequently lease it out for other public purposes. The bill thus would severely curtail the City's ability to manage its land assets most appropriately and in the best interests of all of its people.

As applied to existing residential ground leases, this bill faces serious questions as to its constitutionality under the Contracts Clause of the U.S. Constitution, which says: "No State shall. . . pass any. . . Law impairing the Obligation of Contracts." Existing lessors will no doubt challenge an enacted bill on Contracts Clause grounds, alleging that it takes away important rights and opportunities, thwarts performance of essential and substantial lease terms, nullifies contractual expectations of the parties, and alters substantial financial terms. In the recent past, both the local federal District Court in HRPT Properties Trust v. Lingle, 715 F. Supp.2d 1115 (D. Hawaii 2010) and the Hawaii Supreme Court in Anthony v. Kualoa Ranch, Inc., 69 Hawaii 112 (1987) have upheld similar Contract Clause challenges by lessors to laws mandating material changes in existing leases.

As many Committee Members may be aware, the City is currently exploring ways of preserving affordable housing in this community, including the prospect of entering into long-term residential ground leases with non-profits relating to twelve City-owned affordable housing projects. This bill could adversely impact that effort. I am concerned that while the inevitable legal challenges to an enacted bill wended their ways through the courts, the cloud of uncertainty created over the rights of lessors and lessees will hamper the City's efforts to structure and finance leases for non-profits that are aimed at preserving City housing projects as affordable.

For these reasons I respectfully request that you hold H.B. 845, H.D. 2.

Thank you for this opportunity to testify before you.



LAND USE RESEARCH
FOUNDATION OF HAWAII

1100 Alakea Street, 4th Floor
Honolulu, Hawaii 96813
(808) 521-4717
www.lurf.org

March 17, 2011

Senator Rosalyn H. Baker, Chair and Senator Brian T. Taniguchi, Vice Chair
Senate Committee on Commerce and Consumer Protection

OPPOSITION TO HB 845, HD 2, Relating to Ground Leases. (Extension; Sale of Leased-Fee Interest – Within final ten years of a long-term residential ground lease, permits a lessee to request a lease extension from the lessor. Under specified conditions, requires a lessor to offer to sell the fee simple interest in the land to the lessor for the amount fixed by an appraiser's determination of the value of the leased-fee interest in the land. Establishes a process for arbitration when the lessor and lessee are unable to agree on a rental rate. Effective July 1, 2112.)

Thursday, March 17, 2011 at 10:00 a.m. in CR 229

My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii (LURF), a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety.

LURF **strongly opposes** **HB 845, HD 2**, which proposes to require lessors of long-term residential ground leases to agree to requests made by lessees to extend the terms of said leases; and if no extension or new ground lease is entered into for a term of at least 30 years with substantially similar lease terms and rental rate that is mutually agreeable to the lessee and lessor or that is determined by arbitration, to sell the leased fee interest in the lands to the lessee at an amount to be determined by appraisal.

HB 845, HD 2. The bill is based on the erroneous premise that inequities exist in the relationship of owners of leased fee interests in land (lessors) and the holders of long-term leasehold interests in such land (lessees). The purpose of this bill is to unreasonably mandate the extension of long-term ground leases or sale of the underlying fee simple interest in the land, to the sole benefit of lessees and to the unjust detriment of lessors.

HB 845, HD 2 violates the Contract Clause of the U.S. Constitution by **mandating material changes** in existing long-term ground leases only for the benefit of lessees. Such changes are unconstitutional and illegal as they will **result in substantial and severe impairment of**

leasehold contracts by depriving lessors of important rights and opportunities afforded under existing leases, and destroying the contractual expectations and relationships of the parties to those lease contracts, without significant and legitimate public purpose.

The bill is just yet another unconstitutional attempt to change the terms of existing leases, similar in intent to Act 189 (2009), which was found to be unconstitutional by the U.S. District Court, District of Hawaii, in 2010.

LURF's Position. LURF strongly opposes HB 845, HD 2, based on the following:

➤ **HB 845, HD 2 violates Article I, Section 10, Clause 1 (the Contract Clause) of the United States Constitution ("U.S. Constitution").**

HB 845, HD 2 is unconstitutional because it **alters major terms and provisions in existing long-term lease contracts** and would **substantially impair the contractual relationships underlying such leases**. The proposed bill would change the terms and provisions of existing leases, which have already been negotiated and agreed to by the parties to the agreement, and is an attempt to have the Legislature change contractual remedies and obligations, to the detriment of lessors and to the benefit of lessees.

- **The State of Hawaii Department of the Attorney General has opined that legislation such as HB 845, HD 2, which would change existing contract rights, violates the Contract Clause, and is therefore illegal.**

Prior legal opinions issued by the State of Hawaii Department of the Attorney General have repeatedly cautioned that analogous legislation, which would alter the terms and conditions of existing lease agreements, would violate the Contract Clause of the U.S. Constitution.

LURF likewise believes that if challenged in court, the provisions of HB 845, HD 2 would fail to meet the test of constitutionality under the Contract Clause, as set forth in the Hawaii Supreme Court case, *Applications of Herrick & Irish*, 82 Haw. 329, 922 P.2d 942 (1996) (cited by the State Attorney General in its prior opinions relating to proposed laws which alter lease terms to benefit lessees), as 1) the bill operates as a substantial impairment of a contractual relationship; 2) the proposed state law is not designed to promote a significant and legitimate public purpose; and 3) the proposed state law is not a reasonable and narrowly-drawn means of promoting the significant and legitimate public purpose.

- **HB 845, HD 2 contradicts the ruling of U.S. District Judge Susan Oki Mollway in *HRPT Properties Trust, et al., v. Linda Lingle, in her capacity as Governor of the State of Hawaii*, Civil No. 09-0375 (U.S. District Court, D. Hawaii), a federal lawsuit in which Plaintiff lessor successfully challenged the constitutionality of Act 189 (2009).**

In 2009, the Hawaii State Legislature passed Act 189, which was targeted to apply to only one lessor. The Act mandated material changes in existing long-term commercial or

industrial ground leases solely to the benefit of lessees, and such changes resulted in substantial and severe impairment of leasehold contract terms.

The targeted lessor challenged the constitutionality of Act 189 in a lawsuit brought in federal court entitled *HRPT Properties Trust, et al., v. Linda Lingle, in her capacity as Governor of the State of Hawaii*, Civil No. 09-0375 (U.S. District Court, D. Hawaii). On May 31, 2010, U.S. District Judge Susan Oki Mollway issued her decision in the *HRPT* case, finding that Act 189 was **unconstitutional**, as it violated the Contract Clause of the U.S. Constitution.

While Act 189 was leveled at existing long-term commercial and industrial ground leases, LURF believes the unconstitutional aspects of the subject bill apply to all types of leaseholds. Similar in intent to Act 189, HB 845, HD 2 applies to lessors who have entered into long-term ground leases in counties with a population of more than 100,000, and by attempting to change major terms and provisions in existing leases, would result in substantial and severe impairment of those lease contracts, for the following reasons:

- **The bill would change major lease terms, thereby depriving private lessors of significant rights and causing severe impairment of existing lease agreements.** HB 845, HD 2 would strip lessors of significant rights afforded to them pursuant to lease terms and conditions which are contained within most standard form leases, including:
 - the right to freely determine the length of the lease (by requiring a minimum 30 year extension of the lease term, or sale of the underlying fee interest in the leased land, HB 845, HD 2 in effect **mandates a PERPETUAL lease term**);
 - the right to terminate or extend the lease based on terms specified by lease provisions, or if there are no such provisions, the right to terminate or extend the lease based on freely negotiated terms;
 - the right to change the lease terms upon extension (which may be required, particularly for long-term leases due to changes in economic and market conditions over time, unforeseen and/or uncontrollable circumstances, etc.);
 - the right to execute specific lease provisions relating to the timing of lease termination or extension, or if there are no such provisions, the right to freely determine the timing of negotiations to terminate or extend the lease;
 - the right to seek arbitration under specific lease provisions, or if there are no such provisions, the right to freely seek other dispute resolution alternatives; and
 - any and all other rights which may in any way relate to, or be affected by the termination or extension of the lease or the timing thereof; and
 - the right to freely sell or transfer the interest in the land upon termination of the lease to whomever the lessor may choose, based upon freely negotiated terms and conditions.

- **The bill destroys the contractual expectations and relationships of the parties to existing leases.** HB 845, HD 2 changes the parties' bargain by requiring lessors who had fairly negotiated a lease end date to either extend the lease or offer to sell the leased fee interest in the land to the lessee. The bill clearly seeks to impose new requirements into the contractual relationship which do not currently exist in the lease, and therefore, were never "bargained for" by the lessor and lessee.
- **The bill alters substantial financial terms of the existing leases.** The bill precludes or affects the establishment (or re-establishment) of financial terms such as rent which is a critical term in any lease. Adjustments in financial terms constitute substantial impairments of contractual obligations thereby intensifying the unconstitutional character of the bill. *See HRPT v. Lingle*, 715 F.Supp.2d 1115, 1137 (USDC, D. Hawaii 2010).

As shown above, similar to the *HRPT* case, the impairment of lessors' rights under HB 845, HD 2 is **substantial** as it deprives lessors of important rights; defeats the expectations of the parties; alters financial terms; and destroys contractual expectations, and therefore violates the Contract Clause.

- **The bill also divests private lessors of their constitutionally recognized right to own property.**

The Fifth Amendment of the U.S. Constitution provides that, "No person shall be...deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation." America's Founding Fathers in fact considered the ownership of property to be the real cornerstone of man's liberty and happiness, and drafted the U.S. Constitution on that premise. Their guiding principle was that people come together to form a government in order to secure their rights to private property – not create an entity which would confiscate the fruits of their labor. The right to privately own property and to keep the rewards of individual labor thus opened the doors to democracy and eventually, economic progress.

Although in recent years U.S. Courts have tended to discount this most fundamental freedom based in the Fifth Amendment and upon centuries of legal precedent, by ruling that the government may, in certain situations, seize the private property of one citizen and transfer it to another private citizen (i.e., taking the government's power of eminent domain to a frightening new level), even those courts have held that action by the government still may not be taken against a private property owner without due process of law.

- **HB 845, HD 2 is yet another unconstitutional attempt in a long line of unsuccessful past attempts to introduce comparable Hawaii legislation which unconstitutionally alters the terms and provisions of existing leases to the benefit of lessees and to the detriment of lessors.**

Over the past years, recurring attempts have been made to legislatively alter the terms and conditions of existing leases to the benefit of lessees and to the detriment of lessors, but said efforts have all been **unsuccessful**:

- In 2009, SB 770, which proposed alterations of existing lease contracts to favor the lessee, was introduced, however, the members of the Senate Committee on Commerce and Consumer Protection unanimously voted to hold the bill in Committee. By operation of the legislative rules, SB 770 was carried over to the 2010 Regular Session, however, was **never set for hearing** in 2010.

Prior to 2009 and 2010, a number of other attempts to introduce similar legislation were also made **unsuccessfully, having been declared unconstitutional**:

- In 2008, HB 1075 proposed alterations of existing lease contracts to favor the lessee, however, the Senate Economic Development and Tourism Committee (EDT) held the bill. EDT placed the contents of HB 1075 into HB 2040, SD2, however this bill was held in Conference Committee.
- In 2007, SB 1252 and SB 1619 proposed alterations of existing lease contract to favor the lessee;
- In 2006, SB 2043 would have imposed a surcharge tax on the value of improvements to real property subject to reversion in a lease of commercial or industrial property;
- In 2000, SB 873 SD 1, HD 2 also attempted to alter existing lease contract terms to the detriment of lessors and to the benefit of lessees by proposing to alter existing lease terms to require a lessor to purchase a lessee's improvements at the expiration of the lease term. The Department of Attorney General opined that SB 873, SD 1, HD 2 violated the Contract Clause of the U.S. Constitution. Governor Cayetano, relying on the Attorney General's opinion, vetoed SB 873, SD 1, HD 1.
- In 2001, in response to HB 1131, HD 1, yet another bill which proposed to alter existing lease contracts to favor lessees, the Attorney General again reaffirmed its opinion that the proposed bill violated the Contract Clause of the U.S. Constitution.
- In 1987, the Hawaii Supreme Court in Anthony v. Kualoa Ranch, 69 Haw. 112, 736 P.2d 55 (1987), ruled that a statute requiring a lessor to purchase a lessee's improvements at the expiration of the lease term violated the Contract Clause. The Court in the Anthony case observed that:

“This statute, as applied to leases already in effect, purely and simply, is an attempt by the legislature to change contractual remedies and obligations, to the detriment of all lessors and to the benefit of all lessees, without relation to the purposes of the leasehold conversion act; without the limitations as to leaseholds subject thereto contained in the conversion provisions; not in the exercise of the eminent domain power; but simply for the purpose of doing equity, as the legislature saw it. If there is any meaning at all to the contract clause, it prohibits the application of HRS §516-70 to leases existing at the time of the 1975 amendment. Accordingly, that section, as applied to leases existing at the time of the adoption of the 1975 amendment, is declared unconstitutional.”

➤ **Application of HB 845, HD 2 to residential leaseholds is an unlawful attempt to extend mandatory conversion measures to multi-family residential property.**

With the exception of Hawaii Revised Statutes (HRS) Chapter 516 (which allowed private single-family residential homeowners/lessees to petition the Hawaii Housing Authority to exercise eminent domain and condemn the fee simple interest in their leasehold properties upon payment of just compensation), State efforts made to pass similar legislation affording condominium owners the same ability to force condemnation of their leasehold interests have been unsuccessful.

On the county level, with respect to residential leaseholds, the City and County of Honolulu (City) made its own attempt in 1995, to enact mandatory conversion and rent control legislation for residential multi-family leaseholds via Chapter 38 of the Honolulu Revised Ordinances. The constitutionality of that mandatory conversion legislation was challenged under the public use clauses of the U.S. and Hawaii Constitutions, but was upheld by the federal courts, allowing owners of many Honolulu condominium projects to condemn the leasehold interests of their lessors. State trial courts, however, repeatedly disallowed application of the law to certain multi-family projects based on “lack of public purpose.”

The City was subsequently held liable to affected landowners for millions of dollars in damages, and in anticipation of potentially greater liability and mounting damage awards, the Honolulu City Council repealed the City’s mandatory conversion law in 2005.

LURF believes the enactment of HB 845, HD 2, fraught with the same issues, may very likely subject the State to similar liability and damages based on affected lessors’ deprivation of property and contract rights.

➤ **HB 845, HD 2 does not serve any legitimate public purpose and is simply bad public policy.**

The bill undermines the integrity of contracts and agreements entered into openly and willingly between private parties. Moreover, it allows the State to unfairly alter the terms and conditions of agreements to favor one party to a contract over the other, thereby creating uncertainty as to the ability of any individual or business organization to legally enforce contractual terms and agreements.

CONCLUSION. For the reasons set forth above, LURF believes that HB 845, HD 2 is unconstitutional and profoundly anti-business, and should therefore **be held in this Committee.**

Thank you for the opportunity to provide testimony **strongly opposing** this bill.



March 17, 2011

Senator Roz Baker, Chair
Committee on Commerce and Consumer Protection
State Capitol, Room 229
Honolulu, HI 96813

RE: HB845, HD2 Relating to Ground Leases

Chair Baker and Members of the Committee:

I am Karen Nakamura, Chief Executive Officer of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii.

BIA-Hawaii **strongly opposes** **HB 845, HD 2**, which proposes to require lessors of long-term residential ground leases to agree to requests made by lessees to extend the terms of said leases; and if no extension or new ground lease is entered into for a term of at least 30 years with substantially similar lease terms and rental rate that is mutually agreeable to the lessee and lessor or that is determined by arbitration, to sell the leased fee interest in the lands to the lessee at an amount to be determined by appraisal. The purpose of this bill is to unreasonably mandate the extension of long-term ground leases or sale of the underlying fee simple interest in the land, to the sole benefit of lessees and to the unjust detriment of lessors.

HB 845, HD 2 violates the Contract Clause of the U.S. Constitution by **mandating material changes** in existing long-term ground leases only for the benefit of lessees. Such changes are unconstitutional and illegal as they will **result in substantial and severe impairment** of leasehold contracts by depriving lessors of important rights and opportunities afforded under existing leases, and destroying

the contractual expectations and relationships of the parties to those lease contracts, without significant and legitimate public purpose.

The bill is just yet another unconstitutional attempt to change the terms of existing leases, similar in intent to Act 189 (2009), which was found to be unconstitutional by the U.S. District Court, District of Hawaii, in 2010. **The bill destroys the contractual expectations and relationships of the parties to existing leases.** HB 845, HD 2 changes the parties' bargain by requiring lessors who had fairly negotiated a lease end date to either extend the lease or offer to sell the leased fee interest in the land to the lessee. The bill clearly seeks to impose new requirements into the contractual relationship which do not currently exist in the lease, and therefore, were never "bargained for" by the lessor and lessee.

BIA-Hawaii believes that this bill intends to negate contractual rights of lessors and provide lessees with rights not owing to them. This bill should be held.

Thank you for the opportunity to share our views with you.

A handwritten signature in cursive script that reads "Karen I. Nakamura".

Chief Executive Officer
BIA-Hawaii

Leonard K.P. Leong
Vice President

March 16, 2011

THE SENATE
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2011

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair



NOTICE OF HEARING

DATE: Thursday, March 17, 2011
TIME: 10:00 a.m.
PLACE: Conference Room 229
State Capitol
415 South Beretania Street

SUBJECT: H.B.845 HD2

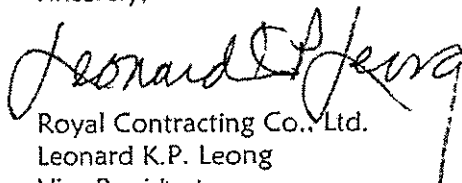
Dear Chair Baker and Members of the Committee:

As a business that currently operates on Lease Land, Royal Contracting Co., Ltd. opposes HB845 HD2

A contract is not fair if one party has a distinct advantage in negotiation.

Ownership of land should not be decided by this bill.

Sincerely,


Royal Contracting Co., Ltd.
Leonard K.P. Leong
Vice President



KAMEHAMEHA SCHOOLS

March 14, 2011

WRITTEN TESTIMONY TO THE
SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
By Kamehameha Schools

Hearing Date: Thursday, March 17, 2011
10:00a.m. Conference Room 229

To: Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer
Protection

RE: House Bill No. 845, HD2 - Relating to Ground Leases

Chairman Baker, Vice Chair Taniguchi and members of the Senate
Committee,

Mahalo for the opportunity to testify in opposition to **H.B. 845, HD2 - Relating to Ground Leases**. This bill impermissibly delegates the right of Eminent Domain to private individuals by allowing any lessee with ten years or less remaining on its lease to force its lessor to extend the lease for a minimum of thirty years or to sell the leased - fee interest to the lessee without requiring any broad public purpose for the taking of private property.

Such a provision violates the Contract Clause of the United States constitution. In addition, it encourages speculative re-sales by the lessee who has acquired the leasehold or leased fee interest in the land.

No public purpose is served by H.B. 845, HD2 and we request that it be held in committee.

March 17, 2011

The Honorable Rosalyn H. Baker, Chair
Senate Committee on Commerce and Consumer Protection
State Capitol, Room 229
Honolulu, Hawaii 96813

RE: HB. 845, H.D.2, Relating to Ground Leases

HEARING: Wednesday, March 17, 2011, at 10:00 a.m.

Aloha Chair Baker, Vice Chair Taniguchi, and Members of the Committee:

I am Myoung Oh, Government Affairs Director, here to testify on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its 8,500 members. HAR **opposes** H.B. 845, H.D.2, which: 1) within the final ten years of a long-term residential ground lease, permits a lessee to request a lease extension from the lessor; 2) under specified conditions, requires a lessor to offer to sell the fee simple interest in the land to the lessor for the amount fixed by an appraiser's determination of the leased-fee interest in the land; 3) and establishes a process for arbitration when the lessor and lessee are unable to agree on a rental rate.

HAR empathizes with the lease situation residents are facing. However, HAR is deeply concerned with the unintended consequences this legislation may have on long-term residential leases in Hawai'i.

In 2010, United States District Court Judge Susan Mollway declared that Act 189, which imposed requirements on leases that contained "fair and reasonable" annual rent terms, was unconstitutional. The underlying lawsuit involved a dispute over the lease terms of many leases in Mapunapuna, promulgated by HRPT Properties Trust, a large industrial landowner. This ruling determined that by imposing a change in the lease deliberately favoring the lessees over the lessors, and only applicable to a single landowner, Act 189 violated the Contract Clause and Equal Protection Clause of the U.S. Constitution.

HAR is concerned that H.B. 845, H.D.2, represents a new attempt to force long-term lease contracts upon landowners. While this bill may not raise the same constitutionality concerns as Act 189, HAR is concerned that, as a policy matter, mandating an offer of sale for long-term residential leases, if the terms are not substantially similar, or the parties cannot agree to a rental rate, is simply not good policy.

For the above reasons, we ask the Committee to hold this measure.

Mahalo for the opportunity to testify.



QUEEN EMMA LAND COMPANY

1099 Alakea St., Ste. 1100 • Honolulu, HI 96813 • (808) 532-6100 • FAX: (808) 535-5415 • www.queens.org

March 16, 2011

Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
Committee on Commerce and Consumer Protection
State Capitol, Room 229
416 South Beretania Street
Honolulu, Hawaii 96813

RE: House Bill No. 845 HD2 Relating to Ground Lease – Lease Alteration by Mandatory Lease Extension or Sale of Fee

Queen Emma Land Company (“QEL”) respectfully submits this testimony in **strong opposition** to HB 845 HD2, which proposes to require lessors to either extend residential ground leases or offer to sell the leased fee interest in the land to lessees.

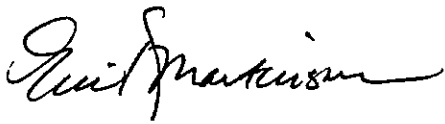
QEL is a non-profit entity whose mission is to fulfill the intent of Queen Emma and King Kamehameha IV to provide in perpetuity quality health care services to improve the well-being of Native Hawaiians and all of the people of Hawaii, primarily through The Queen’s Medical Center, a sister company under The Queen’s Health Systems. QEL accomplishes its mission by managing and enhancing the income-generating potential of the lands left by Queen Emma, who along with her husband King Kamehameha IV had strong commitments to the health care needs of the people of Hawaii. The income from QEL is solely dedicated to supporting and improving healthcare services offered primarily through The Queen’s Medical Center, but also through a number of other health care entities and programs throughout the state.

As an owner and lessor of real property, QEL strongly opposes this bill because, among other things, it violates the Contracts Clause of the U.S. Constitution by allowing government mandated changes in existing long-term ground leases only for the benefit of lessees, while at the same time causing substantial impairment of leasehold contracts which in many cases have been in effect for significant periods. Changes to existing ground leases as proposed by this bill will deprive lessors of important rights and opportunities, thwarts the performance of essential and substantial lease terms, destroys pre-existing contractual expectations and relationships of

the parties to the lease agreements, and alters substantial financial terms. These existing agreements were negotiated many years prior and the terms and conditions agreed upon at that time were meant to balance those specific terms and conditions over the life of the agreement. Mandating changes to existing agreements at the end of the lease term will unjustly affect the overall balance of those mutually agreed upon terms and conditions.

Thank you for the opportunity to express our strong opposition to House Bill 845 HD2, and we request this bill be held in this Committee.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric K. Martinson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric K. Martinson
President, Queen Emma Land Company

BUILDING FUTURES



Senator Rosalyn Baker, Chair
Senate Commerce and Consumer Protection Committee

March 17, 2011; 10:00 a.m.
Hawai'i State Capitol, Conference Room 229

Re: Testimony in Opposition to House Bill 845, HD 2 – Relating to Ground Leases

Aloha Chair Baker, Vice Chair Taniguchi and members of the Committee:

My name is Mark Yamakawa and I am here today in my capacity as a member of the Board of Governors of 'Iolani School, and on behalf of its development subsidiary Building Futures.

Building Futures and 'Iolani School oppose HB 845 HD2, which requires lessors to either extend an expiring ground lease or offer to sell the leased fee interest in the land to the lessee who requests the extension.

If passed, HB 845 HD2 will have negative consequences for 'Iolani School, as well as the local community. The bill would allow the property to potentially be split up, hampering 'Iolani's proposed plans to beautify the area, address traffic congestion, and fulfill its important educational mission. Because 'Iolani will be left with only remnant parcels of land, its expansion plans designed to benefit the entire community will be severely limited.

If I may, let me take a few minutes to explain several critical points regarding 'Iolani's proposed project:

1. It's important to remember that **any development is years away**. No development is planned until at least 2015. When development does begin it will be done in phases, allowing ample time for transition, and allowing the school to address tenants' needs.
2. Any future development is planned for just a **limited area**. When we do develop the property, we will start along the 1.9 acre corridor between the school campus and Laau Street, and the vacant lot on the corner of Date and Laau Street. The remainder of the property will not be considered for development for many years.
3. Building Futures and 'Iolani **care deeply about residents living in the area now**, and will be sensitive to their needs. 'Iolani wants to work with all of the current tenants to make the transition as smooth as possible. When we are ready to develop, ample notice will be given. The school's property manager will also work closely with community leaders and organizations to help all tenants manage this transition.

Because this is such a critical point, let me amplify how, exactly, we plan on assisting existing tenants.

- **For current owner-occupants** – who represent about 20% of current residents – who wish to remain on the property, we will work personally with them to help ease the transition. Specifically, depending on individual or family circumstances, we will:
 - Offer below-market rental rates for a fixed period;
 - Give them first priority to move to less expensive dwellings within the Date-Laau Tract;
 - Assist them with application processes for federal and state assistance programs, if they wish.

- **For current renters** – who represent the remaining 80% of the existing residents in the area - we will continue to offer apartments at market rents, which will remain unchanged until well after December 2012.

Once new rates are established in the future, they will be in line with other comparable rates in the Date-Laau area and/or similar neighborhoods. High-rise condominiums in the area are NOT considered "comparable" properties.

The bottom line is that everyone will be taken care of. No one will be kicked out. We will ensure everyone will have a place to live.

Also, I wanted to take this opportunity to address some misconceptions regarding our willingness to communicate with area residents. I can assure you that we have made communicating with area residents a top priority.

We have engaged in clear, transparent, sincere communications -- including a "talk story" open house, a follow-up meeting, and numerous letters (a copy of the most recent letter is attached) among other communications - with the Date-Laau Association, co-op boards, and area residents for more than 21 months. Our commitment to communicating and to working with the current tenants is sincere and heartfelt.

Ultimately, 'Iolani School wants to help make the overall community a better place. 'Iolani School continues to look for ways to deliver an enhanced educational experience for its students as well as to be a responsible and committed citizen of this community, and any future plans will reflect this.

Thank you for the opportunity to share our concerns regarding this measure. We respectfully request the Committee hold HB 845 HD2, which is bad for all small land owners. Please allow 'Iolani School to fulfill its vision for the area and help the school to continue its leadership role in making Hawai'i a better, stronger community.

Mahalo.

Attachment

BUILDING FUTURES LLC
563 Kamoku Street • Honolulu, Hawaii 96826

December 2, 2010

Dear Boards of the Date-Laa Cooperatives:

I was recently contacted by Mr. Brien Hallett, Vice-President of the Date-Laa Community Association, requesting a meeting with him and 2 or 3 other representatives. In preparation for the meeting and in the interest of making most productive use of our time together, I have communicated some of our thoughts to Mr. Hallett. I wanted to also share those thoughts with you.

I also want to personally assure you that we understand people's concerns and are prepared to do what we can to assist them. Please allow me to emphasize several important points.

1. Any development is years away.

No development is planned until at least 2015, and when it does begin it will gradually be done in phases. When we develop the property we will start along the 1.9 acre corridor between the school campus and Laau Street, and the vacant lot on the corner of Date and Laau Street. The balance of the property will not be considered for development for many years.

2. 'Iolani cares deeply about residents living in the area now, and will work with them.

'Iolani wants to work with all of the people living in the Date-Laa Tract to make the post-2012 transition as smooth as possible. When we are ready to develop, ample notice will be given to the tenants. The school's property manager will also work closely with community leaders and organizations to help all tenants manage this transition.

Two items of clarification are in order:

- Currently, 80% of the residents on the Date-Laa property rent their apartments. Although it is too early to set rental rates now, the tenants will continue to be charged market rents after December, 2012. Rent will be set at rates matching other comparable apartments in the Date-Laa Tract and/or similar neighborhoods. High rise condominiums in the area are NOT considered "comparable" properties.
- Approximately 20% of the residents are owner occupants. We recognize that some of them, especially long-time residents on fixed incomes, will have difficulty paying market rents. We are prepared to work personally with those who currently live on the property to ease the transition. Dependent on individual or family circumstances, we will offer below market rental rates for a fixed period, give them first priority to move to less expensive dwellings within the Date-Laa Tract, and/or assist them with application processes for federal and state assistance programs.

3. We want to help make the community a better place.

BUILDING FUTURES LLC

563 Kamoku Street • Honolulu, Hawaii 96826

While 'Iolani is a private school, its decision to purchase the land has a public purpose. Any development will be designed to benefit both students and the community. For example, the school will commission a traffic study to assess possible solutions to the current situation, which will benefit the entire Date-Laa community.

Our commitment to working with the community is sincere and heartfelt. We intend to proceed with integrity, sensitivity and fairness.

Please communicate the foregoing information to your tenants.

Please feel free to contact our Director of Finance, Mr. Glenn Ching, who is authorized to represent the school in matters concerning the Date-Laa Community, if you have questions or if further clarification is desired. You may also contact Mr. Bill Ramsay, our property manager, with questions or concerns.

Yours truly,



Val Iwashita, Ed.D.
Headmaster
'Iolani School



Hawaii Reserves, Inc.
A LAND MANAGEMENT COMPANY

March 16, 2011

Via E-Mail: CPNTestimony@Capitol.hawaii.gov

Senate Committee on Commerce and Consumer Protection

Sen. Rosalyn H. Baker, Chair

Sen. Brian T. Taniguchi, Vice Chair

Re: H.B.845, H.D. 2 (Re: Ground Leases)

Testimony In Opposition

Hearing: Thursday, March 17, 2011, 10:00 a.m., Conf. Rm. 229

Chair Baker, Vice Chair Taniguchi and Committee Members:

Aloha, and thank you for the opportunity to testify in opposition to House Bill 845, House Draft 2 on behalf of Hawaii Reserves, Inc., a land management company located in Laie, Oahu. We manage and own approximately 7,000 acres currently in agricultural, residential and commercial uses.

While this bill may be well-intentioned, it would threaten worthy projects that could provide much needed affordable housing in Hawaii. It is likely also unconstitutional, violating both the spirit and letter of the contracts clause of the U.S. Constitution.

First, this bill would threaten worthy projects that could provide much needed affordable housing. Our company and community have been exploring ways to facilitate an affordable housing project in a "sustainable affordable development". Such sustainable affordable development projects require that 30% of the units must be affordable to persons in the county's median income range, and the sales price of at least 51% of the residential lots must be no higher than 80% of the fair market value of the lots in fee (HRS 516-1). One of the keys to achieving these challenging targets in Hawaii's real estate market is the use of a unique, long-term ground lease.

These unique leases facilitate a landowner's willingness to receive a return on the value of its land over an extended period of time, as opposed to taking out full market value in a one-time fee sale. The long-term ground lease is the key element of the program. Unlike the traditional ground lease in Hawaii that is subject to escalating rent step-ups and periodic renegotiations, lease rent is capitalized and paid once upfront, at the time of purchase. The lease enables the landowner to control, among other things, appreciation of the property and alienation (the purchaser's right to sell or give the property to whomever it wishes) to ensure affordability for subsequent buyers.

Testimony in Opposition to H.B. 845, H.D. 2

March 16, 2011

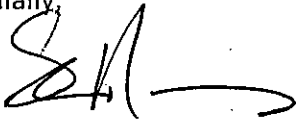
Page 2 of 2

If this bill passes, it would undermine the key element in these "sustainable affordable developments" – the long-term ground lease – and thus severely threaten the creation of much needed affordable housing in our community and state.

Second, we believe this bill is unconstitutional, violating both the spirit and letter of the contracts clause of the U.S. Constitution. If passed, it would deprive private lessors of important rights and opportunities under existing leases, thwart performance of essential and substantial lease terms, nullify the contractual expectations and relationships of parties to existing leases, and alter substantial financial terms of leases. It would also divest private lessors of their constitutionally recognized right to own property. If it becomes law, the language of this bill will likely generate unnecessary litigation and ultimately be found unconstitutional.

For these reasons and others we respectfully request that you hold H.B. 845, H.D. 2. In the alternative, we ask that you exempt "sustainable affordable developments" that employ long-term ground leases.

Cordially,



Steve Keali'iwahamana Hoag, Esq.
Vice President
Communications & Administration



**West Maui Improvement Foundation
IRS EIN 99-0275775 NON PROFIT 501C (3)
WMIF P.O. Box 10338, Lahaina HI 96761
Office (808) 661-7990, Fax (808) 661-7992**

January 27, 2011

Testimony: HB 845 HD2 RELATING TO GROUND LEASES

Aloha:

I am submitting this written testimony to SUPPORT HB 845, HD2 Relating To GROUND LEASES.

This bill is critical to prudently address and mitigate the unnecessary and tragic UNFORSEEN consequences and financial hardships for Hawaii's leasehold homeowners.

Without the necessary protections enabled by this Bill, Hawaii's leasehold property owners will continue to lose their homes and will be unable to obtain necessary re-financing from lending institutions.

It is arguable that Leasehold issues and their impacts on homeowners were Ever wholly understood and an inevitable result, while disclosure forms may have been executed from buyers and sellers.

Unforeseen National economic crisis conditions; beyond the prudent understanding or expectations of anyone have occurred. Leasehold reforms as outlined in HB 845, HD2 must be enacted to properly and fairly reflect the necessary changes in regulations in the best interests of the public and adversely affected leasehold property owners.

The State of Hawaii and the County of Maui would be prudent to recognize the scrutiny which has been taken and the benefits which can be realized by making the HB 845, HD2 an approved reality.

Thank you for your kind consideration.

**Warm Regards,
Joseph D. Pluta, President**



WAIKIKI NEIGHBORHOOD BOARD NO. 9

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

March 15, 2011

Senate Committee on Commerce and Consumer Protection

Senator Rosalyn Baker and Committee Members

Testimony in Support of HB-845

Aloha Senator Baker,

At the March 8, 2011 meeting of the Waikiki Neighborhood Board (WNB) a motion to support HB-845 was supported by a unanimous vote in favor.

The WNB has consistently been aware of and supported the efforts of leasehold condominium owners to either purchase the fee or have a mechanism to extend their tenancy upon the expiration of the ground lease.

Needless to say it is traumatic and incredibly disruptive if someone who has lived for so many years in what they consider to be their "home" is suddenly forced out.

This bill strikes a reasonable balance between those interests and those of the fee owner because it does not require the actual sale of the fee. Rather, it provides an alternative whereby the fee owner can enter into an extension of the ground lease, thereby preserving their right of ownership, as well as the ability of the lessee to remain in the home.

For those reasons, the Waikiki Neighborhood Board is in strong support of this measure.

Robert J. Finley
Chair



Senate Committee on Commerce and Consumer Protection
March 17, 2011 10:00 AM

Testimony In support of HB 845, HD2
From: Waikiki Area Residents Association

Chair Baker and Commtee Members:

The Waikiki Area Residents Association is in strong support of HB 845, HD2.

The Waikiki Area Residents Association, which has been in existence for approximatly thirty years and serves as a grass roots organization to represent the intersts of the individuals who live in this area has consistently been aware of and supported the efforts of leasehold condominium owners to either purchase the fee or have a mechanism to extend their tenancy upon the expiration of the groundlease. Needless to say it is traumatic and incredibly disruptive if someone who has lived for so many years in what they consider to be their "home" is suddenly forced out. This bill strikes a reasonable balance between those interests and those of the fee owner because it does not require the actual sale of the fee. Rather, it provides an alternative whereby the fee owner can enter into an extension of the groundlease, thereby preserving their right of ownershiop, as well as the ability of the lessee to remain in the home.

For those reasons, the Waikiki Area Residents Association is in strong support of this measure.

Louis Erteschik
President

March 16, 2011

The Honorable Rosalyn H. Baker, Chair
and Members of the Senate Committee
on Commerce and Consumer Protection
State Capitol, Room 230
Honolulu, Hawaii 96813

Re: **Testimony in Opposition to H.B. 845, H.D. 2, Relating to Ground Leases**

Dear Chair Baker and Members of the Committee:

As a law firm, we have represented numerous landowners over the years with regard to both the Land Reform Act as well as rent control and mandatory conversion measures passed by the City and County of Honolulu. I am testifying in opposition to this measure, because it is unconstitutional and a violation of civil rights.

Very similar legislation was declared unconstitutional by the Hawaii Supreme Court in Anthony v. Kualoa Ranch, 69 Haw. 112, 736 P.2d 55 (1987). There, the Legislature had passed a statute, Haw. Rev. Stat. § 526=70, covering single-family residential leaseholds that provided that, at the end of the lease, the lessor had to either buy the improvements on the property back from the lessee at an appraised value, or enter into a new lease with the lessee for a term of at least 30 years.

The Hawaii Supreme Court unanimously held that the statute violated the Contracts Clause, and declared it unconstitutional. The reasoning of the Supreme Court is directly applicable to the present bill, and would also result in it being declared unconstitutional:

If the expressed desire of the legislature to accomplish equity can justify this substantial and material change in the contractual obligations and remedies in all existing leases, it could also be used to justify changing any of the other material terms of existing lease agreements, such as rent, term of lease, etc. . . .

This statute, as applied to leases already in effect, purely and simply, is an attempt by the legislature to change contractual remedies and obligations, to the detriment of all lessors and to the benefit of all lessees, without relation to the purposes of the leasehold conversion act; without the limitations as to leasehold subject thereto contained in the conversion provisions; not in the

The Honorable Rosalyn H. Baker, Chair
and Members of the Senate Committee
on Commerce and Consumer Protection
March 16, 2011
Page 2

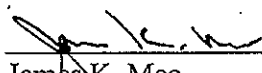
exercise of the eminent domain power; but simply for the purpose of doing equity, as the legislature saw it. If there is any meaning at all to the contract clause, it prohibits the application of HRS § 516-70 to leases existing at the time of the 1975 amendment.

Kualoa Ranch, 69 Haw. at 123, 736 P.2d at 63.

This measure possesses all of the same constitutional infirmities as the statute found unconstitutional in Kualoa Ranch. Passage of this legislation will result in substantial liability of the State for confiscation of property and contract rights.

This is a very bad piece of legislation and we would urge that it be deferred and held in committee. Thank you for the opportunity to testify on this measure.

Very truly yours,
ASHFORD & WRISTON LLP

By  _____
James K. Mee

JKM:pnh

Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair; Senator Brian
Taniguchi, Vice Chair; and Members, Commerce and
Consumer Protection Committee

FROM: Name: Tiffany Sabagun
Address: 2575 Laau St #202

Contact:

Hearing (Date/time/place): March 17/2011

Thank you for the opportunity to testify on this very important
bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium
(or cooperative housing unit), at 2575 Laau St #202
(street address). I have owned and lived in my unit for
7 years.

House Bill 845 would provide a way for landowners to get a Fair
Market Rent for their land. It would provide a way for owners
and renters in leasehold properties to have peace of mind,
knowing that the lease can be extended and people can remain in
their homes.

Residential land leases are a huge issue for Hawaii with about
18,000 units of residential leasehold units throughout the
State. We face the loss of our units and our equity. There is
a public purpose to promote affordable housing and allowing
people to remain in their homes. What will Hawaii do as
hundreds and then thousands of us begin to lose our homes?
Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the
neighborhood where I now reside. I don't want to move to some
other area and rent a home since currently I own my unit, but
not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

My children have spent half of their lives
here, growing up with other children from their
young days at Ala Wai School to middle school... now
high school. We all know our neighbors & look out for
each other... from helping papa go to the dres. or grocery
store to neighbors teaching other children how to swim
I am divorced with two teen age children & my mother
who has M.S. There is nowhere else we could ever afford
to live... & there isn't enough housing here.

family raising children in one bed-room apts,
bunk beds & folding mats. And all families are
raising their children & mothers or papa maybe
Auntie in two bedroom apts. There are no three
bedroom units... or if they are there, the prices
are far out of reach for most of us. We don't
complain about the size or even the prices, we
only want to remain the neighborhood that we
are. In our complex we have three generations
living here now. Shanes dad grew up here & now
Dad is raising his son here. We have no idea
where we would all go. I'm sure many will
become homeless. Myself, I am taking care
of my two teenage children, a boy & a girl - & my
mother who is very ill with M.S. I own my unit
& am sure I will never be able to find or afford
anywhere else.

We will all be displaced... right in the heart
of our beautiful Honolulu. I truly believe
this will rip the heart of a little neighborhood
who so many of us love... & love each other. We
speak of "Ohana" so much here in Hawaii... So
please remember what that means.. "Family"
& our neighborhood is "Ohana". So please... when
making your decision, please do it with the
deepest sense of Aloha & Ohana.

Thank You,

Tiffany Sabagun

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer
Protection

FROM: Brien Hallett, Vice-President, 'Iolani Banyan Cooperative Association
2565 La'au Street 96826, brienhallett@yahoo.com, telephone: 295-1648

SUBJECT: SUPPORT FOR HB 845, RELATING TO GROUND LEASES

HEARING: Hearing: Thursday, Mar. 17, 2011 at 10 a.m., Conf. Room 229

Chair Baker, Vice Chair Taniguchi, and Members of the Senate Committee on
Commerce and Consumer Protection:

HB 845, RELATING TO GROUND LEASES is a good step towards affording lessees
relief from the inequities of the leasehold system in Hawai'i.

I am the vice-president of the second largest of nine cooperatives in the Date-La'au
property near the corner of Kapiolani and Date streets in Honolulu.

Forty years ago with HRS-516, the Legislature provided relief to single-family lessees by
mandating conversion of the leases to fee simple. HB 845 does nothing so radical.
Instead, it only mandates reasonable extension of the lease. This means that landowners
will be able to keep their land in their families for as long as they wish and receive a fair
rent. Only, some time in the future, when the family desires to sell, would they be
mandated to sell to the lessees. This is a fair and equitable compromise.

The Date-La'au parcel is home to 262 mainly low-income families. When the ground
lease expires in two years, many of the lower-income families will lose their homes
because they will not be able to afford the increased rents that the landlord has imposed.
This is especially true for our elderly owners, many of whom have lived here for 20, 30,
40, or, in one case, 50 years.

Passage of HB 845, RELATING TO GROUND LEASES is not only important to the 48
families in our cooperative or to the 262 families on the Date-La'au property but also to
the 18,000 other families living in leasehold condominiums and cooperatives throughout the
state.

Your support is requested.

TESTIMONY IN SUPPORT OF HB 845, HD2: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection

FROM: Betty Lou Larson, President, Date-Laau Community Association
alohabettylou@hotmail.com; telephone: 585-6983;

HEARING: **Thursday, March 17; 10:00 am**; Conference Room 229

Chair Baker, Vice Chair Taniguchi, and Members of the Committee on Commerce and Consumer Protection:

Thank you for the opportunity to testify in support of HB 845, HD2 which provides a process to extend long-term ground leases for residential properties. I am Betty Lou Larson, President of the Date-Laau Community Association (DLCA). Eight coops and one apartment building on the Date-Laau block, located on residential leasehold land near the corner of Date and Kapiolani streets, have joined together to form the Date-Laau Community Association. DLCA supports this bill, which is critical not just to us but to thousands of lessees.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We all face the loss of our units and our equity. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to? We have elderly owners, young families and renters who are threatened with high "market rents" when leases expire. Many of our renters as well as owners have written testimony to your committee since all are very concerned about their future. Will some become homeless?

HB 845, HD2 provides a fair process both to landowners and lessees. There are no discounts—any new lease rents would be at Fair Market Value. We are not asking to take people's land; we only ask to continue our leases, to continue our affordable housing, and to provide a clear and fair process for both sides. There is a public purpose to promote affordable housing and enable people to remain in their homes.

The 262 residential leasehold units on the Date-Laau block face great uncertainty. Our situation is dire as our land leases end next year (December 4, 2012) and we face the loss of our homes. The Date-La'au community is a well-established low-income neighborhood. When we surveyed the residents we found: 87% of the residents are low income, earning less than 60% of medium income. Almost 50% have incomes under 30% of median income. 67 Elders age 60-90+ live at Date-La'au; 110 residents are over 50 years of age. 99 families lived there over 10 years and some residents are from families that purchased their unit as far back as Statehood, 50 years ago.

When the land lease ends, residents will face a hard choice. The landowner will take over not only the land, but also the buildings, and will create a financial burden for many families when they raise the rent. For some, it may be 200% to 300% more than what they have been paying for housing costs for many, many years. Our units have not been subsidized but they are places

where families and elders could survive. We are not affluent and we struggle to afford the rising costs in Hawaii. We want peace of mind. We don't want an uncertain future for our families.

We are not asking for a handout. We only ask for fairness. This bill is important not only for our 262 families, but for the 18,000 residential leasehold units across the State of Hawaii. As leases expire, owners can take the buildings and charge a "market rent" for each unit, or even resell these units as condos, though they have paid nothing for the buildings, nor have they paid property taxes on these units over the years.

Thank you for your help to formulate a fair solution to the inequities of the leasehold system in Hawaii. We respectfully urge you to support HB 845.

Committee on Commerce and Consumer Protection Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
Hawaii State Capitol
Honolulu, HI 96813

March 17th, 2011

10am Room 229

Honorable Chair and Members of the Committee:

Re: OPPOSITION to H. B. 845 H.D. 2 Relating to Ground Leases

My name is Manya Vogrig, and I am a member of the Small Landowners Association and the Small Landowners of O'ahu. I am testifying in OPPOSITION to this legislation.

Our family history with this property is that our Mother purchased the Sans Souci Inn in the early 1930's. She worked hard as a single Mother and managed the apartments during WWII, doing the cooking and laundry for the many tenants, most of whom were long term residents in the building. Our Mother managed it all ... and then the property was rezoned as highrise to encourage redevelopment. A developer came along in the late 1950's to say that they have a new concept to help with the many people needing a place to stay in Hawaii around Statehood. Our Mother would not have to sell the property, the only place she every wanted to keep. The developer would build a larger apartment building and pay her the rent for the land. The rent would be fixed for 30 years with a \$5000 increase per year for the next 5 years after that, before being readjusted to market rates after that long period. In those days it was a way our Mother, who was over 50 years old, could retire with the same view she had all those many years before. No one knew that in 40 years the property or cost of living would increase so many times over, without fair adjustments to the leaserents paid to the landowners. The apartment owners were happy as they could make the profits when they sold, and new buyers would continue to make profits. No one considered sharing those profits with the landowner, including the developer ... who sold all the apartments without giving our Mother any compensation, even for the old 2 story building with koa wood floors and a marble fireplace. In fact our Mother even let the developer mortgage her property to the bank, risking losing everything.

Then, when the first renegotiations came up ... after all those many years, the will-to-do owners of the units tried all kinds of harrassment for 3 years to get our Mother to sell before she had to take them to court. As soon as the lease rent went up to a fair appraised value, fixed for another 10 years, the old owners sold to new buyers.

Then we went through the second renegotiations, also with many problems. Now our Mother has passed on but we, the second generation, were born and raised here on the old Sans Souci Inn property. Now, as an adult living in the "new" building (since I returned from the mainland in 1982,) I would not want to be forced out of my home in favor of very well-to-do apartment lessees, who mostly live on the mainland. Our building is less than 30% occupied by residents of Hawaii and most of those are renters.

Therefore, the off island owners do not pay local income tax and do not vote here

in Hawaii. They use their units to rent to tourists and come as “snow birds” during the winter. They have their homes and other residences on the mainland, Canada, Japan etc.

Now, for the next problem, Sans Souci is all one piece of property. It is a cooperative apartment building. The “lessee” is the Corporation, who then subleases each unit as a share of stock to the “apartment owners.”

We already sat down for 3 years trying to come up with a plan to give them ownership after the end of the lease. The lease states that the building, in so many words, reverts back to the landowner as the lease progresses. Therefore, part of the purchase involved them paying for that portion of the building considered already reverted back to the landowner. Many discounts were given by us landowners ... all favoring the lessees. After we came to a mutual agreement with the committee & the Board of Directors, the stockholders had to vote on it. One multi-millionaire couple, who wanted to finance it, convinced the stockholders to turn it down because they wanted to finance the purchase themselves, rather than our small landowner family holding the security of the property. Therefore, that was the chance we gave them and we learned the hard way. They turned it down.

We have been at the Legislature listening to the sad pleas of the lessees and so we supported giving them the first right of refusal ... if we (the lessors) wish or need to sell. This is as much as these lessees need to feel secure. If they cannot afford the lease rent, then they surely can't afford to purchase the property. They might have been misled by realtors or previous sellers etc. that they can make bigger profits if they purchase the land. Rather than being greedy, the lessees might take the time to prepare during the years they are leasing. They are saving the money that they would have needed if they had to buy the land, in order to choose another place to live. It is not fair for them to expect us to subsidize them when they have their own finances. We have spent countless amounts of money through the years with our attorneys regarding the lease rents and enforcing other clauses of the lease. If any changes are to come up in our property rights, this is all new and unforeseen legal fees. How do you expect property owners to handle such a financial burden? I'm hoping that you will come to the decision to vote no and hold this unfair biased proposed legislation in Committee.

Please allow the freedom to choose if and when we will sell, re-lease, or re-develop our properties. Thank you for considering our testimony against this type of proposed legislation.

Sincerely,



Manya Vogrig,

small landowner family member and Small Landowners Assn.

2877 Kalakaua Ave. Apt. #1205 Honolulu, HI 96815 Phone: 922-6934

Susan Patterson
2614 La'au St. #7 953-2393 sfpatterson209@gmail.com

March 15, 2011

Chair, Senator Rosalyn Baker
Vice-Chair, Senator Brian Taniguchi
Members of the Senate Commerce and Consumer Protection Committee:

Re: **Supporting HB 845, HD2, Ground Leases**
Hearing: Thursday, March 17, 2011, 10:00 a.m.; Conference Room 229

I am an owner-occupant of a residential leasehold co-operative housing unit at 2614 La'au Street. I have owned and lived in my unit for a number of years.

I respectfully ask that you support HB 845, HD2

TESTIMONY IN SUPPORT OF HB 845

As the president and an owner/resident at Iolani Gardens, Inc. a residential co-op on Laau St., I'm aware that a vast majority of our residents/owners will greatly suffer and possibly be homeless, if this bill doesn't pass.

For one, we have a spry lady in her 90's who has lived here for 50 years, being one of the original shareholders. She is on a very limited income, plus has no children to look after her or to provide a place for her to live, if she would be unable to keep her home which she had expected to reside in for the rest of her life. Another resident owner is taking care of his wife (advanced Alzheimer's) in their apartment. The various assistant care givers are an additional financial drain on their finances. One of our apartments was purchased for an 80+ year old lady of very limited finances; this was to provide her with a place to live out her life. Another resident rents his apartment for a minimal fee and in exchange he has been fixing it up for the owner over the years. This man is a highly skilled laborer in a narrow job field and has been laid off for months and wouldn't be able to spend much more than he currently is on his rent. These are just a few of our "stories" at Iolani Gardens where most everyone is low to very low income. We are similar to many other leasehold residential properties. But our lease expires next year! We are very concerned what will happen and if we will be able to afford to stay in our homes.

This isn't just a problem with us, but rather a State-wide problem that is going to have to be faced and addressed. If in the immediate future hundreds or thousands should lose their current housing, they may not be able to afford another place to live. What a travesty that would be for our fellow residents, as well as other citizens of Hawaii, thus creating an even larger financial burden for the State!

Susan Patterson
President Iolani Gardens, Inc.

Testimony
In
SUPPORT of HB 845, HD2 - RELATING TO GROUND LEASES

TO: Chair: Rosalyn Baker
Vice Chair: Brian Taniguchi
Committee: Senate Commerce and Consumer Protection

FROM: Beatrice Reeves
2614 Laau St.
388-0690

Hearing: Thursday, 3/17/11, 10:00 AM; Conference Room 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I have lived in a residential leasehold cooperative housing unit at Iolani Gardens on Laau St. for a number of years.

Residential land leases and affordable housing are huge issues for Hawaii. If we can no longer stay in our homes, for whatever reason, we face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I am 86 years old and only have Social Security to live on. Some years ago, out of the kindness of someone's heart, my current apartment was bought for me with the expectancy that I would be able to stay here the rest of my life. I like where I live and don't want to be among the hundreds of people who probably will be forced out of their current homes, if there isn't some provision for lease extension. I'm too old to have to go searching for an affordable place to live. If my apartment is rented back to me after the land lease expires and the rent is what is called "fair market rent", I don't know what I'll do. I don't see how I'll be able to afford to stay here. But where will I go? In fact, where will any of us go that live in leasehold property that is about to expire? Please vote YES for House Bill 845.

Please have compassion for all the people in Hawaii that have this leasehold dilemma by voting in favor of HB 845, HD2.

Respectfully,

Beatrice Reeves

Beatrice Reeves

Testimony In FAVOR OF SUPPORTING
HB 845, HD2 – DEALING WITH GROUND LEASES

TO: Committee: Senate Commerce and Consumer Protection
Chairman: Senator Rosalyn Baker
Vice Chairman: Senator Brian Taniguchi

FROM: Name: J. N.
Residence: Iolani Gardens Co-op, Inc.
Laaau Street

Hearing: 3/17/11, 10 AM, Conference Room 229

Please vote "FOR" House Bill 845, HD2 which includes residential lease extensions. I am close to 60 years old and have no regular income. When I moved into this apartment, I was earning steady money. Back then many of us expected that we were going to be offered the opportunity to buy the land, thus securing our homes. But that didn't turn out to be what happened. Now I barely have enough money each month to pay my basic bills. If I have to pay monthly rent that is a lot higher than my current monthly maintenance fees, I will not be able to stay in my home that I purchased years ago. If our lease was extended, the monthly expense to stay in my home should not be as much as paying rent. I don't even know if I would be able to find another place that I could afford. If this bill doesn't pass, I'm not the only resident that will be put into a very difficult situation. Many hundreds of people all over the state will be forced out of their homes and very probably end up on the streets since there is only a limited amount of truly affordable housing in Hawaii. The State cannot allow this to happen. Please help all of us.

A very concerned long-time Hawaii resident,

J. N.

TESTIMONY IN SUPPORT OF HB 845, HD2 (GROUND LEASES)

**Senate Commerce and Consumer Protection Committee
Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice-Chair**

**Re: SUPPORTING HB 845, HD1 (Ground Leases)
Hearing: Thursday, March 17th, 10:00 AM; Conference Room 229**

**Chair, Senator Rosalyn Baker
Vice-Chair, Senator Brian Taniguchi
Members of Commerce and Consumer Protection Committee:**

MY TESTIMONY

Please help me and the many hundreds like me! Vote for HB 845 (residential land lease extension). I live in the Date-Laau community in a rented apartment in a co-op property at Iolani Gardens, Inc., and the land lease expires next year. I am so afraid that I won't be able to afford to stay in the apartment that I rent for a very reasonable rate. It is very difficult finding an apartment that is really affordable. My 21 year old daughter lives with me. With my only income (disability) together with what little she makes at her part-time job, we are barely making ends meet each month. Next year when all these co-ops are turned into Iolani School's income rental property, I doubt we will be able to afford to continue living here. Since the school says that they have no immediate or even long term plans for the mauka side of the land, extending the lease would allow my rent to remain closer to what it is now. I have health and mobility issues and having to try to go out and find another affordable place to live would be very difficult for me. Plus, I would be one among many that would be in need of additional very affordable housing. Please, help me and all the many others in Hawaii that will be having similar leasehold termination problems! The way I see it, lease extension is one answer to help keeping Hawaii residents in their homes and not adding to the homeless population.

We all need your support with this lease extension bill! Please help Hawaii residents!

Flora Stiles

TESTIMONY IN SUPPORT OF HB 845, HD2 (RELATING TO GROUND LEASES)

TO: Chairman: Rosalyn Baker
Vice Chair: Brian Taniguchi
Committee: Senate Commerce and Consumer Protection

FROM: Name: Jody Jones
Address: 2614 Laau St. #1 Contact: 382-9100

Hearing: Thurs., March 17, 2011 at 10:00 AM in Conference Room 229

Please vote in favor of HB 845, HD2 that deals with land lease extensions which includes residential leasehold property. My name is Jody Jones; I am a renter of a residential leasehold cooperative housing unit in the Date-Laau area on Laau St. Finding affordable housing has been a big issue for us. I like where we live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with several thousands of residential leasehold units throughout the State. There should be a great public concern and effort to promote affordable housing. What will Hawaii do as hundreds or possibly thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

My lease will end on December 4, 2012 and I may not be able to afford the "market rent" that the landowner says they will charge. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

My fiancé and I rent a 1-bedroom unit at Iolani Gardens. He belongs to the labor union and just returned to work after being without employment for the last 8 months because of the economy. We never know when this might happen again. We are financially drained and don't know when we'll be able to get back up on our feet. No way does my salary come close to paying all our expenses. Plus, my fiancé has custody of his two young children every weekend. This creates even a larger financial burden. Knowing our situation, our compassionate landlady reduced the rent so we could continue to have a roof over our heads. When this apt. is taken over next year by Iolani School and they charge us what they call "fair market rent", I don't know what we'll do. We can barely afford to stay here with the current reduced rent. If there is a lease extension, hopefully our landlady would be able to continue to charge us her lower fee. Whether we have a home or not could be in your hands. I know that we are not alone in this situation. Leasehold owners and residents all over Hawaii need your support!

I sincerely ask you to support HB 845, HD2.

Respectfully,

Jody Jones

Thelma Oka
Iolani Gardens Residential Co-op
Contact: Suzy Patterson 375-2985 (because I cannot hear well, particularly on the phone)

March 15, 2011

Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice-Chair
Senate Commerce and Consumer Protection Committee

Re: Please SUPPORT HB 845, HD2, Relating to Ground Leases

Hearing: Thursday, 3/17/11, 10:00 A.M.; Conference Room 229

Dear Chairman Baker, Vice-Chairman Taniguchi, and Members of the Committee:

I am an owner-occupant of a residential leasehold co-operative housing unit at 2622 Laau Street. **I have owned and lived in my unit for 50 years.**

My lease ends on December 5, 2012 and I will lose all of my equity in my unit, and I probably will not be able to afford the rent that the lessor, my new landlord, will charge because it could be double what I current pay monthly. Since this has been my home for 50 years, I would like to live out my life in my apartment and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I'm 93. I have lived in my apartment the majority of my life. After retiring many years ago from managing my mother's hotel on Pennsicola St., I have been on a small fixed income. I have no children to take care of me or help me out. Paying all the bills and the monthly co-op maintenance fee can be a financial challenge for someone in my situation.

Iolani School has announced that they would be converting our units into income producing apartments in December 2012 when our land lease expires. They have told us that they would be charging market rates. I do not know what I will do when they greatly increase the monthly fee. I have always expected to live here the rest of my life, and it saddens me to think that that won't be possible because I will not be able to afford to pay their rent on what had been the home I owned all these years. Furthermore, I do not know where I will go! I don't want to be homeless!

If there was a law that required the land owners to extend the leases, hundreds of people like me would be able to spend their last few years in their own homes. There are many hundreds or thousands of us in the state that would greatly benefit from the passage of HB 845 HD2. So for our sakes and Hawaii's sake, please vote YES!

Thank you for allowing me to testify on this very important bill.

Thelma Oka

To: Committee On Commerce And Consumer Protection
Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair

From: Ralph J. & Lucy E. Mitchell
1778 Ala Moana Blvd, Apartment 804
Honolulu, HI 96815-1614
(808) 943-8900

Subject: HB845,HD2 Relating To Ground Leases

1. I would like to start out with a big Mahalo for the Committee Members who have shown the courage to take on the task of Lease Reform, yours is a daunting task and ALL Hawaii Residents should be grateful for what you have done, this far.
2. My Wife and I have lived in the Condo, Discovery Bay since May, 1999. In the year 2004, most of the Residents of Discovery Bay (38) filed with the City and County of Honolulu under the then existing law which allowed Condo Owners to file for the purchase of their Lease Fee Interest, altho we were successful, the law was Repealed, by then Mayor Mufi Hanneman. Feeling that we had been done wrong, Owners hired the Law Firm of Alston, Hunt & Ing to represent us (David Nakashima). The case is still being letigated.
3. I relate my experience to let you know how important your work is and if the right decision is made, you will ALL be remembered long after the Protestors have all but disappeared. What you decide and vote on will be long remembered and withstand the test of time. Which is one of the reasons I urge each and EVERY Committee Member to vote YES on this important piece of legislation.

Many thanks for allowing me to give this testimony and I hope to be able to answer any questions you may have, regarding this matter.

Sincerely,



Ralph J. & Lucy E. Mitchell

Testimony for CPN 3/17/2011 10:00:00 AM HB845

Conference room: 229
Testifier position: support
Testifier will be present: No
Submitted by: Kealii Makekau
Organization: Individual
Address:
Phone:
E-mail: Kealii8@hotmail.com
Submitted on: 3/16/2011

Comments:

Please consider the facts when looking at HB845:

- REQUIRES LANDOWNERS OF RESIDENTIAL LEASEHOLD PROPERTY TO PROVIDE AN EXTENSION TO THE GROUND LEASE FOR A MINIMUM OF 30 YEARS, IF THE LESSEE REQUESTS THIS.
- THERE ARE OVER 18,000 RESIDENTIAL LEASEHOLD UNITS STATEWIDE THAT WOULD BE AFFECTED BY THIS LAW.
- THE NEW LEASE RENT WOULD BE BASED ON "FAIR MARKET VALUE"
- IF THE LANDOWNER DOES NOT WANT TO EXTEND THE LEASE, THEY MUST OFFER TO SELL THE FEE, AT "FAIR MARKET VALUE"
- ARBITRATION WILL DETERMINE THE LEASE RENT OR THE SALE PRICE, IF THE PARTIES CANNOT AGREE ON THE FAIR MARKET VALUE
- THIS BILL ONLY COVERS RESIDENTIAL GROUND LEASES
- THE BILL DOES NOT AFFECT ANY TERM OF ANY EXISTING LEASE. IT WOULD REQUIRE LESSORS AT THE END OF THE LEASE TO EXTEND THE LEASES 30 YEARS AT FAIR RENTAL VALUE OR TO SELL THE LEASED-FEE TO THE LESSEES AT FAIR MARKET VALUE - VALUE TO BE DETERMINED BY APPRAISAL.
- THE FEDERAL COURTS AND THE US SUPREME COURT HAVE TWICE UPHELD AS CONSTITUTIONAL MANDATORY SALE OF THE RESIDENTIAL LEASED-FEE INTEREST TO LESSEE OWNER-OCCUPANTS OF SINGLE FAMILY HOMES (HAWAII'S MANDATORY LEASE-TO-FEE LAW) AND CONDOMINIUMS AND CO-OPERATIVE HOUSING CORPORATIONS (CITY & COUNTY ORDINANCE CHAPTER 38)
- HAWAII LAW ALLOWS A CAPITAL GAINS EXEMPTION (8%) TO LESSORS WHO SELL THE RESIDENTIAL LEASED-FEE INTEREST TO THEIR LESSEES

BUT MOST IMPORTANT "HB845 does not force landowners to sell their land";.

Testimony for CPN 3/17/2011 10:00:00 AM HB845

Conference room: 229
Testifier position: comments only
Testifier will be present: No
Submitted by: Lester Muraoka
Organization: Individual
Address:
Phone:
E-mail: hklester@live.com
Submitted on: 3/16/2011

Comments:

To the Honorable
Senator Rosalyn Baker, Chair
Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce & Consumer Protection Committee

Subject: HB 854, Relating to Ground Lease - Testimony Against

Chair Baker, Vice-Chair Taniguchi & Members of the Committee:

I respectfully ask for your vote against HB 845 because it mandates material changes to existing long-term lease for the benefit of the lessees. HB 845 should be rejected as it:

1. Violates contract law by mandating changes to existing contracts. If this bill applied to new and future contracts then, at a minimum, each party would understand the terms and conditions.
2. Promotes bad behavior as one party in the contract can change existing contract terms to which both parties agreed and engaged in for a number of years. One party, who paid low rental rates and did not accept the offer to purchase the fee over the years, now feels that they can get the Hawaii State government to change the contract terms.
3. Strongly favors one party, the lessees, as it mandates that the contract be extended for an additional thirty (30) years at terms that are mutually agreeable by parties. Thus, one party can decline, at which point the lessor is mandated to sell the property.
4. Does not have a significant public purpose and is designed for a specific group of people. This HB affects many local families who own inherited land and would like to keep the land in their family which generating some lease income.

I urge that HB 845 be rejected and not passed.

Aloha,

Lester Muraoka
1047 Kamookoa Pl
Honolulu, HI 965825

Aloha:

I am submitting this written testimony to SUPPORT HB 845, HD2 Relating To GROUND LEASES.

This bill is critical to prudently address and mitigate the unnecessary and tragic UNFORSEEN consequences and financial hardships for Hawaii's leasehold homeowners.

Without the necessary protections enabled by this Bill, Hawaii's leasehold property owners will continue to lose their homes and will be unable to obtain necessary re-financing from lending institutions.

It is arguable that Leasehold issues and their impacts on homeowners were Ever wholly understood and an inevitable result, while disclosure forms may have been executed from buyers and sellers.

Unforeseen National economic crisis conditions; beyond the prudent understanding or expectations of anyone have occurred. Leasehold reforms as outlined in HB 845, HD2 must be enacted to properly and fairly reflect the necessary changes in regulations in the best interests of the public and adversely affected leasehold property owners.

The State of Hawaii and the County of Maui would be prudent to recognize the scrutiny which has been taken and the benefits which can be realized by making the HB 845, HD2 an approved reality. Mahalo.

Julie Harris

Director of Sales

'Ulalena at Maui Theatre

878 Front Street, Suite B-4

Lahaina, HI 96761

Phone: (808) 856-7907

Fax: (808) 661-5363

Email: jharris@maui theatre.com

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**Written Testimony Presented Before the
Commerce and Consumer Protection Committee
March 17, 2011, 10:00 am
Conference Rm 229**

by
Barbara Rogers
946-9394

HB 845, HD2: Relating to Ground Leases

Testimony in support of HB 845, HD2

Chair Rosalyn Baker, Vice Chair Brian Taniguchi, and Committee Members:

My name is Barbara Rogers and I am an owner occupant of a unit in a residential leasehold cooperative at 425 Ena Road, Honolulu. I have owned my unit for over 20 years.

It is heartbreaking to think that I will have to face the loss of my home with all of its upgrades and equity when the lease to the land expires. This is the same plight that about 18,000 owners of residential leasehold units throughout the State will need to deal with in the near future.

I very strongly urge you to support HB 845, HD2, which will deal fairly with the urgent land lease issue in Hawaii. Accordingly, land owners will be able to keep their lands if they so desire, and lessees will be able to acquire an extended or new lease for thirty years. This is a win-win solution.

Thank you very much for your consideration and for this opportunity to testify on an issue that impacts so many lives.

Sincerely with aloha,

Barbara Rogers

**Committee on Commerce and Consumer Protection
Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
Hawaii State Capitol
Honolulu, HI 96813**

**Hearing Thursday, March 17th, 2011 10am Room 229
Re: OPPOSITION to H. B. 845 H.D. 1 & 2 Relating to Ground Leases**

Dear Honorable Chair and Honorable Members of the Committee:

My name is Hank Zerbe, I am a small Landowner.

Recently I was reminded that when addressing a congress-person or legislator they should be referred to as Honorable.

Webster's dictionary defines the word honorable as "worthy of or winning honor and respect". With this in mind I find it difficult to understand how such a Bill as H.B. 845 relating to ground leases could be drafted and put to vote by honorable representatives and senators.

H.B. 845 breaks legal contracts and is unconstitutional. H.B. 845 is certainly a dishonorable act, causing loss of honor, respect and reputation for legislators.

I OPPOSE H.B. 845 and urge you to hold this unjust bill.

For those people who claim they will be left homeless, I suggest they contact the State of Hawaii as I understand there are 232 vacancies at the State of Hawaii homeless facility.

Aloha,

**Hank Zerbe
Mililani, HI**

Committee on Commerce and Consumer Protection Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
Hawaii State Capitol
Honolulu, HI 96813

Hearing Thursday, March 17th, 2011 10am Room 229

Re: OPPOSITION to H. B. 845 H.D. 1 & 2 Relating to Ground Leases

Honorable Chair and Members of the Committee:

My name is Theresa Phyllis Zerbe, and I am a small landowner family member and a member of the Small Landowners Association and the Small Landowners of O'ahu. I am testifying in OPPOSITION to this legislation.

Let's begin with a small example of what can happen to someone (let's call the person Landlord) who has loaned out private property to someone (let's call this person Tenant).

Landlord is about 60-plus years of age, and after a long time of working very hard and saving some dollars is able to purchase a house on a small piece of land in the neighborhood.

Landlord agrees to rent out the place to Tenant for a period of five years as long as Tenant pays the rent on time each month, and both agree that the rental period will terminate at the end of the five-year period.

One year prior to the termination of the five-year rental period, Tenant wants to extend the rental term for five more years, as Tenant wants to continue living there and claims to be on a low income and cannot afford to move and would be out in the streets probably as a homeless person living in a beach park. Tenant also claims to be on a fixed income (which is a misnomer, as even millionaires are on fixed incomes).

So Tenant goes to the Legislature and a bill is drafted to force Landlord to extend the rental as requested by Tenant, and if Landlord does not agree to this rental extension, Tenant has the right to buy the house and lot from the Landlord. This would be a downright SHAM!

How could anyone in their right mind concoct to draft such a piece of legislation and agree to approve its passage?

This is what HB 845 and HB 845 HD 1 and now HB 845 HD 2 requires Lessors who do not extend a ground lease. They must extend it or offer to sell the leased fee interest in the land to the Lessee who requests the extension. Further, this bill started out as an attack on Commercial and Industrial Lessor properties; then, when it passed the first time around it added Residential Leased properties. And, then, when it went to the House Judiciary Committee, it removed Commercial and Industrial properties from the bill and left only Residential Lessors to be attacked. "Pilau" SCHEMING MANIPULATION. We are appalled! Is this what we call doing things the American Way?

When does this craziness to STEAL our lands stop? We small landowner families gave up our homes on small parcels of land to provide affordable housing for those who came here so that they could have a place to stay, and in many cases they have used their leases as "stepping stones" to acquire other properties. We did not force them into their leasehold agreements. Now they want

to take it out on us by forcing us to break our contracts! Where would they have gone if we had not provided places for them to live for many, many years? What have they been doing all of these years to plan their future? How do we know whether they are low income people? Do we all know anything about their finances? Do we know whether they have other investments here in Hawai'i or on the Mainland U.S. or elsewhere?

In the early 1900's my beloved parents were young hardworking Hawai'i Citizens who labored to obtain our small parcel of land where we children grew up during hard difficult times, including the threats of WWII in Hawai'i. In the 1960's we small landowners were encouraged by our Hawai'i State Legislature to lease our land for development to provide affordable housing for the large influx of people coming to the Islands. As you can see, our family and many other families like us have been supporting this Community for hundreds of years.

And so here we are again, having to come before you to testify. We are flabbergasted! But certainly we are not surprised because for the past 30-plus years we have been testifying before you here at the State Legislature to defend our private property rights as small landowners in Hawai'i. And over and over and over again you have listened to us throughout the years and you have not permitted our rights to be taken away from us.

We have legitimate, legal contracts agreed upon by those who chose to lease our land, and we should not be forced to break these agreements for the benefit of those who willingly signed these contracts. We have always abided by the law included in our contracts, and we should not be compelled to divert from the stipulations agreed upon.

The issue before you today is just another outrageous attempt to penalize us and STEAL our lands.

Please do not allow this unjust, unreasonable piece of legislation to move forward. Please stop it today.

From the heart, we thank you for your time and interest in us.

Respectfully yours,

T. Phyllis Zerbe
Phone 949-9998

March 17, 2011

Testimony in SUPPORT OF HB 845, HOUSE DRAFT 2: Relating to
Ground Leases

Re: HB 845
Committee: CPN, JDL
Room: 229
Hearing Date: 3/17/2011 10:00 AM

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection committee

From: Joyce Mitamura Morse
2615 Date St. Honolulu, HI 96826

We need retain low to middle income housing in Hawaii!

If you are a kamaaina, you might remember that many of our leasehold laws can be traced back to Statehood. This was a time of opportunity and laws were created to favor landowners as incentive to invest in Hawaii, the 50th State and its people.

This time is past, its history.

My family, as well as many others, purchased our home on Laau St., 50 yrs ago in hopes that one day we would be able to buy the land once the State of Hawaii became "established". They tried to do their part by committing to a dream, buying property to help secure all of our futures in the 50th State.

After 4 generations my family stands to lose their Statehood dream. We as well as 18,000 other properties/units, stand to lose our homes or lifetime investments within the next few years. December 2012 is the month we will lose a family home. I am sure it never occurred to my grandparents and their 35 neighbors that their lease would end and their option to buy their land would never materialize. Because of this, their great grandson would never be able to know their home and history.

Last year, to our surprise, we found out in the newspaper, the land under our home was sold! We had no communication from the land owner. As it stands now, after December 2012, Laau Gardens will cease to be a neighborhood of individuals. Unless something is done, it will become yet another investment property.

We already have enough of our limited land resources owned by for profit businesses or estates of private schools in the State of Hawaii.

Please kokua. Save the Date Laau neighborhood.

My name is Hennessey J. Brown. I am ***OPPOSED*** to the following bill: HOUSE OF REPRESENTATIVES, 845 H.D. 2 RELATING TO GROUND LEASES.

I have invested most of my IRA account in a lease fee interest which I purchased from Bishop Estate. My IRA account paid a sum of \$210,000.00 to purchase a lease fee interest with the understanding that I was paying a higher price as the lease fee interest only had 15 years left before it was contracted to expire. This would allow me to become the owner of the property at the time I retired at 70 years old. My goal was and will always be to be self-sufficient when I retire and not dependent on others.

If this legislation passes, many individuals, like myself - *who have tried to prepare for their future responsibly* - will find that their IRA has been gutted of most of its value.

In the last few years, the landscape has changed. It is no longer a setting where large land-owners are holding small property owners hostage with expired leases. In fact, there are numerous trusts or small individual's who have invested their entire life savings to buy ground leases as the federal government now allows IRAs to purchase real estate. Or they are a small family trust which is dependent on the income from similar lease fee interests which they bought at fair market value based on the fact the lease would expire on a certain date.

Most importantly, in my situation, the lessees had been offered the opportunity to buy the fee several times and turned it down – it was only after they repeatedly turned it down that it was offered for sale to the general public!

I believe this legislation would utterly defeat my efforts to secure my retirement. Every year the family sacrificed to put money aside for my retirement so that my wife and I would not be a burden on others when we reached our twilight years. It would lay waste to 30 years of scrimping and saving each year to put away my IRA contribution.

I call upon you to ***NOT*** pass this legislation as it has long-range negative implications. Most critically it does not serve the best interest of either the citizens of Hawaii or the best interest of the Hawaii State or U.S. Federal government as they will become burdened with the expense of funding support agencies as individual plans for retirement have been destroyed.

March 17, 2011

Testimony in SUPPORT OF HB 845, HOUSE DRAFT 2: Relating to
Ground Leases

Re: HB 845
Committee: CPN, JDL
Room: 229
Hearing Date: 3/17/2011 10:00 AM

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection committee

From: Alfred Mitamura
1260 Ulupuni St.
Kailua, HI 96734

We need retain low to middle income housing in Hawaii!

If you are a kamaaina, you might remember that many of our leasehold laws can be traced back to Statehood. This was a time of opportunity and laws were created to favor landowners as incentive to invest in Hawaii, the 50th State and its people.

This time is past, its history.

My family, as well as many others, purchased our home on Laau St., 50 yrs ago in hopes that one day we would be able to buy the land once the State of Hawaii became "established". They tried to do their part by committing to a dream, buying property to help secure all of our futures in the 50th State.

After 4 generations my family stands to lose their Statehood dream. We as well as 18,000 other properties/units, stand to lose our homes or lifetime investments within the next few years. December 2012 is the month we will lose a family home. I am sure it never occurred to my grandparents and their 35 neighbors that their lease would end and their option to buy their land would never materialize. Because of this, their great grandson would never be able to know their home and history.

Last year, to our surprise, we found out in the newspaper, the land under our home was sold! We had no communication from the land owner. As it stands now, after December 2012, Laau Gardens will cease to be a neighborhood of individuals. Unless something is done, it will become yet another investment property.

We already have enough of our limited land resources owned by for profit businesses or estates of private schools in the State of Hawaii.

Please kokua. Save the Date Laau neighborhood.

I respectfully urge you to support HB845.

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium at 965 Prospect Street, Honolulu, HI 96822. Like all other 66 owners in this condominium, I own this unit and pay lease for the land.

However, Hawaii residents like me face the potential loss of our homes. When my Land Lease expires, I will lose all of my equity in my unit and I will probably be forced to leave Hawaii.

Fragile economic conditions coupled with the recent housing crisis make this situation even more dire, especially for those in low and middle income classes. Not passing this bill could aggravate the vulnerable State economy and mercilessly force a portion of the workforce out of Hawaii. Dislodging a workforce that has built their lives and families in Hawaii is not only detrimental to the economy, it is unfair and cruel.

This bill is fair to both sides, as it provides the lessor with the option to continue the lease and collect rent or to sell at fair market value. It is vital for the lessees, who can continue to support the state economy without being forced to relinquish the livelihoods they have built for years. Not passing this bill, keeps lessees at an unfair and uncertain situation, and raises serious public policy and social issues of concern to the entire community.

I would like to live out my life in the unit without having to face the possibility of losing all my equity and having to move out of Hawaii. The current situation is completely unfair to the lessee and needs to be corrected as soon as possible by passing this bill.

I again respectfully urge you to support HB845.

Lucia A. Seale
965 Prospect st. Ap. 610
Honolulu, HI 96822
email: lseale@hawaii.edu
Phone: 808.354.3890

I respectfully urge you to **support HB845**; Hearing date: Thursday, March 17, at 10:00 a.m.

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life, in the life of my family, and in the lives of thousands of other residents in this State.

I am an Owner-Occupant of a residential leasehold condominium at 965 Prospect Street, Honolulu, HI 96822. Like all other 66 owners in this condominium, I own this unit and pay lease for the land.

However, Hawaii residents like me face the potential loss of our homes. When my Land Lease expires, I will lose all of my equity in my unit and I will probably be forced to leave Hawaii.

Fragile economic conditions coupled with the recent housing crisis make this situation even more dire, especially for those in low and middle income classes. Not passing this bill could aggravate the vulnerable State economy and mercilessly force a portion of the workforce out of Hawaii. Dislodging a workforce that has built their lives and families in Hawaii is not only detrimental to the economy, it is unfair and cruel.

This bill is fair to both sides, as it provides the lessor with the option to continue the lease and collect rent or to sell at fair market value. It is vital for the lessees, who can continue to support the state economy without being forced to relinquish the livelihoods they have built for years. Not passing this bill, keeps lessees at an unfair and uncertain situation, and raises serious public policy and social issues of concern to the entire community.

I would like to live out my life in the unit without having to face the possibility of losing all my equity. The current situation is completely unfair to the lessee and needs to be corrected as soon as possible by passing this bill.

I again respectfully urge you to support HB845. Thank you for your kind attention,

Andre Seale
965 Prospect Street #610
Honolulu, HI 96822
e-mail: seale@hawaii.edu
Te.: 808-354-4061

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO GROUND LEASES

Date: 03/16/2011

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and Members, Senate Commerce and Consumer Protection Committee

FROM: Mr. Jason Aung
2563 Date Street #212, Honolulu, HI - 96826
Phone – 808 2770740

Hearing (Date/time/place): 3/17/2011 10:00 AM in Conference Room 229.

Thank you very much for this opportunity to testify on House Bill 845.

My name is Jason Aung, President of Lani Home Apartment Association, located at 2563 Date Street, HI - 96826. We strongly believe that it is wrong for lessor to sell the land to the third party buyer voluntarily without offering the First Right of Refusal to the current lessees.

According to Small Land Owner association, it is unconstitutional for government to interfere with private Land Lease Contract because it **violates** the rights of Private Land Owners. Please bear in mind that these contracts were drafted and signed more than 40 years ago and there is no practical sense. How can one take away the equity of the other, who paid the mortgage for past several years?

About 30% of the apartment in Lani Home are owner occupied and the owners bought the units more than 20 years ago, with the believe that one day they will be able to buy the fee interest, or at least extend the lease and live out their lives in their apartment. Most of these owners are retired or semi-retired and living on the fixed income such as social security. The Surrender Clause will take away their equity VERY SOON. It will not only **violate** rights to live in their apartment but it will also take away their freedom of being independent. Therefore, they will need housing subsidies from our State Government during this fiscally challenging time.

Most importantly, HB845 is not just asking Mandatory Lease to Fee Conversion. If the Land owner is not willing to sell the land, HB 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for apartment owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Therefore, I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Jason Aung
President of Lani Home Owner Association.



Jason Aung <jaung@yhata.com>

HB 845

Robert Moses <robert@mosesrealty.com>
Reply-To: Robert Moses <robert@mosesrealty.com>
To: Jason Aung <jaung@yhata.com>

Tue, Mar 15, 2011 at 6:53 PM

Jason, here's my statement on HB 845:

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO GROUND LEASES

3/15/11

Robert Moses, R
1750 Kalakaua Ave., #3002
Honolulu, HI 96826-3750
941-0191

robert@mosesrealty.com

To Whom It May Concern:

Thank you for the opportunity to testify on this bill. I am part owner of a residential leasehold cooperative housing unit on Date Street. Regardless of your position on mandatory lease to fee conversion, there's no justification for a landowner voluntarily selling to a third party before offering the fee to the lessees as happened with Date-Laau. Iolani School should have had the integrity to tell the lessor that he should offer the fee to the lessees first. We have competing interests in a leasehold relationship, but people's homes have to take precedence over investment interests, especially when the lessors would be compensated for their land, so they could properly reinvest in practically anything besides the land under homes. The minimum that should be done for the lessees is to have their leases extended. House Bill 845 would provide a way for landowners to get a fair market lease rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes. Residential land leases are a huge issue for Hawaii with thousands of units of residential leasehold units throughout the state. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as potentially hundreds and then thousands begin to lose their homes? Where is there other affordable housing to move to? Please support HB 845, House Draft 2.

Sincerely, Robert Moses

Due to spam I'm using a filter so if you don't get an expected reply within 3 days, please call. Also, as email is not totally reliable I use a delivery confirmation service that notifies me when the email is opened.

Robert Moses, R, CRS Moses Realty Sales & Property Management
Century Center, 1750 Kalakaua Ave., #3002, Honolulu, HI 96826-3750, USA
Phone 8 am - 9 pm everyday Hawaii Standard Time, UTC -10 hours
Let the phone ring till it's answered or goes to voicemail, about 10 rings: [\(808\) 941-0191](tel:8089410191)
Email is preferred, but if you need to fax, email or call for the number
Website: <http://mosesrealty.com>

March 17, 2011

Testimony in SUPPORT OF HB 845, HOUSE DRAFT 2: Relating to
Ground Leases

Re: HB 845
Committee: CPN, JDL
Room: 229
Hearing Date: 3/17/2011 10:00 AM

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection committee

From: Blake Mitamura
1260 Ulupuni St.
Kailua, HI 96734

We need retain low to middle income housing in Hawaii!

If you are a kamaaina, you might remember that many of our leasehold laws can be traced back to Statehood. This was a time of opportunity and laws were created to favor landowners as incentive to invest in Hawaii, the 50th State and its people.

This time is past, its history.

My family, as well as many others, purchased our home on Laau St., 50 yrs ago in hopes that one day we would be able to buy the land once the State of Hawaii became "established". They tried to do their part by committing to a dream, buying property to help secure all of our futures in the 50th State.

After 4 generations my family stands to lose their Statehood dream. We as well as 18,000 other properties/units, stand to lose our homes or lifetime investments within the next few years. December 2012 is the month we will lose a family home. I am sure it never occurred to my grandparents and their 35 neighbors that their lease would end and their option to buy their land would never materialize. Because of this, their great grandson would never be able to know their home and history.

Last year, to our surprise, we found out in the newspaper, the land under our home was sold! We had no communication from the land owner. As it stands now, after December 2012, Laau Gardens will cease to be a neighborhood of individuals. Unless something is done, it will become yet another investment property.

We already have enough of our limited land resources owned by for profit businesses or estates of private schools in the State of Hawaii.

Please kokua. Save the Date Laau neighborhood.

baker2 - Kelli

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 15, 2011 10:12 PM
To: CPN Testimony
Cc: jandeif@hotmail.com
Subject: Testimony for HB845 on 3/17/2011 10:00:00 AM

Testimony for CPN 3/17/2011 10:00:00 AM HB845

Conference room: 229
Testifier position: support
Testifier will be present: No
Submitted by: Janice Deif
Organization: Individual
Address:
Phone:
E-mail: jandeif@hotmail.com
Submitted on: 3/15/2011

Comments:

I am an owner resident of and senior citizen at The Kalia, Inc., 425 Ena Road, a 304 unit leasehold condominium, where I have my home, hopefully for the next 20 years or more. I wholeheartedly support HB 845 as being in my family's interest and the public interest.

Testimony for CPN 3/17/2011 10:00:00 AM HB845

Conference room: 229

Testifier position: support

Testifier will be present: No

Submitted by: Pauline M Su'a Breithaupt

Organization: Individual

Address:

Phone:

E-mail: lani_pyt@yahoo.com

Submitted on: 3/16/2011

Comments:

I strongly support this bill as owner, as I would want to continue to live @ LANI HOME a few more years comfortably as it fits my needs for work, school and close to my very sickly parents... I enjoy the community and the location. As I'm not sure where I'm going to be able to go to afford since I am a First time owner and very scared of what my future may hold for living arrangements. Mahalo!

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair

Senator Brian Taniguchi, Vice Chair

And Members

Commerce and Consumer Protection Committee

From: Scott Morse

Address: 2615 Date St., Apt 8, Honolulu, HI 96826

Contact: 808-842-2696

HEARING: HB 845. Committee: CPN. Room 229. 3/17/2011 10:00 AM

Thank you for the opportunity to testify in support of this bill which not only has the potential to impact the life of my family but will impact my whole Date Laau neighborhood community as well.

I am an owner of a residential leasehold apartment unit located at 2615 Date St., Honolulu HI 96826. Our apartment has been in our family for over 50 years. Four generations of our family have called this our home. There was always the dreams and hopes that one day we would be able to buy the lease. Those days are short-numbered now that the land under our apartment was sold to another investor without advising the owners and renters of what was happening. As of December 2012 the lease expires and many community residents, including our family, will lose control of their property. With impending doom of raised rents and potential evictions many of the residents will be forced out of their homes. This especially goes for the elderly that live on fixed incomes and those fighting for just staying afloat in these hard economic times. It will be a sad time as many do NOT want to become part of the homeless problems we face here in Hawaii today.

House Bill 845 will provide owners and renters in such leasehold properties a chance to remain in their homes. There is not enough affordable housing in Hawaii to accommodate our family as well as the many resident families that will be forced to move on.

We do not want to see our home and family dreams disappear.

I respectfully urge your support of HB 845, House Draft 2.

Mahalo.

I respectfully urge you to **support HB845**.

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium at 965 Prospect Street, Honolulu, HI 96822. I have owned and lived in my unit since 1986.

Hawaii residents like me face the potential loss of our homes. When my Land Lease expires, I will lose all of my equity in my unit and I will probably be forced to leave Hawaii.

I would like to live out my life in the unit and in the neighborhood where I have live now, where I have built a life for the past 25 years.

I again respectfully urge you to support HB845.

Charles Nettel
965 Prospect Street #303
Honolulu, HI 96840
e-mail: Charles.nettel@lpsvcs.com
808 275 2022

I respectfully urge you to **support HB845**.

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium at 965 Prospect Street, Honolulu, HI 96822. I have owned and lived in my unit since 1986.

Hawaii residents like me face the potential loss of our homes. When my Land Lease expires, I will lose all of my equity in my unit and I will probably be forced to leave Hawaii.

I would like to live out my life in the unit and in the neighborhood where I have live now, where I have built a life for the past 25 years.

I again respectfully urge you to support HB845.

George Willoughby
965 Prospect Street #508
Honolulu, HI 96840
e-mail: george.willoughby@gmail.com
808.599.6831 Phone

HB845

Thank you for the opportunity to testify on this very important bill that could make a essential difference in my life.

I respectfully urge you to **support HB845**

I am an Owner-Occupant of a residential leasehold condominium at 965 Prospect Street, Honolulu, Hawaii 96822. I have lived in and owned my unit since 2007, and in the last 4 years the value of my property has plummeted. In 2008, the lease rent was renegotiated and raised over 400%. This increase coupled with the financial and real state depression has reduced my property value to less than half what it was purchased at. In fact, every unit in the building that has sold in the past 3 years was through a short-sale. I do not want to have to proceed with a short-sale on my property interest.

Hawaii residents like me face the potential loss of our homes - either when my Land Lease expires or if the lease rent continues to rise with no corresponding land value increase (unit value decreases as the Land Lease shortens). I would like to remain in my unit and in Hawaii where I have been building my life for the past nine years.

I again respectfully urge you to **support HB845**

Sincerely,

Melissa Irene Sprecher
965 Prospect Street, #102
Honolulu, HI 96822
misprecher@hotmail.com
808-286-1333

We own a small condo @ the Kuhio Ebbtide that we purchased in 2002 with the idea of retiring in Hawaii. We understood about the leasehold agreement but have always hoped at some point when it got closer to the date, we had hoped to negotiate either an extension of the lease or have the option of purchasing the land.

Prior attempts have been made to have this bill past but were unsuccessful. We are hoping that this time, it will actually happen. It is unfair to have our condo taken away from us because of the way the laws read. There are many people who own and live in Hawaii full time at the complex and to have them lose their home because the owner wouldn't sell us the land or renegotiate a new lease seems unfair to everyone involved.

Thanks for hearing us out.

Kathy & Mike Aguilar
Mex2557@msn.com

March 15, 2011

Aloha Senators,

I have lived at the Kuhio Ebbtide at 2462 Kuhio Avenue in Waikiki for 18 years. We are a leasehold cooperative with a lease expiring in 2014. I own my unit; it is my home. This building, this neighborhood is part of my community. I have a strong sense of belonging here.

Four years ago I had a near-fatal brain hemorrhage. As a result, I gave up my higher-paying, higher-stress job as an autism consultant. I was able to take a couple of years off to regroup and choose a field to work in--pet care--that brings me great happiness but not a lot of income. I am fortunate that I can live on my salary because I own my unit. If forced to move in four years, my life may well be disrupted by rent that I may very well not be able to afford. Not to mention the stress of leaving my home of what will be 22 years.

I also would like to say, on behalf of my 84-year-old neighbor, that Doris has rented from one of our shareholders since 1992. She is long widowed and on a fixed income. She is able to live here because her kind landlord has not had to raise her rent.

I respectfully ask you to make it possible for our land lease to be extended in order to provide peace of mind and certainty that my home, and the homes of my neighbors, will stay intact.

Thank you,
Linda Leveen

Testimony for CPN 3/17/2011 10:00:00 AM HB845

Conference room: 229
Testifier position: support
Testifier will be present: No
Submitted by: James Deru
Organization: Individual
Address:
Phone:
E-mail: jderu91460@aol.com
Submitted on: 3/15/2011

Comments:

I am A severely disabled person. My small studio Apt is My Home and I am able to manage to keep it up and is affordable. For Me to even think of moving would probably put Me in the grave. I strongly support either lease extension or the fee being able to purchase. Mahalo James Deru Kuhio Ebbtide 3462 Kuhio Ave Apt 311

Testimony for CPN 3/17/2011 10:00:00 AM HB845

Conference room: 229

Testifier position: support

Testifier will be present: No

Submitted by: Carol Robello

Organization: Individual

Address:

Phone:

E-mail: januarylea1@yahoo.com

Submitted on: 3/15/2011

Comments:

I've lived at the Kuhio Ebbtide, a leasehold cooperative, for 32 years. I am 73 years old. I would like to continue living here, my home that I can afford. I do not have any place else to go. Thank you.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *Florida Cabacungan*
Address: *2605 Laau St. #203*
Contact: *941-1230*

Hearing (Date/time/place): *3/17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2605 Laau St. #203* (street address). I have owned and lived in my unit for *31* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

I'm a widow and live on a fixed income. My social security takes care of my rent.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: Soraya Abach · c/o AMIN yousefpoor
Address: 2565 Lam St, Unit 11, Honolulu, HI 96826
Contact: Soraya Abach 741-5054

Hearing (Date/time/place): MAR 17 1911

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at 2526 Lam St, (street address). I have owned and lived in my unit for 20 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *SHIZUKO HIRATA*
Address: *2605 LAAN ST #201*
Contact: *Stephen Hirata*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2605 LAAN ST #201* (street address). I have owned and lived in my unit for *50* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

S Hirata

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

To:

FROM: Chase Beard
 (NAME)
2605 Laau #302
 (ADDRESS)
936-676 3639
 (CONTACT - TELEPHONE NUMBER)

HEARING MAR 17 12/11
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN RENTER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT 2605 LAU ST
 (STREET ADDRESS)
 FOR THE PAST 7 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

To:

FROM: Shantelle K. Prachi
 (NAME) 2507 LAOY ST. #17
 (ADDRESS) (808) 633-5101
 (CONTACT - TELEPHONE NUMBER)

HEARING MAR 17/2011
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN RENTER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT 2507 - LAOY
 (STREET ADDRESS)
 FOR THE PAST 1 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

TO:

FROM: Jacqueline Robson
 (NAME)
 2605 Laau St. #101 Honolulu, HI
 (ADDRESS)
 808-342-6273
 (CONTACT - TELEPHONE NUMBER)

HEARING MAR 17/2011
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN OWNER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT 2605 Laau St. #101 ,
 (STREET ADDRESS)

FOR THE PAST 7 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

TO:

FROM: ~~_____~~ Clinton Nozaki
 (NAME)
2605 Laau Street, Apt. 102
 (ADDRESS) Honolulu, HI 96826
 (808) 258-5679
 (CONTACT - TELEPHONE NUMBER)

HEARING Mar 27/2011
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN Renter OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT _____
 (STREET ADDRESS)
 FOR THE PAST one YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

TO:

FROM: MICHAEL HIGASHI
 (NAME) 2605 LAAN ST # 202
 (ADDRESS) HAWAII HI
 (CONTACT - TELEPHONE NUMBER) Telephone 381-1488
 HEARING MAR 17/2011
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN OWNER/RENTER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT 2605 LAAN ST #202
 (STREET ADDRESS)
 FOR THE PAST 7 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *GARID FARIA*
Address: *2605 LAAN ST., APT 101*
Contact: *HONOLULU, HI 96826 / PH # (808) 479-4979*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *7 YEARS 2605-LAAN ST* (street address). I have owned and lived in my unit for *7* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Garid Faria

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

To:

FROM: Jerrae Reyes

(NAME) 2567 LAAN ST. #17

(ADDRESS) (808) 633-5102

(CONTACT - TELEPHONE NUMBER)

HEARING MAR 17/2011

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN RENTER (OWNER/RENTER) OF A RESIDENTIAL LEASEHOLD HOUSING UNIT

LOCATED AT 2567- LAAN ST (STREET ADDRESS)

FOR THE PAST 1 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: Craig Clark
Address: 2567 Laan St #25

Contact:

Hearing (Date/time/place): MAR 17/2011

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at Tolani Bay (street address). I have owned and lived in my unit for 9 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and Members, Senate Commerce and Consumer Protection Committee

FROM: Name: Edward Griffin
Address: 2567 Lanai St #25
Contact:

Hearing (Date/time/place): MAR 17/2011

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at Lanai Banyan (street address). I have lived here for 9 years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *Patricia P. Kuslowsky*
Address: *2615 Loan St ap 101*
Contact: *PAT*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2615 Loan St* (street address). I have owned and lived in my unit for *10* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

TO:

FROM: Wanda N. Malaga
 (NAME)
2615 Laau st, Apt # 104
 (ADDRESS)
(808) 990-7280
 (CONTACT - TELEPHONE NUMBER)

HEARING Mar 17/2011
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN Wanda OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT 2615 Laau st Apt #104
 (STREET ADDRESS)
 FOR THE PAST 4 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian
Taniguchi, Vice Chair; and Members, Commerce and
Consumer Protection Committee

FROM: Name: *JANET FOYTCH*

Address:

Contact:

Hearing (Date/time/place): *Mar 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2565 LAAS #1* (street address). I have owned and lived in my unit for *35* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To:

From *JIM FOYKIE*

Name

Address *2565 LAAN ST #15 HON, HI 96826*

Contact

HEARING (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *2565 LAAN ST #15* (street address). I have owned and lived in this unit for *35* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845,House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair; Senator Brian
Taniguchi, Vice Chair; and Members, Commerce and
Consumer Protection Committee

FROM: Name: Craig Clark
Address: 2567 Laan St #25

Contact:

Hearing (Date/time/place): MON 1/7/2011

Thank you for the opportunity to testify on this very important
bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium
(or cooperative housing unit), at Tolani Bay
(street address). I have owned and lived in my unit for
9 years.

House Bill 845 would provide a way for landowners to get a Fair
Market Rent for their land. It would provide a way for owners
and renters in leasehold properties to have peace of mind,
knowing that the lease can be extended and people can remain in
their homes.

Residential land leases are a huge issue for Hawaii with about
18,000 units of residential leasehold units throughout the
State. We face the loss of our units and our equity. There is
a public purpose to promote affordable housing and allowing
people to remain in their homes. What will Hawaii do as
hundreds and then thousands of us begin to lose our homes?
Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the
neighborhood where I now reside. I don't want to move to some
other area and rent a home since currently I own my unit, but
not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: *KATHERINE CARACCIOLO*
Address: *2575 LAAU ST Apt. 104*
Contact: *HONOLULU HI 96826*
808 946 3524
Hearing (Date/time/place): *MAR 17/2011*

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
2575 LAAU ST (street address). I have lived here for
6 years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.



**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *My Tuyen Mai*
Address: *2565 LAAU #33*
Contact: *Honolulu HI 96826*

Hearing (Date/time/place): *1-808-949-5101*

MAR 17 2011
Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

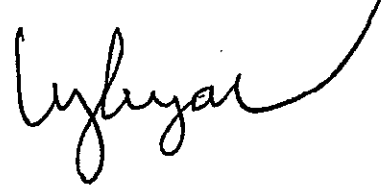
I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2565 LAAU #33* (street address). I have owned and lived in my unit for *18* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.



TESTIMONY IN SUPPORT OF HB 845, HOUSE DRAFT 2 : RELATING TO GROUND LEASES

TO:

FROM: Banechay Khounsoueth
 (NAME)
2575 Laan St #302
 (ADDRESS)
808 (777-8014)
 (CONTACT - TELEPHONE NUMBER)

HEARING MAR 17/2011
 (DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN Renter OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
 (OWNER/RENTER)
 LOCATED AT Laan St.
 (STREET ADDRESS)

FOR THE PAST 7 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM:

Name:

Address:

Contact:

Hearing (Date/time/place)

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at 2567 LAEAU ST (street address). I have owned and lived in my unit for 34 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and Members, Senate Commerce and Consumer Protection Committee

FROM: Name: John Pham

Address: 2567 Lae St #38, Honolulu, HI

Contact: 277-7555

Hearing (Date/time/place): MAR 17/2011

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at 2567 Lae St #38 (street address). I have lived here for 2 Months years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.



**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: Diane Kunimura

Address: 2577 Laau St #208
Honolulu HI 96826
Contact: 942 3904

Hearing (Date/time/place): MAR 17/2011

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
2577 Laau St #208 ^{Iolani Banyan} (street address). I have lived here for
30 years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: *Sulvia Ruddy*
Address: *2575 Laau St. #303*
Contact: *699-4662*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
#303 (street address). I have lived here for
4. years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

Sulvia Ruddy

TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and Members, Senate Commerce and Consumer Protection Committee

FROM: Name: *H. TABA*

Address: *2567- KAAO ST APT 16*

Contact:

Hearing (Date/time/place): *MAR 17/2011*

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at *2567- KAAO ST* (street address). I have lived here for *4* years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

Henry Taba

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *ELSI PERKINS*
Address: *2629 DATE ST. #5, HON, HI 96826*
Contact: *947-5625*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2629 Date St. #5, Hon, HI 96826* (street address). I have owned and lived in my unit for *OVER 35* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Ellie P. Perkins

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *Sandi Dale*
Address: *2629 Dale St. #1, Honolulu, HI 96826*
Contact: *808.947.3321*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2629 Dale St., #1* (street address). I have owned and lived in my unit for *16* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sandi Dale

**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: *ARCHIE MCCOY*
Address: *2629 DATE ST. #6, HON, HI 96826*
Contact: *561-1617*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
2629 Date St. #6, Hon, HI (street address). I have lived here for
14 years. *96826*

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

Archie McCoy

**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: **JEFF SHARKEY**
Address: **2629 Date St. #4, Hon, HI 96826**
Contact: **372-4866 / sharkey96821@gmail.com**

Hearing (Date/time/place): **MAR 17/2011**

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
2629 Date St #4, Hon, HI (street address). I have lived here for
3 years. 96826

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: *MARC MCARTHUR*

Address: *2629 DATE ST. #7 HNL., HI 96826*

Contact: cell: *381-1740* Home: *949-6970*

Hearing (Date/time/place):

MAR 17 / 2011

Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
2629 DATE ST. #7 (street address). I have lived here for
20 years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.

Marc McArthur

**TESTIMONY IN SUPPORT OF HB 845, House Draft 2: RELATING TO
GROUND LEASES**

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair,
and Members, Senate Commerce and Consumer Protection
Committee

FROM: Name: *KAY YASUDA*

Address: *2629 DATE ST. #11, HON, HI 96826*

Contact: *(808) 383-7000*

Hearing (Date/time/place): *MAR 17/2011*

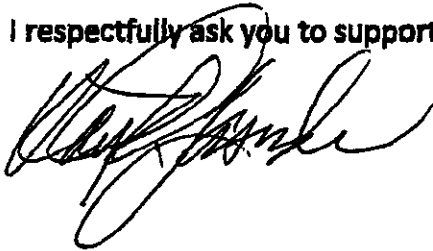
Thank you for allowing me to testify on this very important bill.

I am a RENTER of a residential leasehold condominium (or cooperative housing unit), at
2629 DATE ST. #11 HON 96826 (street address). I have lived here for
10 years.

Finding affordable housing is a big issue for me. I like where I live and want to remain here. I support this bill since this leasehold issue is a big issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. There is a public purpose to promote affordable housing. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

When our building's lease ends, the future will be very uncertain. I would like peace of mind. I would like to continue to live in the unit and in the neighborhood where I now reside. I don't know where I would move to.

I respectfully ask you to support HB 845, House Draft 2.



**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *Edum, Melody, Evan + Mason Asato*
Address: *2621 Date St #6 Hono, HI, 96826*
Contact: *Melody Asato 941-6299*

Hearing (Date/time/place): *MAR 17/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2621 Date St.* (street address). I have owned and lived in my unit for *12* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Melody M. Asato

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: *Shirley M. Andrade*
Address: *2621 Date St. #9 Hon. HI. 96826*
Contact: *955-3013*

Hearing (Date/time/place): *MAR 19/2011*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at *2621 Date St. #9* (street address). I have owned and lived in my unit for *43* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Shirley M. Andrade

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: Jessie Chapman
Address: 2577 LAHUA St. #107 (Iolani Banyan)
Contact:

Hearing (Date/time/place): MAR 17/2011

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at 2577 LAHUA St. #107 (street address). I have owned and lived in my unit for 24 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

**Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES**

TO: Senator Rosalyn Baker, Chair; Senator Brian Taniguchi, Vice Chair; and Members, Commerce and Consumer Protection Committee

FROM: Name: Gleun Thompson
Address: 2567 Lanu #36

Contact:

Hearing (Date/time/place): MAR 17/2011

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

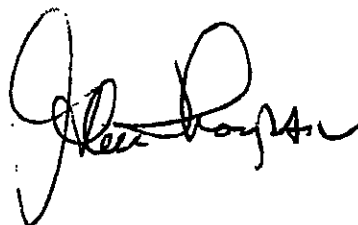
I am an Owner- Occupant of a residential leasehold condominium (or cooperative housing unit), at 2567-LANU ST (street address). I have owned and lived in my unit for 3 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.



TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO:

FROM: Debra Jamison

(NAME) 2563 Kaka St #304

(ADDRESS) 630-1976

(CONTACT - TELEPHONE NUMBER)

HEARING 3/17/2011 10:00 AM Room 229

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN _____ OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
(OWNER/RENTER)

LOCATED AT 2563 Kaka St #304
(STREET ADDRESS)

FOR THE PAST 4 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: Charles MTA
Address: 2763 Dale St. # 301
Contact: 947-5028

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for 12 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: ED CEVALLO
Address: 2563 DATE ST. #329
Contact: 741-7221

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST. #329 (street address). I have owned my unit for _____ years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: Lily H. TERAOKA
Address: 2563 DATE ST. #326
Contact: 955 7673

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for ~~336~~²⁵ years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: TACHIBANA, MICHIKO

Address: 2563 Dole St # 321

Contact: 808-947-9756

Hearing (Date/time/place): 3/17/2011 10:00 AM Room 229

Thank you for the opportunity to testify on this very important bill that can make a crucial
difference in my life.

I am an ~~Owner~~^{RENTER} of a residential leasehold condominium (or cooperative housing unit), at
_____ (street address). I have owned
my unit for 9 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent
for their land. It would provide a way for owners and renters in leasehold properties to
have peace of mind, knowing that the lease can be extended and people can remain in
their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of
residential leasehold units throughout the State. We face the loss of our units and our
equity. There is a public purpose to promote affordable housing and allowing people
to remain in their homes. What will Hawaii do as hundreds and then thousands of us
begin to lose our homes? Where is there other affordable housing that we can move
to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I
don't want to move to some other area and rent a home since currently I own my unit,
but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO:

FROM:

William Dickerson

(NAME)

2563' Date 87 #313

(ADDRESS)

808-692-6890

(CONTACT - TELEPHONE NUMBER)

HEARING 3.17'2011 10:00 AM Room-229

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN _____ OF A RESIDENTIAL LEASEHOLD HOUSING UNIT

(OWNER/RENTER)

LOCATED AT _____

Lani Homes # 313

(STREET ADDRESS)

FOR THE PAST 2.5 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: C. TEAVYQANI
Address: 2923-306 Hale CI
Contact: 9412563

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for 9 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Representative Rosalyn Baker Chair,
Representative Brian Taniguchi Vice Chair,
Committee CPN

Name: Valerina O George
Address: 2563 Dale St Apt 207
Telephone: 354-6652

Day and Date of Hearing: 3/17/2011 10:00 AM Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of #307 LANE HOMES, and
I have rented this unit for 1 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: TONY T. LAWSON

Address: 2563 DATE ST #309

Contact: 808-391-9292

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST #309 (street address). I have owned my unit for 20 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baken (Chair) and Senate
CPN Committee

FROM:

(NAME) MOHAMMED. E. MIAH

(ADDRESS) 2563 DATE ST # 330

(CONTACT - TELEPHONE NUMBER) 808-489-6289

HEARING 3/17/2011 10:00 AM ROOM-229

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN _____ OF A RESIDENTIAL LEASEHOLD HOUSING UNIT

(OWNER/RENTER)

LOCATED AT _____

(STREET ADDRESS)

FOR THE PAST 5 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: *Martha Fean*
Address: *2863 Dale Street, Apt 323, 96826*
Contact: *(808) 6751662*

Hearing (Date/time/place): *3/17/2011 10:00 AM Room-229*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an ~~owner~~ of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for *8* ~~years~~ *months* and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Representative Rosalyn Baker Chair,

Representative Brian Taniguchi Vice Chair,

Committee CPN

Name: Jesus Garcia

Address: 2563 Date St

Telephone: 551-5763

Day and Date of Hearing: 3/17/2011 10:00 AM Room - 229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of #303 Lani Home, and

I have rented this unit for 2 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: SWIN Chrestley
Address: 2503 Doka St. 302 Honolulu HI
Contact: 864-8261

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for 4 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO:

FROM: Tohuya Suda
(NAME) 2563 DATE ST. #314
(ADDRESS) 808-265-8454
(CONTACT - TELEPHONE NUMBER)
HEARING 3/17/2011 10:00 AM Room-229
(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN _____ OF A RESIDENTIAL LEASEHOLD HOUSING UNIT

(OWNER/RENTER)

LOCATED AT 2563 DATE ST. 314
(STREET ADDRESS)

FOR THE PAST 1 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO:

FROM: Kan Yang

(NAME)

2563 Date St. # 316
(ADDRESS)

255-3196
(CONTACT - TELEPHONE NUMBER)

(CONTACT - TELEPHONE NUMBER)

HEARING 3/17/2011 10:00 AM ROOM-229
(DATE/TIME/PLACE)

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN _____ OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
(OWNER) (RENTER)

LOCATED AT _____
(STREET ADDRESS)

FOR THE PAST 2 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: MARY ANN ~~PUA~~ PUAO1
Address: 2563 DATE ST 32A
Contact: 947 1965

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial
difference in my life.

I am an ^{RENTER} ~~Owner~~ of a residential leasehold condominium (or cooperative housing unit), at
_____ (street address). I have owned
my unit for 8 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent
for their land. It would provide a way for owners and renters in leasehold properties to
have peace of mind, knowing that the lease can be extended and people can remain in
their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of
residential leasehold units throughout the State. We face the loss of our units and our
equity. There is a public purpose to promote affordable housing and allowing people
to remain in their homes. What will Hawaii do as hundreds and then thousands of us
begin to lose our homes? Where is there other affordable housing that we can move
to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I
don't want to move to some other area and rent a home since currently I own my unit,
but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: Susan Ly

Address: 2563 Date Street

Contact: 955-1304

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an ~~Owner~~ ^{RENTER} of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for 12 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Representative Rosalyn Baker Chair,

Representative Brian Taniguchi Vice Chair,

Committee CPN

Name: Benita Romero

Address: 2563 Date St Apt 210

Telephone: (808)-852-9906

Day and Date of Hearing: 3/17/2011 10:00 AM Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of Uni Homes, and

I have rented this unit for 12 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker and Senate CPN Committee

FROM:

RICARDO NEMA

(NAME)

2563 DATE ST, 117

(ADDRESS)

808 744-9842

(CONTACT - TELEPHONE NUMBER)

HEARING 3/17/2011 10:00 AM ROOM-229

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN RENTER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
(OWNER/RENTER)

LOCATED AT 2563 DATE HOME #117
(STREET ADDRESS)

FOR THE PAST 6 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker and Senate C/PN Committee

FROM:

MERCY KILAFWASRU

(NAME)

2563 DAZE ST APT #124

(ADDRESS)

808 688-7589

(CONTACT - TELEPHONE NUMBER)

HEARING 3/17/2011 10:00 AM ROOM -229

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN RENTER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT
(OWNER/RENTER)

LOCATED AT 2563 DAZE ST #124

(STREET ADDRESS)

FOR THE PAST 1 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Representative Rosalyn Baker Chair,

Representative Brian Taniguchi Vice Chair,

Committee CPN

Name: Thaishalynn Maria

Address: 2543 Date St 204

Telephone: 808-941-3206

Day and Date of Hearing: 3/17/2011 10:00 AM Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of Lani Homes, and
I have rented this unit for 7th years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Representative Rosalyn Baker Chair,

Representative Brian Taniguchi Vice Chair,

Committee CPN

Name: TANUEWA 'USHATAHI'

Address: 2563 DATE ST #219.

Telephone: 808-372-6187

Day and Date of Hearing: 3/17/2011 10:00 AM ROOM-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of 2563 DATE ST #219. and

I have rented this unit for 1YRS years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Representative Rosalyn Baker Chair,
Representative Brian Taniguchi Vice Chair,
Committee CPN

Name: Jessica Daniel

Address: 2563 Date St 230 Hm Hi 96824

Telephone: (808) 853-0976

Day and Date of Hearing: ~~Sunday~~ 3/17/11 10:00 am Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of
2563 Date St/Moses Point #230 Hm Hi 96826, and
I have rented this unit for 1 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker and Senate CPN Committee

FROM: Jaydee Stilling

(NAME)

(ADDRESS)

2563 Date St. apt 231

(CONTACT - TELEPHONE NUMBER)

(808) 953-9626

HEARING 3-17-2011 10:00 AM Room-229

(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN _____ OF A RESIDENTIAL LEASEHOLD HOUSING UNIT

(OWNER/RENTER)

LOCATED AT _____

2563 Date St.

(STREET ADDRESS)

FOR THE PAST 2 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Representative Rosalyn Baker Chair,
Representative Brian Taniguchi Vice Chair,
Committee CPN

Name: JENNIFER MANIN

Address: 2563 DATE ST APT 331

Telephone: 852-7482

Day and Date of Hearing: 3/17/2011 10:00 AM Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of APT 331, and
I have rented this unit for 3 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Rosalyn Baker, Chair, Senator Brian Taniguchi, Vice Chair, and
Members, Senate Commerce and Consumer Protection Committee

FROM: Name: HYUNG Ki KANG

Address: 2563 DATE ST, APT 228

Contact: (808) 942-3169

Hearing (Date/time/place): ~~3/17/2011 10:00 am Room 229~~

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at _____ (street address). I have owned my unit for 20 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

TESTIMONY IN SUPPORT OF HB 845: RELATING TO GROUND LEASES

TO: Senator Baker and Senate CPN Committee

FROM:

MARTINA MATEO
(NAME)

25⁶³~~26~~ DATE ST #121
(ADDRESS)

(CONTACT - TELEPHONE NUMBER)

HEARING 3/17/2011 10:00 AM ROOM-229
(DATE/TIME/PLACE)

THANK YOU VERY MUCH FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF THIS BILL WHICH HAS THE POTENTIAL TO IMPACT THE LIFE OF MY FAMILY.

I AM AN (OWNER) RENTER OF A RESIDENTIAL LEASEHOLD HOUSING UNIT

LOCATED AT 2563 DATE ST #121
(STREET ADDRESS)

FOR THE PAST 6 YEARS.

HOUSE BILL 845 WILL PROVIDE OWNERS AND RENTERS IN LEASEHOLD PROPERTIES TO HAVE PEACE OF MIND KNOWING THAT THE LEASE CAN BE EXTENDED AND WE CAN REMAIN IN OUR HOMES, AND IT PROVIDES THE LANDOWNER WITH A FAIR RETURN ON THEIR LAND.

RESIDENTIAL LAND LEASES IS AN IMPORTANT ISSUE FOR THE STATE OF HAWAII BECAUSE THERE ARE ABOUT 18,000 RESIDENTIAL LEASEHOLD UNITS IN THE STATE. OWNERS AND RENTERS FACE THE POTENTIAL LOSS OF THEIR UNITS AND A PLACE TO LIVE. WE DO NOT WANT TO BECOME PART OF THE HOMELESS PROBLEM WHICH WILL BE INEVITABLE IF HUNDREDS AND EVENTUALLY THOUSANDS OF US LOSE OUR HOMES. THERE IS NOT ENOUGH AFFORDABLE HOUSING TO ACCOMMODATE OUR FAMILIES.

WE ARE HAPPY WHERE WE ARE AND WOULD LIKE TO CONTINUE TO LIVE WHERE WE ARE. AND WITH YOUR SUPPORT WE CAN REALIZE THIS HOPE AND DREAM.

I RESPECTIVELY URGE YOUR SUPPORT OF HB 845, HOUSE DRAFT 2.

Representative Rosalyn Baker Chair,

Representative Brian Taniguchi Vice Chair,

Committee CPN

Name: TOSHIKO SAMUEI

Address: 2563 DATE ST #319

Telephone:

Day and Date of Hearing: 3/17/2011 10:00 AM Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of LANI HOMES #319, and

I have rented this unit for 4 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Representative Rosalyn Baker Chair,

Representative Brian Taniguchi Vice Chair,

Committee CPN

Name: Jonathan Wenham

Address: 2563 DATE ST. #319

Telephone:

Day and Date of Hearing: 3/17/2011 10:00 AM Room-229

Support for House Bill 845, Relating to Ground Leases

I am a Renter of 2563 Date #319, and
I have rented this unit for 10 years.

I am testifying in support of HB 845 for the following reason(s)

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: MICHAEL BRITLAND

Address: 2563 DATE ST #223
HONOLULU, HAWAII 96826

Contact: 849-2446

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST #223 HONOLULU, HAWAII 96826 (street address). I have owned my unit for 26 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: BARBARA C. OZAN

Address: 2563 DATE ST. #216

Contact: Tel - Res - 946-2371

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST. #216 (street address). I have owned my unit for 18.5 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Barbara C. Ozan

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date: 3-10-11

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: Jan E. H. Abundo

Address:

Contact: (808) 430-3859

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

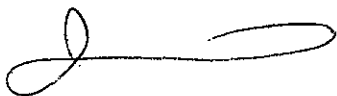
I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 Date St #321 (street address). I have owned my unit for .54 years and paid my Property Tax on time. *My family*
(original owner)

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.



Jan Emiko-Haraguchi Abundo

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator *Rosolyn Baker*, Chair, Senator *Taniguchi*, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: *WARREN H. NISHIMURA*

Address: *268A W. KAWAILANI ST.
HILO, HI. 96720*

Contact: *ph. HM (808) 959-7775 CELL #(808) 896-5108*

Hearing (Date/time/place): *3/17/2011 10:00 AM Room - 229*

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at *LANI HOME, INC. 2563 DATE ST. HONOLULU, HI. 96826* (street address). I have owned my unit for *11* years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Warren H. Nishimura

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator *Baker*, Chair, Senator *Taniguchi*, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: LAURA L. HORGAN
Address: 2563 DATE ST. #305 HNL 96826
Contact: 808 949-4797

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at
2563 Date St. (street address). I have owned
my unit for 26 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Laura L. Horgan

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: Roger Kaku
Address: 1178 Kaeleku St Hon 96825
Contact: Roger or Fay Kaku 395-5267

Hearing (Date/time/place): 3/17/2011 10:00 AM Room 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 Date St Lani Homes (street address). I have owned my unit for 29 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Roger Kaku

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: ERIC CHU

Address: 938 14th Ave

Contact:

Hearing (Date/time/place): 739-5018 (8am - 5pm)
3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at
2563 DATE ST APT#217 (street address). I have owned
my unit for 25 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Eric Chu March 11, 2011

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: WONG CHUNG LEONG

Address: 2563 DATE ST. #220 HON. HI. 96826

Contact:

Hearing (Date/time/place): 3/17/2001 10:00 AM Room - 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST. HON. HI. 96826 (street address). I have owned my unit for 18 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date: 3-11-2011

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: Hsiuhsia Tu

Address: 338 A-1 Manono St Kailua HI 96734

Contact: (808) 258-7767

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 Dale St Honolulu HI 96826 #231 (street address). I have owned my unit for 7 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Braker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: FRED ITO

Address: 778 WILIWILI ST. #304
HONOLULU HI 96826

Contact:

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST. (street address). I have owned my unit for 40 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: Elwood K. Mott Jr

Address: 2563 Date St #112, Honolulu, HI 96826

Contact: 808 258 9262 woody.mott@gmail.com

Hearing (Date/time/place): 3/17/2011 10:00 AM Room 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.


I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 Date St #112, Honolulu, HI 96826 (street address). I have owned my unit for 11 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.


Elwood K. Mott, Jr

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: HEATHER R. GRANT

Address: 2563 DATE ST #123 HON. HI. 96826

Contact: 949-4265

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at
LANI HOME/2563 DATE #123 (street address). I have owned
my unit for 43 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Heather R. Grant

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: V. HARRISON

Address: 46-057 ALI'ANOLA PL #1612

Contact: H-235-8586 / C-721-7307

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at LANI HOMES 124 DATE ST (street address). I have owned my unit for 20 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: Charlene W. Jay
Address: 98-684 Keikialii Street
Aiea, HI 96701
Contact:

Hearing (Date/time/place): 3/17/2011 10:00 AM Room-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 Date St. #332 Honolulu HI 96826 (street address). I have owned my unit for 15 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Thank you.

Charlene W. Jay

Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO
GROUND LEASES

Date:

TO: Senator Baker, Chair, Senator Taniguchi, Vice Chair, and
Members, Senate Committee CPN

FROM: Name: Barbara J. Carl

Address: 2563 DATE ST, Apt. 327

Contact: 955-2932

Hearing (Date/time/place): 3/17/2011 10:00 AM ROOM-229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 2563 DATE ST, Apt. 327 (street address). I have owned my unit for 40+ years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Barbara J. Carl Mar. 10, 2011

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:
Name KATHRYN SULLIVAN
Address 425 ENA RD 204A
Contact 808 - 942 - 2524

HEARING (Date/time/place):

Mon. 3/17/2011 10:00 AM Conf Rm 329

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KAKIA - 425 ENA RD 204A (street address). I have owned and lived in this unit for 11 years.

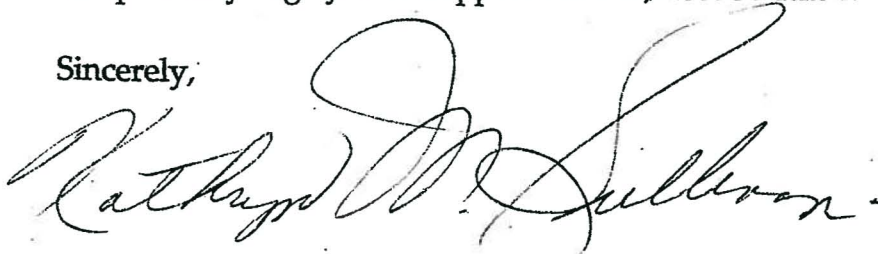
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name ANNE AGOR
Address 425 ENA RD, APT 206 A
Contact ANNE AGOR

HEARING (Date/time/place):

Thur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at Kalia Condo, 425 ENA RD #206 A (street address). I have owned and lived in this unit for 4 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name yoko sisk
Address 207 A 425 Ewa Rd. Honolulu HI 96815
Contact 808-230-6687

HEARING (Date/time/place):

Mar 31/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at Kalia 425 Ewa Rd 207 A (street address). I have owned and lived in this unit for 1 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *KIMO HAN*
Address *L 425 Ewa Rd 402A Honolulu 96815*
Contact

HEARING (Date/time/place):

Thurs 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *425 Ewa Rd 402A Kalia Arts Coop* (street address). I have owned and lived in this unit for *30* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, *Kimo Han*

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: KRASIMIR SEMERDJIEV and SUETLA SEMERDJIEVA
Name
Address 425 ENA RD, # 403A, Honolulu, HI. 96815
Contact 386-6453

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALIA - 425 ENA RD, #403A, Hon. HI. 96815 (street address). I have owned and lived in this unit for 8 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, *K. Semerdjiev*
Suetla Semerdjieva

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name GEORGE GRANAS
Address 425 ENA RD #404A
Contact 408-515-1776

HEARING (Date/time/place):

thurs 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD #404A, HONOLULU, HI 96815 (street address). I have owned and lived in this unit for 12 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

George Granas

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name L. S. Johnston
Address 425 ENA Rd # 406A Hono. HI 96815
Contact as above

HEARING (Date/time/place):

Thurs 3/17/11 10:00 AM
state Capitol 415 So. Beretania Rm 229 Conf

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA Rd. #406A (street address). I have owned and lived in this unit for 9 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

L. Johnston
3/16/11

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *Michael deYAZA*
Address *425 ENA Rd #408A Hon HI 96815*
Contact *221-2205*

HEARING (Date/time/place):

Phur 3/17/2001 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *425 ENA Rd. #408A* (street address). I have owned and lived in this unit for *408A* years. *24 YRS*

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Michael deYaza

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name SHANI VASCONCELLOS
Address 425 ENA RD Apt 501A
Contact 753-5547

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD Apt 501A (street address). I have owned and lived in this unit for 3 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Shani Vasconcellos

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name Larry D. DeGroot
Address 425 Ena Rd. # 504A
Contact Larry D. DeGroot 808 944-9712

HEARING (Date/time/place):

Mon 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena Rd. Apt 504A (street address). I have owned and lived in this unit for 13 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Larry D. DeGroot

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name H. LIN LI
Address 425 ENA RD, #507A, HONOLULU, HI 96815
Contact 432-5278

HEARING (Date/time/place):

Thur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD, #507A, HONOLULU, HI 96815 (street address). I have owned and lived in this unit for 18 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:
Name PATRICIA A. MROZEK
Address 425 ENA ROAD #508A HONOLULU, HI 96815
Contact

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at The Kalia 425 ENA RD #508A (street address). I have owned and lived in this unit for 5 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Patricia A. Mrozek

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name MICHAEL CHIZDA

Address 602 A 425 ENA RD. HONOLULU 96815

Contact 944 0885

HEARING (Date/time/place):

Mon 3/17/2011 10:00 A M Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 602 A (street address). I have owned and lived in this unit for 28 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, *m. chizda*

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name Masahide & Seiko Muramatsu
Address 425 Ena RD. #701-A Honolulu Hawaii 96815
Contact 383-2732

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena RD. #701-A Hon. HI 96815 (street address). I have owned and lived in this unit for 5 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,


Masahide Muramatsu

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: C. LEE

Name

Address

Contact

425 Ewa Rd #805A Honolulu 96815

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Cm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at Kalia Inc 425 Ewa Rd #805A (street address). I have owned and lived in this unit for 2 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From

Name *Lita B. Cooke*

Address *425 Ena Rd. Apt. # 806 A
Honolulu, Hawaii 96815*

Contact #: *947. 2272* CP: *808. 333. 7199*

HEARING (Date/time/place): *Alhur 3/17/2011 10:00 AM Conf Rm 229*

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *the Kalia 425 Ena Rd. Apt. # 806 A* (street address). I have owned and lived in this unit for *24* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, *Lita B. Cooke*

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: PAMELA CRESS

Name

Address

Contact

425 Ewa Rd Apt. 906A Honolulu HI
808.358.5702 96815-

HEARING (Date/time/place):

After 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 EWA Road, APT 906A (street address). I have owned and lived in this unit for 7 years.

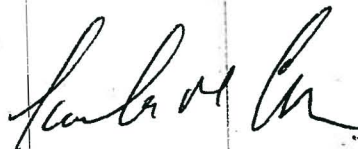
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.


I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: 
Name
Address 425 ENA ROAD #907A HONOLULU 96815
Contact

HEARING (Date/time/place):
WEDNESDAY 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD., APT. 907A (street address). I have owned and lived in this unit for 5 years.

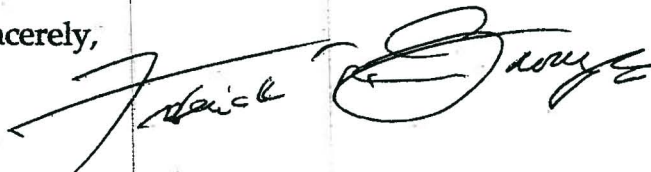
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: MARGARET STRAKA
Name
Address THE KALIA #1006A 425 ENA ROAD
Contact HONOLULU 96815

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at The Kalia, 1006A 425 ENA ROAD (street address). I have owned and lived in this unit for 8 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,


MARGARET STRAKA

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *Barbara Grimm*
Address *425 Eua Rd 1101 A, HNL, HI 96815*
Contact *808-949-7905*

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *425 Eua Rd #1101A* (street address). I have owned and lived in this unit for *26* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Barbara B. Grimm

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *Sarah Arneson*
Address *425 Ewa Rd, #1104A Honolulu, HI 96815*
Contact *808 779-4967*

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *The Kalia Unit #1104A, 425 Ewa Rd* (street address). I have owned and lived in this unit for *5* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Sarah Arneson

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name MAFALDA KOPTIUCH
Address 425 ENA RD UNIT 1105A, HNL, HI 96815
Contact 808-942-5913

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD. unit 1105A (street address). I have owned and lived in this unit for 22 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Mafalda Koptiuch

MAFALDA KOPTIUCH

808-942-5913

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name NANCY F. HANUS ETZRODT
Address 425 ENA Rd. 1106A HONOLULU, HI 96815
Contact 382-0388

HEARING (Date/time/place):

Thurs 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA Rd. APT. 1106A (street address). I have owned and lived in this unit for 4 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Nancy Etzrodt

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name GLORIA J. PEYUS
Address 425 ENA RD #1107A HONOLULU
Contact

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 425 ENA RD #1107A (street address). I have owned and lived in this unit for 6 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name THELMA CHECK
Address 425 ENA RD # 1108A
Contact

HEARING (Date/time/place):

April 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 425 ENA RD # 1108A (street address). I have owned and lived in this unit for 26 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Thelma Check

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name WILLIAM J. KOEPKE
Address 425 ENA RD #1201-A, HONOLULU, HI 96815
Contact (808) 282-6883

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD 1201-A HONOLULU, HI 96815 (street address). I have owned and lived in this unit for 8 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

William J. Koepke

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name MARY J. HOMOLA-KOEPKE
Address 425 ENA RD, #1201-A, HONOLULU, HI 96815
Contact (808) 282-6575

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD, #1201-A, HONOLULU, HI 96815 (street address). I have owned and lived in this unit for 8 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Mary J. Homola-Koepke

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name GREGG WHITE
Address 425 ENA RD # 1204A HONOLULU 96815
Contact

HEARING (Date/time/place):
After 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD. HONOLULU HI 96815 (street address). I have owned and lived in this unit for 7 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,


Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: ~~JACK H. LIRIO~~
Name JACK H. LIRIO
Address 425 ENA RD, PH 6-A, HONOLULU, HI 96815
Contact 808-941-0101

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA, 425 ENA ROAD, PH 6-A (street address). I have owned and lived in this unit for 11 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, Jack H Lirio

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name CHARLES AND ANNE DODD

Address 425 ENA RD 801-C & 1206A

Contact

HEARING (Date/time/place):

11/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 2 CONDOS #801C & 1206A (street address). I have owned and lived in this unit for 25 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, 

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name HELEN CHILSON
Address 425 ENA RD., 101 B
Contact 1-877-243-2823 (HANDICAP PHONE
808-947-8991 W/CAPTIONS)

HEARING (Date/time/place):

Mon 3/17/2011 12:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALIA, 101 B 425 ENA ROAD (street address). I have owned and lived in this unit for 21 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Helen Chilson

70

Senator Clayton Hee, Chair,

Senator Maile SL Shimobukuroi, Vice Chair,

Judiciary and Labor Committee

Name: ELIZABETH EVANS

Address: 425 Ema Rd #104B

Telephone: 947-3717

Day and Date of Hearing: *After 3/17/2011 10:00 AM Conf Room 229*

Support for House Bill 845, Relating to Ground Leases

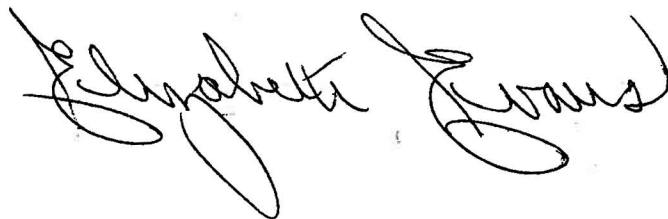
I am a Renter at 425 Ema Rd #104B and I have rented this unit for 10 years.

I am testifying in support of HB 845 for the following reason(s):

First, if this bill fails to pass it will mean my family and I will be forced to seek affordable housing which, at present, is not readily available.

Secondly, we work in this area and it is convenient and inexpensive for us to go to work from this location. There is not, at present, sufficient affordable housing in this area to accommodate families like ours which will be displaced when the lease on this property expires.

I humbly ask that you consider the fate of renters like myself when you vote on this bill. Please support this bill so we can continue to have affordable housing.



Testimony in SUPPORT of HB 845, House Draft 2: RELATING TO GROUND LEASES

Date:

TO: Senator R. BAKER, Chair, Senator TAXPUGH, Vice Chair, and Members, Senate Committee COMMERCE AND CONSUMER PROTECTION

FROM: Name: Catherine Davis

Address: 425 Ena Rd 105B

Contact: 236-8244

Hearing (Date/time/place): Mon, 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify on this very important bill that can make a crucial difference in my life.

I am an Owner of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD 105B (street address). I have owned my unit for 23 years and paid my Property Tax on time.

House Bill 845 would provide a way for landowners to get a Fair Market Lease Rent for their land. It would provide a way for owners and renters in leasehold properties to have peace of mind, knowing that the lease can be extended and people can remain in their homes.

Residential land leases are a huge issue for Hawaii with about 18,000 units of residential leasehold units throughout the State. We face the loss of our units and our equity. There is a public purpose to promote affordable housing and allowing people to remain in their homes. What will Hawaii do as hundreds and then thousands of us begin to lose our homes? Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the neighborhood where I now reside. I don't want to move to some other area and rent a home since currently I own my unit, but not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Catherine E. Davis

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *Clare A. Scardina*
Address *425 Ina Road 204 B*
Contact *949-1117*

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *Sh. Italia apt. 204 B* (street address). I have owned and lived in this unit for *4 1/2* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, *Clare A. Scardina*

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name HEINZ GROSSMANN
Address 425 ENA RD. B-302
Contact (808) 888-5224

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena Rd. B-302 (street address). I have owned and lived in this unit for 1 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

H. GROSSMANN

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: ALFRED L. LONG
Name
Address
Contact 375-8066

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD #306-B (street address). I have owned and lived in this unit for 11 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Alfred L. Long

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: David V. Wesley
Name
Address 425 ENA Rd # 407B
Honolulu, HI 96815
Contact 808-947-2023

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA Rd # 407B Hon HI 96815 (street address). I have owned and lived in this unit for 4 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

David V. Wesley
David V. Wesley

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: Thomas ZUFRASS
Name
Address 425 E na Rd. - B407
Contact Hono lulu HI 96815
808-947-2023

HEARING (Date/time/place):

Alhur 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 E na Rd. B407 (street address). I have owned and lived in this unit for 5 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name HAROLD L. PRADOS JR
Address 425 ENA ROAD APT #501 B
Contact (808) 772-1261

HEARING (Date/time/place):

Thur 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALIA APTS, 425 ENA ROAD #501 B (street address). I have owned and lived in this unit for 26 years.

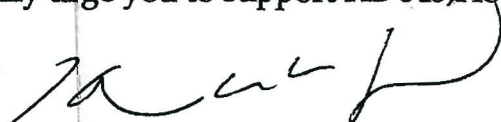
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name MICHAEL P. HATZANTONIS & SHEENA GUIDO
Address 425 ENA RD 502B (KALIA) HONOLULU, HI 96815
Contact 808-692-2986

HEARING (Date/time/place):

Chair 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD #502B (KALIA) (street address). I have owned and lived in this unit for 3 years. (4925 May 15)

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Michael P. Hatzantonis

MICHAEL P. HATZANTONIS

Sheena D Guido
SHEENA D GUIDO

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name FLOYD W. WILCOX
Address 608 B, 425 ENA RD., HONOLULU, HI 96815
Contact (808) 949-5787

HEARING (Date/time/place):

Plur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD, Apt. 608 B, HONOLULU, HI (street address). I have owned and lived in this unit for 5 years.

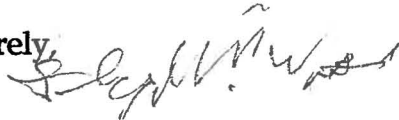
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name BARBARA WISE

Address 425 ENA RD

Contact 935-1449

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Room 329

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD # 704B (street address). I have owned and lived in this unit for 7 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Barbara Wise

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:
Name Helma H. Seilkop
Address 425 Ewa Rd. #705-B
Contact 955-6438

HEARING (Date/time/place):
Thur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at Kalia, 425 Ewa Rd. #705-B Honolulu, HI 96815 (street address). I have owned and lived in this unit for 10 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Helma H. Seilkop

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: Name DEMA SEVCOV
Address 425 Ena Rd # 706B
Contact: (808) 888-0494 (Captioning PHONE)

HEARING (Date/time/place):

Thurs 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA ROAD # 706B (street address). I have owned and lived in this unit for 4 years.

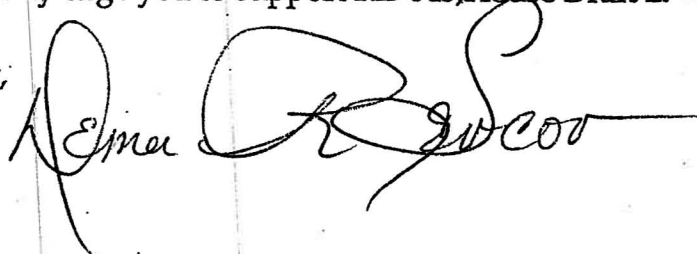
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: *ESTER LARSEN*
Name
Address: *425 ENA ROAD #707B* *Honolulu 96815*
Contact

HEARING (Date/time/place):

Plur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *425 ENA RD, #707B* (street address). I have owned and lived in this unit for *21* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2. *I've also called*

Sincerely,

Ester Larsen

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *Donde Luis Sandler*
Address *425 EHA RD #10+801B*
Contact *808-742-7558*

HEARING (Date/time/place):

Thur 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *801B 425 EHA ROAD* (street address). I have owned and lived in this unit for *11* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Jose Luis Sandler

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name NORMAN HENTELEFF
Address 425 ENA ROAD, HONOLULU HI 96815
Contact 808 271-9077

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA ROAD, HONOLULU HI 96815 APT. #1001B (street address). I have owned and lived in this unit for 3 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Norman Henteleff

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *Thelma Saires*
Address *425 Ewa Rd. # 1104 B Honolulu 96815*
Contact *OP. 398-4577*

HEARING (Date/time/place):

After 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *Apt. 1104 B 425 EWA ROAD* (street address). I have owned and lived in this unit for *3* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Thelma de Saires

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name ALICE L. JOHNSON
Address 425 ENA RD #1106B HONOLULU HI 96815
Contact 949 1467

HEARING (Date/time/place):

Thu 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD #1106B (street address). I have owned and lived in this unit for 36 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Alice L. Johnson

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name M. SELINSKE
Address 425 EWA ROAD 96815
Contact 955-0205

HEARING (Date/time/place):

Thur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 EWA ROAD PH-1-B (street address). I have owned and lived in this unit for 22 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

M. Selinske

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name *THERESE FILION*
Address *#PH-1-B-425 ENA ROAD HI 96815*
Contact *955-0205*

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *#PH-1-B-425 ENA ROAD HONOLULU HI 96815* (street address). I have owned and lived in this unit for *22* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Therese Filion

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: INGEBORG DAVIS
Name
Address 425 ENA RD. PH3B
Contact 808-941-3402

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD. PH3B THE KALIA (street address). I have owned and lived in this unit for 23 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Ingeborg Davis

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name IAN LANE
Address 425 ENA Rd. PH7B
Contact (808) 739-2189

HEARING (Date/time/place):

Thu 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA Rd. PH7B (street address). I have owned and lived in this unit for 6 years.

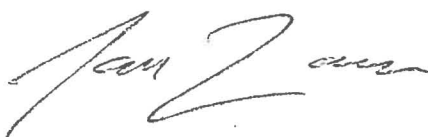
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name FRED SAMUELS
Address 425 ENA RD APT 5D-B
Contact

HEARING (Date/time/place):

Mon 3/17/2011 10:00AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 425 ENA RD APT 5D-B (street address). I have owned and lived in this unit for 21 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Fred Samuels

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:
Name *Mary Kirckhoff*
Address *425 E. Na. Rd 102C*
Contact *941-4046*

HEARING (Date/time/place):
Thurs 3/17/2011 10:00 AM Conf. Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 425 E. NA RD 102C (street address). I have owned and lived in this unit for 10 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely, *Mary Nell Kirckhoff*

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From
Name *Christina Widjaja*
Address *425 Ena Road Apt 207C Honolulu HI 96815*
Contact *Helen Carroll*
HEARING (Date/time/place): *Phur 3/17/2011 10:00 AM Conf Rm 229*

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *425 Ena Road Apt 207C Honolulu HI 96815* (street address). I have owned and lived in this unit for *9* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Christina Widjaja

Christina Widjaja

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name JAMES NEWBERRY
Address 425 EHA RD #208-C
Contact 808-952-6666

HEARING (Date/time/place):

THURS 3-17-11 10:AM CONF ROOM 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 EHA RD #208C, HONOLULU, HI 96805 (street address). I have owned and lived in this unit for 2 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

James Newberry

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name MARC L. HAMMAN
Address 425 ENA RD. #30AC HONOLULU, HI. 96815 (THE KALIA)
Contact CELL: 917.327.5385

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 425 ENA RD. #30AC (street address). I have owned and lived in this unit for 5 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Marc L. Hamman
Runk A. [Signature]

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name

Mary Kapuni'ai

Address

425 Ena Rd. ^{307C} Hon HI 96815

Contact

955 6416

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *Kalia 425 Ena Rd 307C* (street address). I have owned and lived in this unit for *25* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Mary Kapuni'ai

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name Christian Bustamante
Address 425 ENA RD. #308C HONOLULU, HI 96815
Contact (808) 384 - 6983

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD. #308C Honolulu, HI 96815 (street address). I have owned and lived in this unit for 8 years.

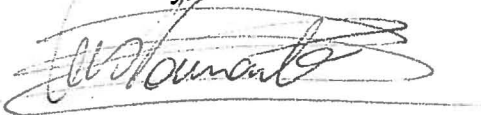
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name EDWARD CABALLERO

Address 425 ENA ROAD, 402C HONOLULU HI 96815

Contact 808 292 8451

HEARING (Date/time/place):

Thurs 2/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at THE KALIA 425 ENA ROAD HONOLULU HI 102C (street address). I have owned and lived in this unit for 1 1/2 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT of HB 845, House Draft 2:
RELATING TO GROUND LEASES

TO: Senator Rosalyn Baker, Chair; Senator Brian
Taniguchi, Vice Chair; and Members, Commerce and
Consumer Protection Committee

FROM: Name: DONALD & JUDY HUTCHENS
Address: 425 ENA RD #502C
Contact: 949-9009

Hearing (Date/time/place): Mon 3/17/2011 10:00 AM Cm 229

Thank you for the opportunity to testify on this very important
bill that can make a crucial difference in my life.

I am an Owner- Occupant of a residential leasehold condominium
(or cooperative housing unit), at 425 ENA RD 502C
(street address). I have owned and lived in my unit for
1 1/2 years.

House Bill 845 would provide a way for landowners to get a Fair
Market Rent for their land. It would provide a way for owners
and renters in leasehold properties to have peace of mind,
knowing that the lease can be extended and people can remain in
their homes.

Residential land leases are a huge issue for Hawaii with about
18,000 units of residential leasehold units throughout the
State. We face the loss of our units and our equity. There is
a public purpose to promote affordable housing and allowing
people to remain in their homes. What will Hawaii do as
hundreds and then thousands of us begin to lose our homes?
Where is there other affordable housing that we can move to?

I would like to live out my life in the unit and in the
neighborhood where I now reside. I don't want to move to some
other area and rent a home since currently I own my unit, but
not the fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Donald Hutchens

Judy Hutchens

Judy Hutchens 425 ENARD 502C Kalia
We are senior citizens, The Kalia is
convenient to bus transportation for our
many doctor visits. This is our home
and it's a great place to live.

Please Pass HB 845 so our home
is safe.

Donald Hutchens 502C Kalia
Very senior and very much need a
home, hopefully for a long time to come
Convenient for bus transportation and we
love it here.

Please pass HB 845

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:
Name
Address
Contact

DAVID BERGER
425 ENA RD APT 505 C
HONOLULU HI 96815

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD APT 505 C (street address). I have owned and lived in this unit for 10 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

David R Berger

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: Emily Kramer-Berger
Name
Address 425 Ena Rd apt 505C
Contact Honolulu HI 96815

HEARING (Date/time/place):

Mon 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena Rd 505C (street address). I have owned and lived in this unit for 10 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Emily R. Kramer Berger

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: HARRISON WHITE + SHANE MCCORMACK
Name
Address 425 FENA RD 508C
Contact 206-2060

HEARING (Date/time/place):
April 3/17/2011 10:00 AM Comp Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 FENA RD 508C (street address). I have owned and lived in this unit for 5 years.

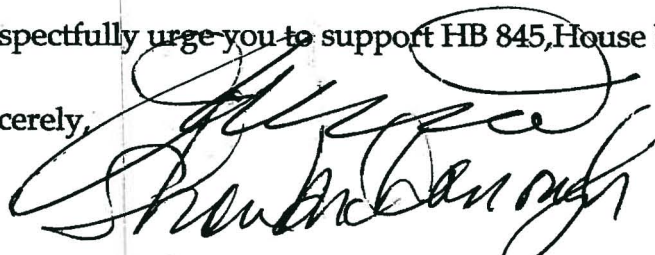
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,


Harrison White

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: ELLE COOK
Name 425 ENA RD #601C
Address
Contact 808.888.6847

HEARING (Date/time/place):

Thur 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALIA 601C 425 ENA ROAD (street address). I have owned and lived in this unit for 3 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Elle Cook

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: MARGARET GLENN

Name

Address 425 KNA RD Apt 607-C, HONOLULU, HI

Contact

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 607-C 425 KNA RD. HON, HI 96815 (street address). I have owned and lived in this unit for 20 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Margaret Glenn

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name MARC MORTIMER
Address 425 ENA ROAD 702C
Contact 946-9258

HEARING (Date/time/place):

THURS 3/17/2011 10:00AM COXF Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at Kalia 425 ENA ROAD 702C (street address). I have owned and lived in this unit for 5 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Marc Mortimer

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: CHARLES DODD
Name: 425 ENA RD #801C THE KALIA
Address:
Contact: Hon.

HEARING (Date/time/place):

Mon 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner/Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA ROAD 801C (street address). I have owned and lived in this unit for 27 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name CASSIE LOUISE SHIGETAH I
Address 425 ENA RD # 806C HONOLULU HI 96815
Contact 943-4312

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 806 C Shu Kaku 425 ENA ROAD (street address). I have owned and lived in this unit for 18 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Cassie L Shigetah I

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name Robert L. Thomas
Address 425 Ena Rd Apt 905C Honolulu HI 96815
Contact 941-8962

HEARING (Date/time/place):

Thurs 3/17/2011 10:00AM Con Plan 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena Rd Apt 905C (street address). I have owned and lived in this unit for 9 1/2 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Robert L Thomas

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name LeRoy J Updike
Address 425 Ewa Rd Apt 905 C Honolulu HI 96815
Contact 941-8962

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ewa Rd Apt 905 C (street address). I have owned and lived in this unit for 9 1/2 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

LeRoy J. Updike

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From

Name Terry Spearman
Address 425 E Na Rd. C-906
Contact (808) 951-0938

HEARING (Date/time/place): Mon 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 E Na Rd. C-906 (street address). I have owned and lived in this unit for 18 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name CECIL ALBRIGHT
Address 425 ENA ROAD, APT. 1001C HONOLULU, HI
Contact 946-3000 96815

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 1001-C 425 ENA ROAD (street address). I have owned and lived in this unit for 51 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Cecil Albright

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name SCOTT FRIEND
Address 425 ENA RD, #1002C, HONOLULU, HI 96815
Contact (808) 294-4948

HEARING (Date/time/place):

Thur 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALIA, #1002C 425 ENA RD, HONOLULU, HI (street address). I have owned and lived in this unit for 2/3 years. 96815

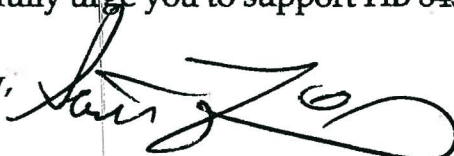
House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name KERRY AUSTIN
Address 425 ENARD, #1002C, HONOLULU, HI 96815
Contact (808) 358-9408

HEARING (Date/time/place):

Thurs 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at #1002C, KALIA, 425 ENARD, HONOLULU, HI (street address). I have owned and lived in this unit for 2/3 years. 96815

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: Beatrice Ferrante
Name
Address 425 Ewa Rd 1101c
Contact 942 9072

HEARING (Date/time/place):

Thur 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at #1101c Beatrice Ferrante 425 Ewa Rd (street address). I have owned and lived in this unit for 7 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Beatrice Ferrante

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: Robin A Beyta
Name 425 Ena Rd #1104C
Address
Contact 942 9072

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 1104C Robin A Beyta 425 Ena Rd (street address). I have owned and lived in this unit for 8 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: *Christina Kapotehauensis + Kaifung Beng*
Name
Address *425 Ewa Road Apt 1107C Honolulu, HI 96815*
Contact *808.221.9814*

HEARING (Date/time/place):

Thurs 3/17/2011 10:00AM Conf. Rm 2029

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *425 Ewa Road Apt 1107C Honolulu, HI 96815* (street address). I have owned and lived in this unit for *1* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:
Name STEVE ROIS
Address 425 ENA RD 1108C
Contact 808-225-7831

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Room 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALIA- 425 ENA RD 1108C (street address). I have owned and lived in this unit for 1 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

I would like to live out my life in the unit and in the neighborhood where I now reside.. I do not want to move to another area and rent since I currently own my unit but not the lease fee interest.

I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: ANTHONY D. LEODADIO
Name
Address 425 ENA ROAD #1201C HONOLULU 96815
Contact

HEARING (Date/time/place):

THURS 3/17/2011 10:00AM CONF RM 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena Rd, Apt 1201C (street address). I have owned and lived in this unit for 15 years.

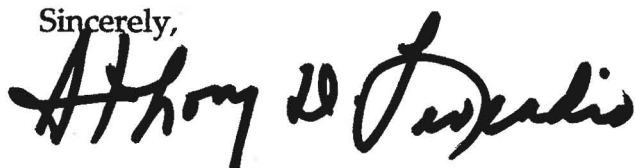
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I respectfully urge you to support HB 845, House Draft 2.

Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: *Emily Arneson*
Name

Address *425 Ena Rd #1204C, Honolulu HI 96815*

Contact
(808) 947-1661

HEARING (Date/time/place):

After 3/17/2011 10:00 AM Craplan 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at *Kalia 425 Ena Rd #1204C* (street address). I have owned and lived in this unit for *6* years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

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I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

Emily Arneson

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name WEA SUN C 1207

Address

Contact

HEARING (Date/time/place):

Mon 3/17/2011 10:00 AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA RD KAPA # 1207C (street address). I have owned and lived in this unit for 1 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

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Sincerely,

WEA SUN

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From:

Name Gisela Graves
Address 425 Ena Rd, PH-5C
Contact 944-3469

HEARING (Date/time/place):

Mon 3/17/2011 10:00AM Conf Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 Ena Rd, PH-5C (street address). I have owned and lived in this unit for 24 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

Residential land leases is an important issue for the State of Hawaii because there are about 18,000 residential leasehold units in the State. We face the loss of both our units and our equity at a crucial time when there is a shortage of affordable housing. How can the State accommodate the possible influx of hundreds and then thousands of potential homeless if affordable housing is not available. Our units are important so we will have an affordable place to stay we can call our home.

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I respectfully urge you to support HB 845, House Draft 2.

Sincerely,

G. Graves

Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: THE KALIA
Name: DON BERRY
Address: 425 ENA ROAD # PH6-C
Contact: 808 779-9571

HEARING (Date/time/place):

THURS 3/17/2011 10:00AM CONF R229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at 425 ENA ROAD # PH6-C (street address). I have owned and lived in this unit for 18 years.

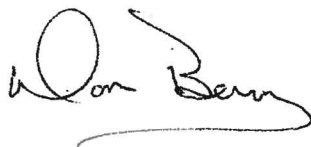
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Sincerely,



Testimony in SUPPORT OF HB 845, House Draft 2: Relating to Ground Leases

To: Senator Rosalyn Baker, Chair
Senator Brian Taniguchi, Vice Chair
And Members
Commerce and Consumer Protection Committee

From: ERIC GRUZINSKY
Name
Address 425 ENA Rd P118C 96815
Contact (808) 497-6984

HEARING (Date/time/place):

Thurs 3/17/2011 10:AM Conf. Rm 229

Thank you for the opportunity to testify in support of this very important bill that can make a crucial difference in my life.

I am an Owner-Occupant of a residential leasehold condominium (or cooperative housing unit), at KALI'A P118C 425 ENA Rd 96815 (street address). I have owned and lived in this unit for 25 years.

House Bill 845 would provide a way for landowners to get a Fair Market Rent for their land; and, it would provide a way for owners and renters in leasehold properties to have peace of mind because they will know that the lease can be extended and they can remain in their homes.

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