

LATE TESTIMONY

TO: Rep. Angus McKelvey, Chair; Rep. Issac Choy, Vice Chair
Members of the House Committee on Economic Revitalization and Business

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

SUBJECT: SUPPORT FOR HB 845, RELATING TO GROUND LEASES

HEARING: (Date, Time, Conference Room #)

Chair McKelvey, Vice Chair Choy, and Members of the Housing Committee on Economic Revitalization and Business:

Thank you for the opportunity to testify in support of HB 845, which provides a process to extend long-term ground leases. 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.

Suggested Amendments to HB 845: We urge you to include “residential ground leases” in this bill. We also urge you to add a Section 5. “If any provision of this Act is held invalid, the remainder of the Act shall not be affected thereby.”

The 262 residential leasehold units on the Date-Laau block face the same uncertainty as the commercial and industrial lessees addressed in this bill. Our situation is even more dire as our land leases end next year (December 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. There are over 18,000 residential leasehold units across the State of Hawaii. As leases expire, owners can raise rents 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.

TO: Rep. Angus McKelvey, Chair; Rep. Issac Choy, Vice Chair
Members of the House Committee on Economic Revitalization and Business

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, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice Chair Choy, and Members of the Housing Committee on Economic Revitalization and Business:

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.

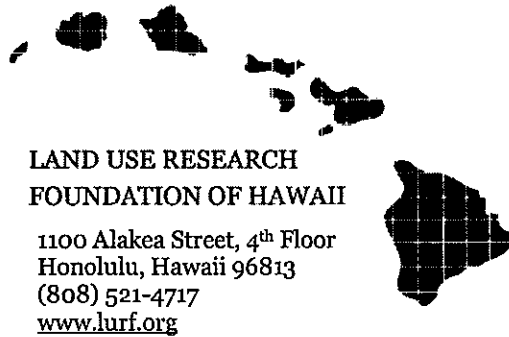
The property is home to 262 mainly low-income families. When the ground lease expires in two years, many of the lower-income families will lose their homes because they will not be able to afford the increased rents that the landlord will impose. This is especially true for our elderly owners, many of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

To make HB 845 fully relevant to our circumstances as residential properties, we urge make two amendments:

1. To add "**or residential ground leases**" to line 10, page 1, and
2. To add a severability clause as Section 5 on lines 10-11, page 3:
10 SECTION 5. If any provision of this Act is held invalid, the
11 remainder of the Act shall not be affected thereby.

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

Your support is requested.



LATE TESTIMONY

February 10, 2011

Representative Angus McKelvey, Chair and Representative Isaac Choy, Vice Chair
Committee on Economic Revitalization and Business

Testimony of Land Use Research Foundation of Hawaii

OPPOSITION TO HB 845. Relating to Ground Leases - Lease Alteration by Mandatory Lease Extension or Sale of Fee (Requires lessors who do not extend a ground lease to offer to sell the leased fee interest in the land to the lessee who requests the extension)

Thursday, February 10, 2011 at 8:00 a.m. in CR 312

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**, because, among other things, it violates the Contracts Clause of the U.S. Constitution by mandating material changes in existing long-term commercial or industrial ground leases only for the benefit of lessees; with such changes causing substantial and severe impairment of a leasehold contracts by depriving lessors of important rights and opportunities under existing leases, thwarting performance of essential and substantial lease terms, destroying the contractual expectations and relationships of the parties to existing leases, and altering substantial financial terms of existing leases. HB 845 is also unconstitutional because it is not justified by any significant and legitimate public purpose and it is not reasonably designed to promote such a public purpose. In addition, HB 845 is yet another unconstitutional attempt to change the terms of existing leases, and similar in intent and purpose to Act 189 (2009) which was found to be unconstitutional by U.S. District Court Judge Mollway in 2010. For these reasons, we therefore respectfully request that **HB 845 be held** in Committee.

HB 845. This bill mandates material changes in existing long-term commercial or industrial ground leases. In summary, HB 845 requires that, within the final ten years of a long-term commercial or industrial ground lease, lessors must either: (1) extend the term of the existing lease or issue a new lease for a term of at least thirty years with substantially similar terms at a

rental rate that is mutually agreeable or determined by appraisal pursuant to new requirements provided in HB 845, or (2) offer to sell the fee simple interest in interest in the land to the lessee for the amount fixed by an appraiser. Bill 845 proposes specific and detailed changes, which are meant to apply retroactively to any ground lease in effect on the Act's effective date, and the changes specifically read as follows:

"§666- Extension of long-term ground leases; sale of leased fee interest in land. (a) Within the final ten years of a long-term commercial or industrial ground lease, the lessee may request from the lessor an extension of the lease. If the lessor does not extend the term of the existing lease or issue a new ground lease:

(1) For a term of at least thirty years with substantially similar lease terms; and

(2) At a rental rate that is mutually agreeable to the lessee and lessor or a rental rate that is determined by appraisal pursuant to subsection (b); the lessor shall be required to offer to sell the fee simple interest in the land to the lessee for the amount fixed by an appraiser's determination of the leased-fee interest in the land, in compliance with the uniform standards of professional appraisal practice.

(b) If a lessor and lessee are unable to agree on a rental rate, the rate shall be determined by appraisal. The lessor and the lessee shall each select an appraiser, who then shall jointly choose a third appraiser. All appraisers shall hold a MAI designation from the Appraisal Institute. The new rental rate shall be determined upon the agreement of any two of the three appraisers. Each appraiser shall be impartial and adhere to the uniform standards of professional appraisal practice.

In the event that either the lessor or lessee fails to select an appraiser, the selection shall be made by a judge sitting in the circuit in which the land is located. The lessor and lessee shall be responsible for the cost of their respective appraisers, and the cost of the third appraiser shall be shared equally by the lessor and lessee.

The lessor and lessee may agree to have a single appraiser. The agreement shall be in writing and signed by both the lessor and lessee, with the cost of the appraiser to be shared equally by the lessor and lessee.

(c) In the event of any conflict regarding procedures or valuation processes, the uniform standards of professional practice shall control."

LURF's POSITION:

- **HB 845 an unconstitutional violation of the Contracts Clause.** HB 845 is unconstitutional because it violates the Contracts Clause of the U.S. Constitution, U.S. Const., art I § 10, cl. 1, and would result in a substantial and severe impairment of a leasehold contract, for the following reasons:
 - **Deprives private lessors of important rights and opportunities under existing leases.** This bill would strip the lessor of its rights under the following contract terms contained within most leases: the right to extend or terminate a lease; 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 decide the timing of negotiations to extend or terminate leases; the right to extend the lease based on terms specified in lease provisions, or if there are no such provisions, the right to extend leases based on freely negotiated terms; 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 other rights in the lease which may relate to the extension or termination of a lease at the end of the lease term.

- **Thwarts performance of essential and substantial lease terms.** The changes proposed by Bill 845 would strip the lessors of rights regarding central provisions of any lease – the right to terminate or extend a lease; the establishment of the term of a lease extension; the amount of the rent for a lease extension; and the methodology of determining the rent for lease extensions.
 - **Destroys the contractual expectations and relationships of the parties to existing leases.** The purpose and intent of HB 845 is clearly to “change the parties’ bargain,” by “requiring lessors who do not extend a ground lease to offer to sell the leased fee interest in the land to the lessee.” Bill 845 clearly seeks to impose new requirements into the contractual relationship which may not even exist in the current leases, and therefore, were never “bargained for” by the lessor and lessee in the existing lease.
 - **Alters substantial financial terms of the existing leases.** The establishing of rent is always an important term in a lease; rent sets the financial obligations of the parties. Adjustments in financial terms are substantial impairments. *HRPT v. Lingle*, 715 F.Supp.2d 1115, 1137 (USDC, D. Hawaii 2010); see *Univ. of Haw. Prof’s Assembly v. Cayetano*, 183 F.3rd 1096, 1100 (9th Cir. 1999).
- **HB 845 fails to state a significant and legitimate public purpose.** While the purported purpose of HB 845 is “to encourage the extension of ground leases by requiring lessors who do not extend a ground lease to offer to sell the leased fee interest in the land to the lessee,” this is not a significant and legitimate public purpose. There are no facts stated that would justify this statement as a significant and legitimate public purpose. Moreover, HB 845 fails to provide any facts or circumstances showing that HB 845 would actually encourage any lessor to extend a ground lease.
 - **Bill 845 is not reasonably designed to promote any public purpose justifying its adoption.** The bill fails to indicate any facts or circumstances showing that HB 845 is reasonably designed to promote any public purpose which would justify its adoption.
 - **HB 845 is yet another unconstitutional attempt to change the terms of existing leases, and similar in intent and purpose to Act 189 (2009) which was found to be unconstitutional by U.S. District Court Judge Mollway in 2010.** In 2009, the Hawaii State Legislature passed Act 189, targeted to apply to only one lessor; mandated material changes in existing long-term commercial or industrial ground leases only for the benefit of lessees; and such changes resulted in substantial

and severe impairment of leasehold contracts which were similar to Bill 845. On May 31, 2010, U.S. District Judge Susan Oki Mollway found Act 189 (2009) to be in violation of the Contracts Clause and the Equal Protection Clause of the U.S. Constitution. HRPT v. Lingle, 715 F.Supp.2d 1115 (USDC, D. Hawaii 2010)

CONCLUSION. HB 845 violates the Contracts Clause of the U.S. Constitution because it mandates material changes in existing long-term commercial or industrial ground leases only for the benefit of lessees; with such changes causing substantial and severe impairment of a leasehold contracts by depriving lessors of important rights and opportunities under existing leases, thwarting performance of essential and substantial lease terms, destroying the contractual expectations and relationships of the parties to existing leases, and altering substantial financial terms of existing leases. HB 845 is also unconstitutional because it is not justified by any significant and legitimate public purpose and it is not reasonably designed to promote such a public purpose. Finally, HB 845 is yet another unconstitutional attempt to change the terms of existing leases , and similar in intent and purpose to Act 189 (2009) which was found to be unconstitutional by U.S. District Court Judge Mollway in 2010. For these reasons, we therefore respectfully request that **HB 845 be held** in Committee.

Thank you for the opportunity to express our **strong opposition** to HB 845.

NAME: *Barbara Carl*
ADDRESS: *2563 Date St, Apt. 327 Honolulu, HI*
CONTACT: *955-2932* *96826*

February 8, 2011

To the Honorable
Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 Date St. [street address]. I have owned and lived in my unit for 40+ years.

I respectfully ask that you amend this bill at page 1 line 10 to include "**Residential ground leases**".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for 40+ years, 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.

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

Regards:

Barbara Carl
2/9/11

Kealii Makekau
2563 Date st #312
Honolulu Hi, 96826
PH: 947-4343/Kealii8@hotmail.com

February 8, 2011

Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: HB 845 Relating to Ground Leases
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 Date st. I have owned and lived in my unit for "40" years.

I respectfully ask that you amend this bill at page 1 line 10 to include "Residential ground leases".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012) will charge. Since this has been my home for "40" years, 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.

Given the fact that I am single with no kids and limited resources its most certain that I would be homeless within a few months. All this at age 42 plus my building alone has people well within the 50's, 60's, 70's, and 80's who share the same faith.

Please consider this when rendering a decision for it will effect hundreds of people and there family's in my area alone.

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

Regards, Kealii Makekau

NAME: Edward K Mott Jr
 ADDRESS: 2563 Dole St #112, Honolulu, HI 96826
 CONTACT: 808 258 9962

February 8, 2011

To the Honorable
 Rep. Angus McKelvey, Chair
 Rep. Isaac Choy, Vice-Chair
 House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 Dole St #112, [street address]. I have owned and lived in my unit for 11 years.

I respectfully ask that you amend this bill at page 1 line 10 to include "Residential ground leases".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for 11 years, 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 am 70 years old, living on Social Security. Should I lose this property, I anticipate much difficulty finding affordable housing.

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

Regards:

E. -
 Edward K. Mott, Jr.

NAME: Savannah Jean
ADDRESS: 2563 DATE ST. #216
CONTACT: 944-2371

February 8, 2011

To the Honorable
Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

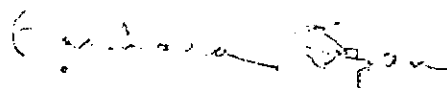
I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 DATE ST. #216, [street address]. I have owned and lived in my unit for 18 1/2 years.

I respectfully ask that you amend this bill at page 1 line 10 to include **“Residential ground leases”**.

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for 18 years, 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.

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

Regards:



NAME: SONIA MARTINEZ
ADDRESS: 2563 DATE ST # 315, HON, HI
CONTACT: (802) 778-9067

February 8, 2011

To the Honorable
Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 DATE ST # 315, [street address]. I have owned and lived in my unit for 11 years.

I respectfully ask that you amend this bill at page 1 line 10 to include "**Residential ground leases**".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for 11 years, 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.

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

Regards:

Sonia Martinez

NAME: LAURA L. HORIGAN
 ADDRESS: 2563 DATE ST 305 HNL 96826
 CONTACT: 949-4797

February 8, 2011

To the Honorable
 Rep. Angus McKelvey, Chair
 Rep. Isaac Choy, Vice-Chair
 House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 Date St #305, [street address]. I have owned and lived in my unit for 45 years.

I respectfully ask that you amend this bill at page 1 line 10 to include **"Residential ground leases"**.

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for 45 years, 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.

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

Regards: *Laura L. Horigan*
 LAURA L. HORIGAN

NAME: MICHAEL BRITLAND
ADDRESS: 2563 DATE ST. #223
CONTACT:

February 8, 2011

To the Honorable
Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 DATE ST. #223, [street address]. I have owned and lived in my unit for 23 years.

I respectfully ask that you amend this bill at page 1 line 10 to include "**Residential ground leases**".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for ___ years, 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.

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

Regards:



NAME: *MS. TEASAN*
ADDRESS: *2563 DATE ST #306*
CONTACT:

February 8, 2011

To the Honorable
Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563- Date St, [street address]. I have owned and lived in my unit for 40 years.

I respectfully ask that you amend this bill at page 1 line 10 to include "**Residential ground leases**".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for 40 years, 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.

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

Beverly Tengan
Regards:

NAME: SALVADOR SAVELLA
ADDRESS: 2563 DATE ST. # 115
CONTACT:

February 8, 2011

To the Honorable
Rep. Angus McKelvey, Chair
Rep. Isaac Choy, Vice-Chair
House Committee on Economic Revitalization & Business

Re: **HB 845 Relating to Ground Leases**
Hearing: Thursday, Feb. 10, 2011 at 8 a.m., Conf. Room 312

Chair McKelvey, Vice-Chair Choy and Members of the Committee:

I am an owner-occupant of a residential leasehold condominium (or co-operative housing unit) at 2563 DATE ST. # 115, [street address]. I have owned and lived in my unit for 6 years.

I respectfully ask that you amend this bill at page 1 line 10 to include "**Residential ground leases**".

My lease ends on December 04, 2012 and I will lose all of my equity in my unit and I may not be able to afford the rent that the lessor (who will become my landlord as of 12/05/2012 will charge). Since this has been my home for ___ years, 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.

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

Regards:

Salvador Savella
Ap # 115

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 10, 2011 12:23 AM
To: ERBtestimony
Cc: mjshea@hawaii.edu
Subject: LATE TESTIMONY - Testimony for HB845 on 2/10/2011 8:00:00 AM

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: Jordan Shea
Organization: Individual
Address: 2410 Cleghorn St. Apt 1901 96815
Phone:
E-mail: mjshea@hawaii.edu
Submitted on: 2/10/2011

Comments:

Before leasehold land is sold to outside benefactors it should be sold to the lessees who have been paying rent and or reside at this location. If they cannot buy they should have first right of refusal.

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 10, 2011 12:05 AM
To: ERBtestimony
Cc: kelasean123@yahoo.com
Subject: Testimony for HB845 on 2/10/2011 8:00:00 AM
Attachments: Doc for Jim forsyth.jpg; Doc for Jim forsyth1.jpg

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: Jim Forsyth
Organization: Individual
Address: 2565 Laau St Honolulu Hi
Phone: 808-722-2772
E-mail: kelasean123@yahoo.com
Submitted on: 2/10/2011

Comments:

I support Iolani Banyan and Date Laau Association. If I Loose my Apt. I will be out a lot of money I have paid so far and be on the street Homeless.

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 09, 2011 9:05 PM
To: ERBtestimony
Cc: jwmccully54@gmail.com
Subject: LATE TESTIMONY - Testimony for HB845 on 2/10/2011 8:00:00 AM

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: James McCully
Organization: Individual
Address:
Phone:
E-mail: jwmccully54@gmail.com
Submitted on: 2/9/2011

Comments:
Aloha ,

Please support HB 845

Mahalo,

Jim McCully

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 09, 2011 8:25 PM
To: ERBtestimony
Cc: toosheainc@msn.com
Subject: Testimony for HB845 on 2/10/2011 8:00:00 AM

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: Bernice B Shea
Organization: Individual
Address: P.O. Box 15305 Honolulu, Hawaii
Phone: 808 271-4563
E-mail: toosheainc@msn.com
Submitted on: 2/9/2011

Comments:

Aloha...I'm so glad to see this bill being introduced for the legislature to rule on. I'm an owner at Laau Gardens, part of the group of co-ops bought by Iolani School. I would hope the law would be amended to include owners such as us to have the right of first refusal and not have the land sold from under us without any notice that the land is even for sale. No hand-out..just give us right of first refusal..Thank you for your time.

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 10, 2011 8:31 AM
To: ERBtestimony
Cc: sabachi@fgenergy.com
Subject: LATE Testimony for HB845 on 2/10/2011 8:00:00 AM

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: soraya Abachi
Organization: Individual
Address: 2565 laau st honolulu,hi
Phone: 9474546
E-mail: sabachi@fgenergy.com
Submitted on: 2/10/2011

Comments:

i live in this unit. it is affordable place in this bad economy.i hope hawaii state legislature help all the families who might suffer from this matter

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 10, 2011 8:32 AM
To: ERBtestimony
Cc: sabachi@fgenergy.com
Subject: LATE Testimony for HB845 on 2/10/2011 8:00:00 AM

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: soraya Abachi
Organization: Individual
Address: 2565 laau st honolulu,hi
Phone: 9474546
E-mail: sabachi@fgenergy.com
Submitted on: 2/10/2011

Comments:

i live in this unit. it is affordable place in this bad economy.i hope hawaii state legislature help all the families who might suffer from this matter

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 10, 2011 8:34 AM
To: ERBtestimony
Cc: sabachi@fgenergy.com
Subject: LATE Testimony for HB845 on 2/10/2011 8:00:00 AM

Testimony for ERB 2/10/2011 8:00:00 AM HB845

Conference room: 312
Testifier position: support
Testifier will be present: No
Submitted by: soraya Abachi
Organization: Individual
Address: 2565 laau st honolulu,hi
Phone: 9474546
E-mail: sabachi@fgenergy.com
Submitted on: 2/10/2011

Comments:

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