

NEIL ABERCROMBIE  
GOVERNOR



KAREN SEDDON  
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**STATE OF HAWAII**

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

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

**HOUSE COMMITTEE ON FINANCE**

April 20, 2012 at 3:00 p.m.  
Room 308, State Capitol

In consideration of  
**SCR 23 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 2949 ALA  
ILIMA STREET, NO. 303, HONOLULU, HAWAII.**

The HHFDC supports SCR 23, the Senate counterpart to HCR 29, which was previously heard by the Committee. HHFDC is seeking legislative approval to sell the leased fee interest in this apartment unit its leasehold owner. The property at 2949 Ala Ilima Street, No. 303, is an apartment unit built in 1974 as part of the Puana Malu condominium. Only 4 lessees remain in the 24-unit building.

The fair market value of the leased fee interest in this property as of July 1, 2011 was \$56,200. A title search conducted by Title Guaranty of Hawaii on July 27, 2011, showed that this parcel was not classified as Government land previous to August 15, 1895.

HHFDC conducted a public meeting on the proposed sale on August 9, 2011, at Aliamanu Middle School, Honolulu, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 4 and 7, 2011. There was no objection to the proposed sale raised at that time.

HHFDC has also worked with the Office of Hawaiian Affairs during the interim to keep them informed of these findings and intent to sell the leased fee interest in these parcels. A copy of the draft resolution was provided to OHA on October 3, 2011.

We respectfully request your favorable consideration of SCR 23. Thank you for the opportunity to testify.



**SCR 18, SCR 19, SCR 20, SCR 21, SCR 22, SCR 23, SCR 24, and SCR 25**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST IN CERTAIN LANDS**  
House Committee on Finance

April 20, 2012

3:00 p.m.

Room 308

The Office of Hawaiian Affairs (OHA) offers the following comments on SCR 18, SCR 19, SCR 20, SCR 21, SCR 22, SCR 23, SCR 24, and SCR 25, which approve the sale of the leased fee interest in certain lands. These resolutions were all offered for consideration by the Legislature in accordance with Act 176, Session Laws of Hawai'i 2009. Among other things, Act 176 requires a two-thirds majority vote of both houses of the Legislature before any specific lands controlled by the State can be sold (including, but not limited to, ceded lands).

SCR 18, SCR 19, SCR 20, SCR 21, and SCR 22 involve the sale of ceded lands. In the 1993 "Apology Resolution," the United States Congress, referring to Native Hawaiians' loss of control of their lands, stated:

[t]The Republic of Hawaii . . . ceded 1,800,000 acres of crown, government and public lands of the Kingdom of Hawaii, without the consent of or compensation to the Native Hawaiian people of Hawaii or their sovereign government.

Sales of ceded lands raise significant concerns for OHA and its beneficiaries because the Native Hawaiian people's claim to ceded lands has yet to be resolved. OHA urges the Committee to consider these unresolved claims carefully as it deliberates regarding each specific sale.

SCR 23, SCR 24, and SCR 25 do not involve the sale of ceded lands. Accordingly, the comments offered above are not meant to apply to these three measures.

Mahalo for the opportunity to testify on these important measures.