

NEIL ABERCROMBIE
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

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

SENATE COMMITTEE ON WATER, LAND AND HOUSING

February 28, 2012 at 1:25 p.m.
Room 225, State Capitol

In consideration of
**SCR 24 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-031
KUAHELANI AVENUE NO. 242, MILILANI, HAWAII; and
SCR 25 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-017
KUAHELANI AVENUE NO. 321, MILILANI, HAWAII.**

The HHFDC supports SCR 24 and SCR 25. HHFDC is seeking legislative approval to sell the leased fee interest in these apartment units to their respective leasehold owners.

These two properties are apartment units built in 1974 as part of the Nahoia Apartments affordable for-sale development. Only 23 lessees out of the entire 231-unit development remain.

The fair market value of the leased fee interest in these properties as of July 1, 2011 was as follows:

1. 95-031 Kuaahelani Avenue No. 242: \$39,800; and
2. 94-017 Kuaahelani Avenue No. 321: \$34,300.

A title search conducted by Title Guaranty of Hawaii on July 27, 2011, showed that the parcel upon which Nahoia Apartments is located was not classified as Government land previous to August 15, 1895.

HHFDC conducted a public meeting on the proposed sales on August 10, 2011, at Mililani High School, Mililani, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 4 and 7, 2011. There were no objections to the proposed sales 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.

The attached documents provide more information on these properties to the Committee:

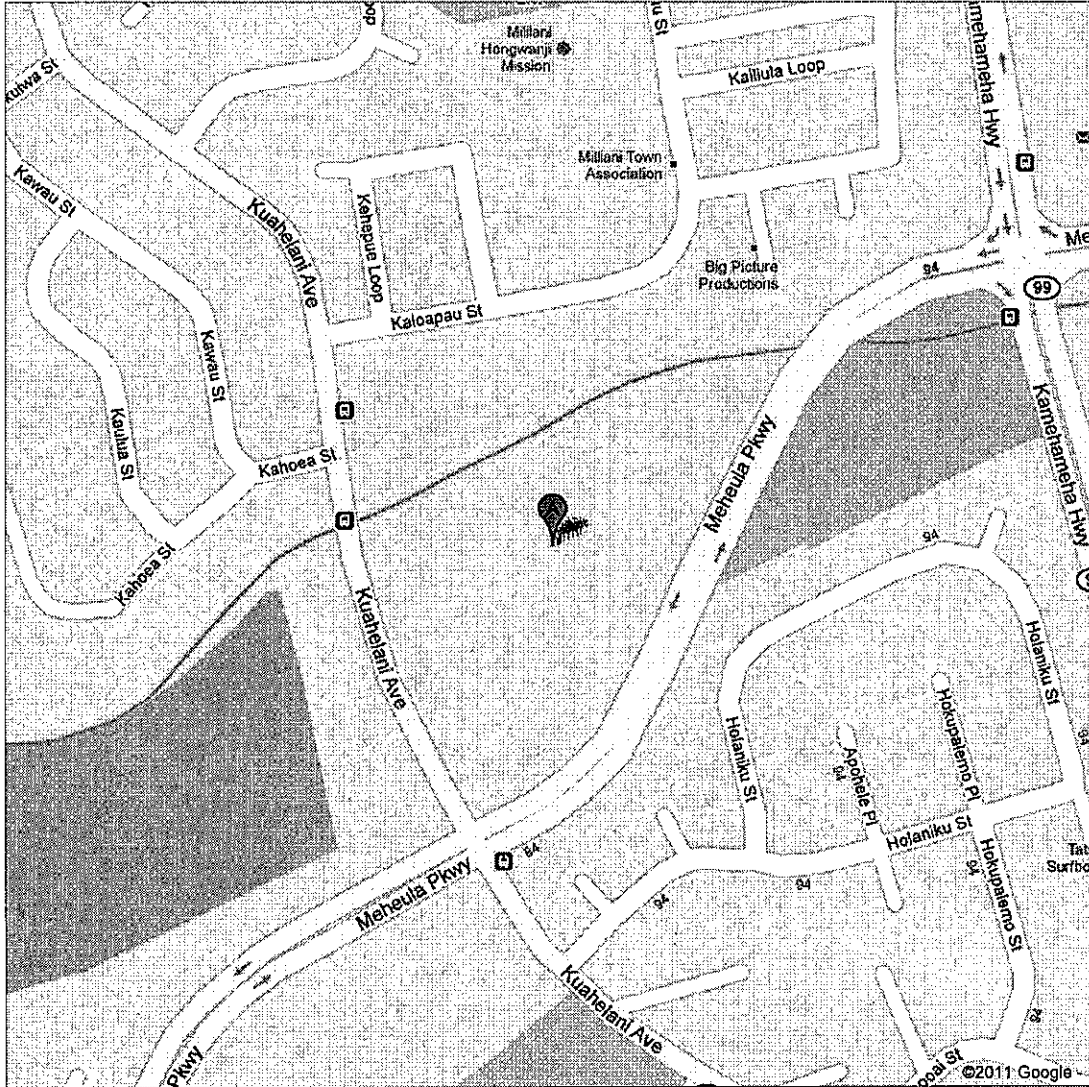
1. A map showing the general location of Nahoa Apartments;
2. A photo of Nahoa Apartments; and
3. A copy of the title report for the parcel upon which Nahoa Apartments is located.

We respectfully request your favorable consideration of this concurrent resolution. Thank you for the opportunity to testify.

Google maps

Address 95-17 Kuahelani Ave
Mililani, HI 96789

Notes Unit No. 321
TMK No. 1-9-4-5-34-0156



Nahoa Apartments



TITLE GUARANTY OF HAWAII

INCORPORATED

235 QUEEN STREET
HONOLULU, HAWAII 96813

Phone No. (808) 539-7743

Residential Title

Fax No. (808) 521-0288

Lorna Kometani, Housing Sales Coordinator
HHFDC-Real Estate Services Section
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Re: TMK (1) 9-4-005-034-0109

LIMITED LETTER REPORT

Maximum liability limited to
\$3,500.00

In accordance with your request, we have made a search as to the Fee Simple ownership of the property identified as Tax Map Key (1) 9-4-005-034-0109, and find that the land as of August 15, 1895 was a portion of Royal Patent No. 5732, Land Commission Award No. 8241 to loane li. HAWAII HOUSING AUTHORITY acquired title through WARRANTY DEED of MILILANI TOWN, INC., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

1. Land is classified as Private Land as of August 15, 1895.
2. Determination of Land Class is stated through Royal Patent No. 5732, Land Commission Award No. 8241 to loane li, as attached.

Dated July 27, 2011

Inquiries concerning this report
Should be directed to
Justin Lee
Email: jmlee@tghawaii.com
Fax (808) 521-0288
Telephone (808) 539-7743
Refer to Order No. 201127509

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Fax (808) 521-0288
Telephone (808) 539-7743
Refer to Order No. 201127512

HELEA 5/32

PALAPALA SILA NUI.

KEKAAHI, MAMULI O KA OLELO A, KA POE HOONA KULEANA.

No ka mea, E a loe iho na Laha Hoona i na kuni kuleana zua i ka olelo, ke kuleana eila...

Handwritten text in English: "A Resolution passed 20th August 1850 has authorized the Honorable Secretary of Interior to grant a Patent for the said land without decision or Commutation with the Government"

Handwritten text in Hawaiian: "No ka mea, ma keia Palapala Sila Nui, ke hoika aku nei o Kamehameha... i ka hua o ka Aha... i ka hua o ka Aha..."

I kela wahi a pau loa ma... ma ka moku o...

Extensive handwritten list of names and locations in Hawaiian, including: "E kamahele ma Kahala, ma Lakahele, ma Lakahele, ma Lakahele...".

He 40' 21' 11.50 Kaul me kaba...
 ma kaba...
 He 41' 21' 11.50 Kaul me kaba...
 He 42' 21' 11.50 Kaul me kaba...
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 He 58' 21' 11.50 Kaul me kaba...
 He 59' 21' 11.50 Kaul me kaba...
 He 60' 21' 11.50 Kaul me kaba...

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 Maitas ka ala angpinin 1978

Kera Apas 20,546

[Signature]

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 H. L. Smith, G. M. Robertson, J. Kaulahar.

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St. Mr. Ravištan

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Dane Wicker

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2012 9:15 AM
To: WLH Testimony
Cc: Brenda.Kosky@gmail.com
Subject: Testimony for SCR25 on 2/28/2012 1:25:00 PM

Testimony for WLH 2/28/2012 1:25:00 PM SCR25

Conference room: 225
Testifier position: Support
Testifier will be present: No
Submitted by: Brenda Kosky
Organization: Individual
E-mail: Brenda.Kosky@gmail.com
Submitted on: 2/27/2012

Comments: