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 <u>supports</u> 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 Nahoa 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 Kuahelani Avenue No. 242: \$39,800; and
- 2. 94-017 Kuahelani Avenue No. 321: \$34,300.

A title search conducted by Title Guaranty of Hawaii on July 27, 2011, showed that the parcel upon which Nahoa 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.

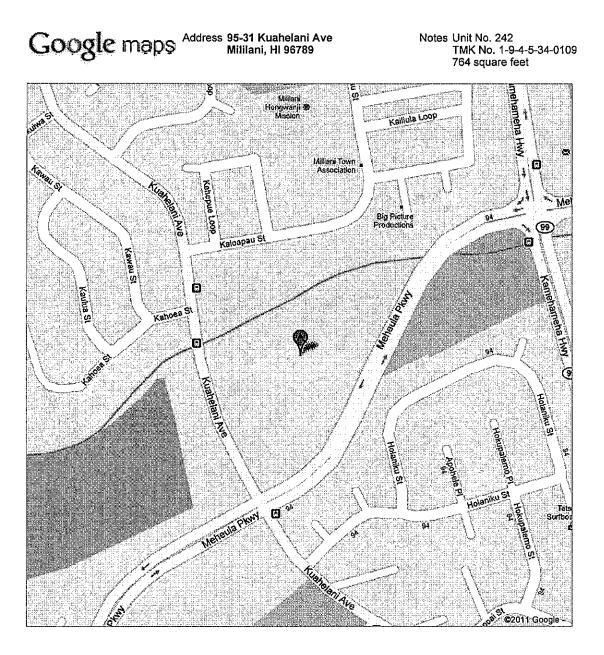
HHFDC has also worked with the Office of Hawaiian Affairs during the interim to keep them informed of these findings and intent to sell the leased fee interest in these parcels. A copy of the draft resolution was provided to OHA on October 3, 2011.

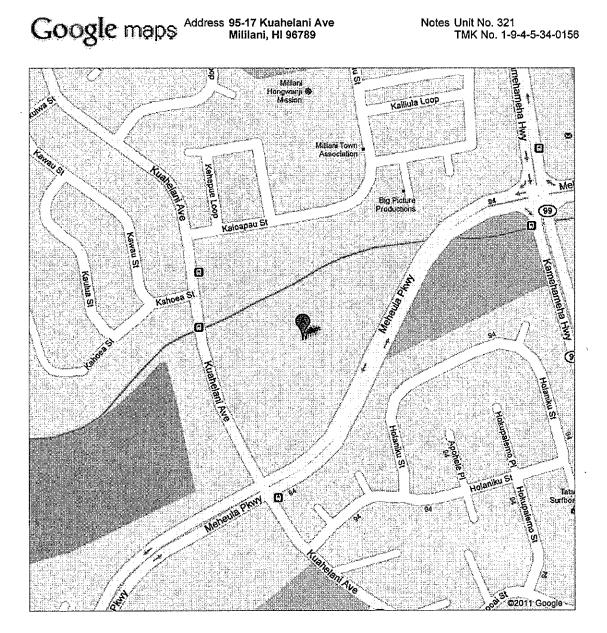
The attached documents provide more information on these properties to the Committee:

- 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.

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





http://maps.google.com/maps?f=q&source=s\_q&hl=en&geocode=&q=95-017+Kuahelani... 8/31/2011 A-2

### 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 Ioane Ii. 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 Ioane Ii, 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

# **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) 9-4-005-034-0156

### 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) 9-4-005-034-0156, and find that the land as of August 15, 1895 was a portion of Royal Patent No. 5732, Land Commission Award No. 8241 to Ioane Ii. 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.

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From: Sent: To: Cc: Subject: mailinglist@capitol.hawaii.gov Monday, February 27, 2012 9:15 AM WLH Testimony Brenda.Kosky@gmail.com 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: