
HOUSE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 643 PAPAHEHI
PLACE, HONOLULU, HAWAII.

1 WHEREAS, section 171-64.7, Hawaii Revised Statutes,
2 requires the prior approval of the Legislature by concurrent
3 resolution to sell certain state lands in fee simple; and
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5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,
6 states that "[t]he concurrent resolution shall contain the
7 following information:

- 8 (1) The specific location and size in square feet or in
9 other precise measure of the parcels of land to be
10 sold or given;
11 (2) The appraisal value of the land to be sold or given;
12 (3) The names of all appraisers performing appraisals of
13 the land to be sold or given;
14 (4) The date of the appraisal valuation;
15 (5) The purpose for which the land is being sold or given;
16 (6) A detailed summary of any development plans for the
17 land to be sold or given; and
18 (7) A statement of whether the land is, or is not, land
19 that was classed as government or crown lands previous
20 to August 15, 1895, or was acquired by the State in
21 exchange for such lands, and a detailed explanation of
22 how the state department or agency made this
23 determination.

24 A draft of the concurrent resolution for the prior approval
25 of a sale or gift of land shall also be submitted to the office
26 of Hawaiian affairs at least three months prior to the convening
27 of a regular or special session of the legislature to allow the
28 office to determine whether the land was classed as government
29 or crown lands previous to August 15, 1895, or was acquired by
30 the State in exchange for such lands"; and
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1 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised
2 Statutes, prior to finalizing any proposal for the sale or gift
3 of lands and prior to the submission of the concurrent
4 resolution to the Legislature, an informational briefing on the
5 proposed sale or gift of lands shall be held in the community
6 where the land to be sold or given is located; and
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8 WHEREAS, the Hawaii Housing Finance and Development
9 Corporation (the "Corporation") desires to sell the leased fee
10 interest in 643 Papahehi Place, Honolulu, Hawaii, and provides
11 the following information pursuant to section 171-64.7, Hawaii
12 Revised Statutes:

- 13 (1) The parcel is a single family home that is part of the
14 Kau Hale Aupuni o Kuliouou project built in 1981 and
15 is identified as a 5,665 square foot parcel, TMK No.
16 1-3-8-10-35;
- 17 (2) The leased fee interest in this parcel was appraised
18 to have a fair market value of \$171,500;
- 19 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
- 20 (4) The appraisal valuation date is August 1, 2012;
- 21 (5) The primary purpose for the sale of this parcel is to
22 convey the leased fee interest to its current
23 leasehold owner and the owner's lease agreement
24 included the right to purchase the leased fee interest
25 in the land;
- 26 (6) There is no development plan for this unit, which is a
27 single family residence; and
- 28 (7) As of August 15, 1895, the parcel was private land, a
29 portion of Royal Patent No. 5598, Land Commission
30 Award No. 70B to Waiaha; the Corporation's predecessor
31 agency, the Hawaii Housing Authority, acquired title
32 to the property through deed of Kikuo Yanagi, husband
33 of Joan K. Yanagi, dated April 7, 1975, filed as Land
34 Court Document No. 716432; and the determination was
35 made by a search of the title records for this parcel
36 by Title Guaranty of Hawaii on July 31, 2012; and
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38 WHEREAS, the Corporation duly submitted a draft of the
39 Concurrent Resolution to the Office of Hawaiian Affairs on
40 September 12, 2012, more than three months prior to the opening
41 day of the Regular Session of 2013; and
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43

1 WHEREAS, the Corporation duly conducted a public
2 informational briefing on the sale of this parcel on
3 September 5, 2012, at the Niu Valley Intermediate School
4 cafeteria, Honolulu, Hawaii, following publication of notice of
5 the briefing in the Honolulu Star-Advertiser newspaper on August
6 30 and September 2, 2012; and
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8 WHEREAS, no objection to the proposed sale was received at
9 the public informational briefing; now, therefore,
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11 BE IT RESOLVED by the House of Representatives of the
12 Twenty-seventh Legislature of the State of Hawaii, Regular
13 Session of 2013, the Senate concurring, that the sale of the
14 leased fee interest in 643 Papahehi Place, Honolulu, Hawaii, TMK
15 No. 1-3-8-10-35, is hereby approved; and
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17 BE IT FURTHER RESOLVED that a certified copy of this
18 Concurrent Resolution be transmitted to the Executive Director
19 of the Corporation.
20

21 OFFERED BY: 
22
23 BY REQUEST
24

JAN 22 2013

JUSTIFICATION SHEET

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE SALE OF THE LEASED FEE INTEREST IN 643 PAPAHEHI PLACE, HONOLULU, HAWAII.

PURPOSE: To seek the prior approval of the Legislature by concurrent resolution of the sale of the leased fee interest in 643 Papahehi Place, Honolulu, Hawaii, TMK No. 1-3-8-10-35, to its current leasehold owner.

MEANS: Concurrent resolution pursuant to section 171-64.7, Hawaii Revised Statutes.

JUSTIFICATION: HHFDC is seeking legislative approval to sell the leased fee interest in 643 Papahehi Place to its current leasehold owner.

The property at 643 Papahehi Place is a single family home built in 1981 as part of the Kau Hale Aupuni o Kuliouou affordable for-sale development.

The long-term leases in that development included a clause giving the lessees the right to purchase the leased fee interest in their land. The fair market value of the leased fee interest in 643 Papahehi Place was determined to be \$171,500 as of August 1, 2012, by HHFDC's appraiser, Harlin Young & Co, Ltd.

A title search conducted by Title Guaranty of Hawaii on July 31, 2012, determined that as of August 15, 1895, the parcel was private land, a portion of Royal Patent No. 5598, Land Commission Award No. 70B to Waiaha; the Corporation's predecessor agency, the Hawaii Housing Authority, acquired title to the property through deed of Kikuo Yanagi, husband of Joan K. Yanagi, dated April 7, 1975, filed as Land Court Document No. 716432.

HHFDC conducted a public meeting on the proposed sale on September 5, 2012, at Niu Valley Intermediate School, Honolulu, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 30 and September 2, 2012. 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 this parcel.

Impact on the public: Minimal.

Impact on the department and other agencies: Minimal.

GENERAL FUND: None.

OTHER FUNDS: The sale proceeds will be deposited into the Dwelling Unit Revolving Fund to support the development and construction of additional affordable housing units.

PPBS PROGRAM DESIGNATION: BED 160.

OTHER AFFECTED AGENCIES: Office of Hawaiian Affairs.

EFFECTIVE DATE: Upon adoption.