

**woodson2-Miho**

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Saturday, February 09, 2013 10:06 AM  
**To:** HSGtestimony  
**Cc:** tabraham08@gmail.com  
**Subject:** \*Submitted testimony for HCR16 on Feb 11, 2013 10:05AM\*

**HCR16**

Submitted on: 2/9/2013

Testimony for HSG on Feb 11, 2013 10:05AM in Conference Room 329

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Troy Abraham	Individual	Support	No

Comments:

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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**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

**HOUSE COMMITTEE ON HOUSING**

February 11, 2013 at 10:05 a.m.  
State Capitol, Room 329

In consideration of  
**H.C.R 16**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST**  
**IN 643 PAPAHEHI PLACE, HONOLULU, HAWAII.**

The HHFDC ***supports*** HCR 16. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner.

This parcel was built in 1980 as part of the Kauhale Aupuni O' Kuliouou affordable for-sale development. It is the last leasehold parcel out of the 197 homes in the development. The long-term leases in this development included a clause giving the lessees the contractual right to purchase the leased fee interest in their land.

The fair market value of the leased fee interest in this parcel as of July 1, 2012 was \$171,500.

A title search conducted by Title Guaranty of Hawaii on July 31, 2012, showed that this parcel was classified as Government lands previous to August 15, 1895.

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. A copy of the draft resolution was provided to OHA on September 12, 2012.

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

1. A map showing the general location of the parcel;
2. A map showing the leasehold parcel in relation to the other parcels in the subdivision;
3. A photo of the parcel; and
4. A copy of the title report prepared for this parcel.

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



City & County of Honolulu

**Department of Planning & Permitting (DPP)**

Property Information

**643 PAPAHEHI PL**

Friday, August 24, 2012 | 2:56:05 PM

**General Information**

TMK: 38010035:0000  
 Building Value: \$85,900.00  
 Building Exemption: \$85,900.00  
 Land Value: \$275,400.00  
 Land Exempt: \$34,100.00  
 Acres: 0  
 Square Feet 5,665  
Property Tax Class: Residential  
 City: Honolulu  
 Zip Code: 96821  
 Realtor Neighborhood: Kuliouou



Nearest Park:

**Tax Bill Owner Information**

Name	Type	Address	Address 2	City State Zip
CORREA, EDWARD L JR	Lessee	643 PAPAHEHI PL		HONOLULU HI 96821 2424
CORREA, JOHANNA E	Lessee			
HAWAII HOUSING FINANCE AND DEV. CORP.	Fee Owner	677 QUEEN ST STE 300		HONOLULU HI 96813

**2010 Census Information**

Tract Number: 000200  
 Block Number: 1001  
 Population (block): 1030

**Voting Information**

City Council Member: Stanley Chang  
 Polling Place: Holy Trinity Church  
 Address: 5919 Kalaniana'ole Hwy  
 Neighborhood Board:

**School and Transit Information**

Elementary School: Hahaione [show route](#)  
 High School: KAISER [show route](#)  
 Near Transit Route: Yes  
 Near Bus Routes:

**Zoning and Flood Information**

Zoning (LUO) Designation: R-7.5  
 Ohana Zoning Designation: Ineligible  
 FEMA Flood Designation: D  
 Tsunami Evacuation Zone: No

[more public safety info >>](#)



Address **699 Papahehi Place**

Address is approximate

643 Papahehi Place  
Honolulu, Hawaii  
TMK No. 1-3-8-10-35



# TITLE GUARANTY OF HAWAII

INCORPORATED

235 QUEEN STREET  
HONOLULU, HAWAII 96813

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Phone No. (808) 539-7743

Residential Title

Fax No. (808) 521-0288

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

Re: TMK (1) 3-8-010-035

## 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) 3-8-010-035, and find that the land as of August 15, 1895 was a portion of Royal Patent No. 5598, Land Commission Award No. 70B to Waiaha. HAWAII HOUSING AUTHORITY acquired title through DEED of KIKUO YANAGI, husband of Joan K. Yanagi, dated April 7, 1975, filed as Land Court Document No. 716432.

1. Land is classified as Private Land as of August 15, 1895.
2. Determination of Land Class is stated through Royal Patent No. 5598, Land Commission Award No. 70B to Waiaha, as attached.

Dated July 31, 2012

Inquiries concerning this report  
Should be directed to  
Justin Lee  
Email: [jmlee@tghawaii.com](mailto:jmlee@tghawaii.com)  
Fax (808) 521-0288  
Telephone (808) 539-7743  
Refer to Order No. 201127512



Maloko o *Kia* Apana *FB3 Chas J. ...* Eka  
a oi iki aku, a emi iki mai paha. Ua koe nae i ke pupuni na inio inuiala a me na metala a pau.

No *Waiaha*  
ua aina la i haawia ma ke *... Kiole* a no kona mau hoouina, a me kona waihoua, ua pii nae ka aniani a  
ka Poo Abaoled o kau like oi ma na aina alohio i kela mauawa i kio inuawa.

A i *... e ikouli*, Ua kau wai i ko'u inoa, a me ka Sila Nui o ke  
Hawaii Poo Aina ma Honolulu i keia la

*By the King*  
*W. W. Hutchinson*

18 o *Septemba* 1866  
*Kamehameha III*









**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

NEIL ABERCROMBIE  
GOVERNOR

RICHARD C. LIM  
DIRECTOR

MARY ALICE EVANS  
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804  
Web site: [www.hawaii.gov/dbedt](http://www.hawaii.gov/dbedt)

Telephone: (808) 586-2355  
Fax: (808) 586-2377

Statement of  
**Richard C. Lim**  
**Director**

Department of Business, Economic Development and Tourism  
before the

**HOUSE COMMITTEE ON HOUSING**

Monday, February 11, 2013  
10:05 a.m.  
State Capitol, Room 329

In consideration of  
**H.C.R. 16**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST**  
**IN 643 PAPAHEHI PLACE, HONOLULU, HAWAII.**

Chair Cabanilla, Vice Chair Woodson, and Members of the House Committee on Housing.

DBEDT supports, H.C.R. 16 a part of the Administration's legislative package. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner. This home was built in 1980 as part of the Kauhale Aupuni O' Kuliouou affordable for-sale development, in which all lessees had the contractual right to purchase the leased fee interest in their homes. HHFDC has met all statutory prerequisites to request approval of the sale of this parcel.

Accordingly, DBEDT respectfully requests that the Committee pass this concurrent resolution. Thank you for the opportunity to testify.



**HCR16 & HCR17**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST IN CERTAIN LANDS**  
House Committee on Housing

February 11, 2013

10:05 a.m.

Room 329

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The Office of Hawaiian Affairs (OHA) offers the following comments on HCR16 and HCR17, which approve the sale of the leased fee interest in certain lands. **These parcels do not appear to be “ceded” lands and accordingly OHA does not oppose the sale of these parcels.**

These resolutions were offered for consideration by the Legislature in accordance with Act 176, Session Laws of Hawai‘i 2009, as amended. 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).

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 your committees to consider these unresolved claims carefully as they deliberate regarding each specific sale. However, HCR16 and HCR17 do not appear to involve the sale of ceded lands. Accordingly, OHA does not oppose these sales.

Mahalo for the opportunity to testify on these important measures.