



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

April 18, 2013 at 10:00 a.m.
State Capitol, Room 423

In consideration of
S.C.R. 11
APPROVING THE SALE OF THE LEASED FEE INTEREST
IN 643 PAPAHEHI PLACE, HONOLULU, HAWAII.

The HHFDC ***supports*** S.C.R. 11, and is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner. S.C.R. 11 is the Senate counterpart to H.C.R. 16, previously approved by this Committee.

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.

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

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

Maloko o *Kia* Apana *FB3 Chas J. ... 4/18/66* 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 kua la

By the King
W. W. Hutchison

18 o *Septemba* 18 *66*
Kamehameha



**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

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

Thursday, April 18, 2013

10:00 a.m.

State Capitol, Room 423

In consideration of

S.C.R. 11

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

Chair Cabanilla, Vice Chair Woodson, and Members of the Committee.

DBEDT supports, S.C.R. 11 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.