



**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  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON HOUSING  
HOUSE COMMITTEE ON WATER & LAND**

April 13, 2017 at 11:00 a.m.  
State Capitol, Room 423

In consideration of  
**S.C.R. 26 APPROVING THE SALE OF THE LEASED FEE INTEREST IN  
94-946 MEHEULA PARKWAY, NO. 363, MILILANI, HAWAII.**

The HHFDC supports S.C.R. 26. HHFDC is seeking legislative approval to sell the leased fee interest in this apartment unit to its leasehold owner. This apartment unit was built in 1974 as part of the Nahoia Apartments affordable for-sale development. Only 19 units out of the entire 231-unit development remain in leasehold. The fair market value of the leased fee interest in this property as of May 27, 2016 was \$40,500. A title search conducted by Title Guaranty of Hawaii on August 23, 2016, 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 sale on August 11, 2016, at Mililani High School Cafetorium, Mililani, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 3 and 5, 2016. There was no objection to the proposed sale raised at that time.

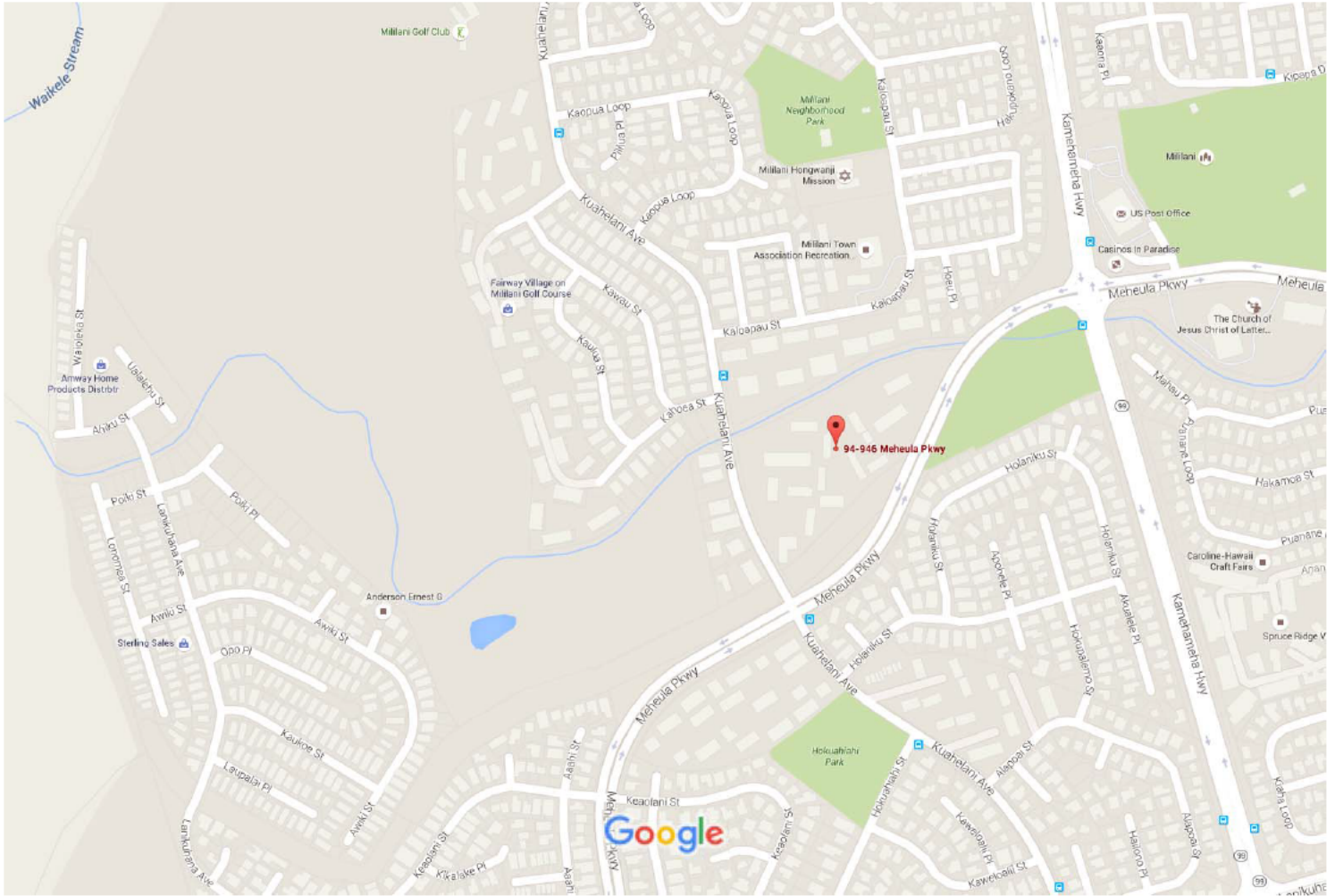
HHFDC has also worked with the Office of Hawaiian Affairs during the interim to keep them informed of these findings and intent to sell the leased fee interest in this parcel. A copy of the draft resolution was provided to OHA on October 3, 2016.

The attached documents provide more information on this property:

1. A map showing the general location of Nahoia Apartments;
2. A photo of the property; and
3. A copy of the title report for the parcel.

Thank you for the opportunity to testify.

# Google Maps 94-946 Meheula Pkwy



Map data ©2016 Google 200 ft



**94-946 Meheula Pkwy**  
Mililani, HI 96789



# TITLE GUARANTY OF HAWAII, INC.

Established in 1896

RECEIVED  
HAWAII HOUSING FINANCE  
DEVELOPMENT CORP

2016 AUG 24 1:43

August 23, 2016

ELAINE GOMA

STATE OF HAWAII – HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

REAL ESTATE SERVICES SECTION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

Re: TG Order No. 201627014  
Project: NAHOA APARTMENTS  
Unit/Lot No: 363  
Property Address: 94-946 Meheula Parkway #363  
TMK: (1) 9-4-005-034 HPR 0198  
Lessee: Big Palm Partners, LLC, a Hawaii limited liability company

Dear Ms. Goma,

In accordance with your request of August 11, 2015, I confirm that as of **August 15, 1895**, title to the subject land was held in **private ownership** by IRENE II BROWN, the daughter of Ioane Ii, the awardee of Land Commission Award Number 8241, covering the Ahupuaa of Waipio, District of Ewa, Island of Oahu.

Title descends straight and unbroken to HAWAII HOUSING AUTHORITY, a public body and a body corporate and politic of the State of Hawaii, by Deed of Mililani Town, Inc., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

The corporate name of HAWAII HOUSING AUTHORITY was changed to HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII as set forth in Land Court Order No. 131893 filed June 25, 1998.

The corporate name of HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII was changed to HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION as set forth in Land Court Order No. 166725 filed June 30, 2006 and Land Court Order No. 171023 filed February 6, 2007.

Elaine Goma  
August 23, 2016  
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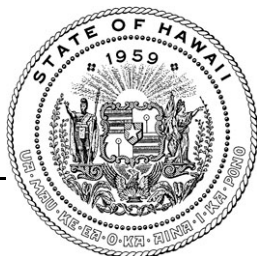
Please be informed that liability for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500.00 or two times the amount paid for this product.

Should you have any follow-up questions or comments, please contact me; I can be reached directly by phone at (808) 533-5834, by fax at (808) 533-5870 or by email at [cuahinui@tghawaii.com](mailto:cuahinui@tghawaii.com).

Yours truly,



Colleen H. Uahinui  
Lead Senior Title Abstractor  
Historic Title Services



# DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE  
GOVERNOR

LUIS P. SALAVERIA  
DIRECTOR

MARY ALICE EVANS  
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813  
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Statement of  
**LUIS P. SALAVERIA**  
Director

Department of Business, Economic Development, and Tourism  
before the

**HOUSE COMMITTEE ON HOUSING**  
**HOUSE COMMITTEE ON WATER & LAND**

Thursday, April 13, 2017  
11:00 AM  
State Capitol, Conference Room #423

In consideration of

**SCR 19 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-529  
INOAOLE STREET, WAIMANALO, HAWAII;**

**SCR 20 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-648  
INOAOLE STREET, WAIMANALO, HAWAII;**

**SCR 21 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-652  
INOAOLE STREET, WAIMANALO, HAWAII;**

**SCR 22 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-659  
INOAOLE STREET, WAIMANALO, HAWAII;**

**SCR 23 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-1362  
WAIKALOA STREET, WAIMANALO, HAWAII;**

**SCR 24 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-029  
KUAHELANI AVENUE, NO. 128, MILILANI, HAWAII;**

**SCR 25 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946  
MEHEULA PARKWAY, NO. 264, MILILANI, HAWAII;**

**SCR 26 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946  
MEHEULA PARKWAY, NO. 363, MILILANI, HAWAII;**

**SCR 27 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-950  
MEHEULA PARKWAY, NO. 367, MILILANI, HAWAII; and**

**SCR 28 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 47-394  
KEOHAPA PLACE, KANEOHE, HAWAII.**

Chair Brower, Vice Chair Nakamura, Chair Yamane, Vice Chair Kong, and members of the Committees on Housing and Water & Land.

The Department of Business, Economic Development and Tourism (DBEDT) **supports** SCR19 through SCR 28, all part of the Administration's legislative package. HHFDC is seeking legislative approval to sell the leased fee interest in these homes to their respective leasehold owners. HHFDC has met all statutory prerequisites to request approval of the sale of these parcels.

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

**Big Palm Partners, LLC  
1314 S. King Street, Ste. #756  
Honolulu, HI 96814  
Email: [Andygeiser@aol.com](mailto:Andygeiser@aol.com)  
Phone: 808-371-1334**

**TESTIMONY OF ANDREW L. GEISER  
BIG PALM PARTNERS, LLC.**

**BEFORE THE HOUSE OF REPRESENTATIVES COMMITTEE ON  
HOUSING AND THE COMMITTEE ON WATER & LAND**

**APRIL 13, 2017  
11:00 A.M.**

**RESOLUTION NO. SCR 26  
APPROVING THE SALE OF THE LEASE FEE INTEREST IN  
94-946 Meheula Parkway #363, Mililani, HI 96789**

**Chairperson Brower, and Chairperson Yamane and Members of the  
Committees:**

**Respectfully submitted herein is testimony for the above-  
referenced RESOLUTION NO. SCR 26.**

**I stand in support of the proposed Resolution.**

**Thank you very much**

**Andrew L. Geiser, Manager,  
Big Palm Partners, LLC  
March 28, 2017**