

SCR27

Measure Title: APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-950
MEHEULA PARKWAY, NO. 367, MILILANI, HAWAII.

Report Title:

Description:

Companion: HCR21

Package: Governor

Current Referral: HOU, WAM

Introducer(s): KOUCHI (Introduced by request of another party)

DAVID Y. IGE
GOVERNOR



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

SENATE COMMITTEE ON HOUSING

March 9, 2017 at 2:45 p.m.
State Capitol, Room 225

In consideration of
**S.C.R. 27 APPROVING THE SALE OF THE LEASED FEE INTEREST IN
94-950 MEHEULA PARKWAY, NO. 367, MILILANI, HAWAII.**

The HHFDC supports S.C.R. 27. 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 April 23, 2016 was \$37,000. 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.

8/10/2016

94-950 Meheula Pkwy - Google Maps





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. 201627015
Project: NAHOA APARTMENTS
Unit/Lot No: 367
Property Address: 95-950 Meheula Parkway #367
TMK: (1) 9-4-005-034 HPR 0202
Lessee: Harvey Santana Neri

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 H BROWN, the daughter of Ioane H, 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
Page 2

Please note that PENELOPE NERI, wife of Harvey S. Neri, died on February 6, 2015 at Honolulu.

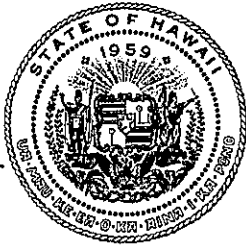
Please be informed that liability for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500.00 or two times the amount paid for this product.

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.

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
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
LUIS P. SALAVERIA
Director

Department of Business, Economic Development, and Tourism
before the
SENATE COMMITTEE ON HOUSING

Thursday, March 9, 2017
2:45 PM
State Capitol, Conference Room #225

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 Espero, Vice Chair Harimoto and members of the Committee.

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.



SCR27

**APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-950 MEHEULA PARKWAY, NO.
367, MILILANI, HAWAII**
Senate Committee on Housing

March 14, 2017

2:45 p.m.

Conference Room 225

The Office of Hawaiian Affairs (OHA) offers the following **COMMENTS** on SCR27, which approves the sale of the leased fee interest in an apartment in the Nahoia Apartments affordable housing condominium complex. **This parcel does not appear to be “ceded” land and OHA does not oppose the sale of this parcel.**

SCR27 was offered for consideration by the Legislature in accordance with Act 176, Session Laws of Hawai'i (SLH) 2009, and Act 169, SLH 2011, as amended. Act 176 requires a two-thirds majority approval by both houses of the Legislature before any specific lands controlled by the state can be sold. In addition, state departments must prepare and submit legislative resolutions containing detailed information regarding their anticipated land transactions, and share these resolutions with OHA at least three months prior to the opening of the legislative session. See HRS §§ 171-64.7(c). This three months' detailed notice provides OHA with sufficient time to ensure that the contemplated sale is fair, equitable, and in the best interests of the state.

The language of SCR27 was provided to OHA in compliance with the three month notice requirement for the proposed disposition of public lands. This allowed OHA to independently confirm that the parcel being proposed for sale is not comprised of “ceded” lands.

Accordingly, OHA does not oppose the proposed sale in SCR27. Mahalo for the opportunity to testify on this measure.

Senator Will Espero, Chair
Senator Breene Harimoto, Vice Chair
Senate Committee on Housing

Testimony of Jame K. Schaedel

Tuesday, March 14, 2017

Support for Senate Concurrent Resolution No. 27 – Approving the Sale of the Leased Fee Interest
in 91-946 Meheula Parkway, No. 367, Mililani, Hawaii

WRITTEN TESTIMONY ONLY

Thank you for the opportunity to offer testimony in **support** for Senate Concurrent Resolution No. 27 which would approve the sale of “the leased fee interest” of a portion of Royal Patent No. 5732 to a private citizen.

I offer this testimony as a private citizen.

I believe the sale and/or use of lands previously granted by a Royal Patent are justified under the laws of the Kingdom of Hawai‘i and the State of Hawai‘i. I encourage you to pass this resolution so it can be discussed further by the Senate Committee on Ways and Means.

Respectfully,

Jame K. Schaedel

March 11, 2017

Harvey Santana Neri
95-305 Ualalehu Street
#1
Mililani, HI, 96789

Re: Testimony in Support of SCR27
Hearing Date: March 14, 2017
TMK No. 1-9-4-5-34-202;

Committee on Housing:

My name is Harvey Santana Neri and I am the owner of the subject property located at 94-950 Meheula Parkway, Unit 367, Mililani, Hawaii, 96789. I respectfully request senate legislative support of the approval of the sale of the leased fee interest as allowed by Hawaii Revised Statutes, 171-64.7(c).

Furthermore, I am hereby in support of the approval for the sale of the leased fee interest of the subject property.

Mahalo for the opportunity to submit my testimony.

Sincerely,


Harvey Santana Neri