

# H.C.R. NO. 7

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## HOUSE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 2949 ALA ILIMA  
STREET, NO. 204, 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  
4

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

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  
7

8 WHEREAS, the Hawaii Housing Finance and Development  
9 Corporation (the "Corporation") desires to sell the leased fee  
10 interest in 2949 Ala Ilima Street, No. 204, Honolulu, Hawaii,  
11 and provides the following information pursuant to section 171-  
12 64.7, Hawaii Revised Statutes:

- 13 (1) The parcel is an apartment unit in the Puana Malu  
14 condominium built in 1971 and is identified as an 821  
15 square foot apartment unit, TMK No. 1-1-1-61-002-004;
- 16 (2) The leased fee interest in this property was appraised  
17 to have a fair market value of \$74,400;
- 18 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
- 19 (4) The appraisal valuation date is June 1, 2017;
- 20 (5) The primary purpose for the sale of this parcel is to  
21 convey the leased fee interest to its current  
22 leasehold owner;
- 23 (6) There is no development plan for this unit, which is a  
24 residence; and
- 25 (7) As of August 15, 1895, the parcel was a portion of  
26 Royal Patent No. 7858, Land Commission Awards No.  
27 7715, Apana 2 to Lot Kamehameha, and therefore private  
28 land; the Corporation's predecessor agency, the Hawaii  
29 Housing Authority, acquired title to the property  
30 through deed of K. Nagata, Ltd., and K.N.,  
31 Incorporated, dated October 10, 1974, filed as Land  
32 Court Document No. 701168; and this was determined by  
33 a search of the title records for this parcel by Title  
34 Guaranty of Hawaii on July 27, 2017; and  
35

36 WHEREAS, the Corporation duly submitted a draft of the  
37 Concurrent Resolution to the Office of Hawaiian Affairs on  
38 September 29, 2017, more than three months prior to the opening  
39 day of the Regular Session of 2018; and  
40

41 WHEREAS, the Corporation duly conducted a public  
42 informational briefing on the sale of this parcel on  
43 August 8, 2017, at Aliamanu Middle School, Classroom #C-2,  
44 Honolulu, Hawaii, following publication of notice of the

1 briefing in the Honolulu Star-Advertiser newspaper on August 1  
2 and 3, 2017; and  
3

4 WHEREAS, no objection to the proposed sale was received at  
5 the public informational briefing; now, therefore,  
6

7 BE IT RESOLVED by the House of Representatives of the  
8 Twenty-ninth Legislature of the State of Hawaii, Regular Session  
9 of 2018, the Senate concurring, that the sale of the leased fee  
10 interest in 2949 Ala Ilima Street, No. 204, Honolulu, Hawaii,  
11 TMK No. 1-1-1-61-002-004, is hereby approved; and  
12

13 BE IT FURTHER RESOLVED that a certified copy of this  
14 Concurrent Resolution be transmitted to the Executive Director  
15 of the Corporation.  
16  
17

18 OFFERED BY: \_\_\_\_\_



BY REQUEST

JAN 22 2018

JUSTIFICATION SHEET

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE SALE OF  
THE LEASED FEE INTEREST IN 2949 ALA ILIMA  
STREET, NO. 204, HONOLULU, HAWAII.

PURPOSE: To seek the prior approval of the  
Legislature by concurrent resolution of the  
sale by the Hawaii Housing Finance and  
Development Corporation (HHFDC) of the  
leased fee interest in 2949 Ala Ilima  
Street, No. 204, Honolulu, Hawaii, TMK No.  
1-1-1-61-002-004, 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 2949 Ala  
Ilima Street, No. 204, Honolulu, Hawaii, to  
its current leasehold owner.

The property at 2949 Ala Ilima Street, No.  
204, is an apartment unit built in 1971 as  
part of the Puana Malu condominium.

The fair market value of the leased fee  
interest in 2949 Ala Ilima Street, No. 204  
was determined to be \$74,400 as of June 1,  
2017, by the lessee's appraiser, Harlin  
Young & Co, Ltd.

A title search conducted by Title Guaranty  
of Hawaii on July 27, 2017, showed that as  
of August 15, 1895, the parcel was a portion  
of Royal Patent No. 7858, Land Commission  
Awards No. 7715, Apana 2 to Lot Kamehameha,  
and therefore private land; the  
Corporation's predecessor agency, the Hawaii  
Housing Authority, acquired title to the  
property through deed of K. Nagata, Ltd.,  
and K.N., Incorporated, dated

October 10, 1974, filed as Land Court Document No. 701168.

HHFDC conducted a public meeting on the proposed sale on August 8, 2017, at Aliamanu Middle School, Classroom #C-2, Honolulu, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 1 and 3, 2017. 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.