



**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**

April 12, 2018 at 11:00 a.m.  
State Capitol, Room 423

In consideration of  
**S.C.R. 14, S.D. 1**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST IN 2949 ALA ILIMA  
STREET, NO. 204, HONOLULU, HAWAII.**

The HHFDC supports S.C.R. 14, S.D. 1. HHFDC is seeking legislative approval to sell the leased fee interest in this condominium unit to its leasehold owner. This unit was built in 1971 as part of the Puana Malu condominium. Only 3 units out of the 24 total units in the condominium remain in leasehold. The fair market value of the leased fee interest in 2949 Ala Ilima Street No. 204, as of June 1, 2017 was \$74,400.

A title search conducted by Title Guaranty of Hawaii on July 27, 2017, showed that this parcel was classified as private land previous to August 15, 1895. 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. A copy of the draft resolution was provided to OHA on September 29, 2017.

The attached documents provide more information on this property:

1. A map showing the general location of Puana Malu;
2. A photo of the property; and
3. A copy of the title report for the unit.

Thank you for the opportunity to testify.



2949 Ala Ilima St

Puana Malu Unit No. 204



Map data ©2017 Google United States 200 ft



2949 Ala Ilima St

Honolulu, HI 96818



At this location

**Elite town car service**

Limousine Service · 2949 Ala Ilima St #604





# TITLE GUARANTY OF HAWAII, INC.

Established in 1896

July 27, 2017

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. 201734941  
Project: PUANA MALU  
Unit/Lot No: 204  
Property Address: 2949 Ala Ilima Street #204, Honolulu, Hawaii 96818  
TMK: (1) 1-1-061-002 HPR 0004  
Lessee: GUO QUAN RUAN, husband of Xiao Mei Huang,  
XIAO MEI HUANG, wife of Guo Quan Ruan, and  
TIAN RONG RUAN, unmarried, as Joint Tenants

Dear Ms. Goma,

In accordance with your request of July 18, 2017, I confirm that as of **August 15, 1895**, title to the subject land was held in **private ownership** by SAMUEL M DAMON, who acquired title to Apana 2 of Royal Patent 7858, Land Commission Award Number 7715 (Ahupuaa of Moanalua) as a devisee under the Will of Bernice Pauahi Bishop, deceased, in Probate Number 2425, filed in the First Judicial Circuit.

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 K. NAGATA, LTD., a Hawaii corporation, and K. N., INCORPORATED, a Hawaii corporation, dated October 10, 1974, filed as Land Court Document No. 701168.

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.

Elaine Goma

July 27, 2017

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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.

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

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Statement of  
**LUIS P. SALAVERIA**  
Director  
Department of Business, Economic Development and Tourism  
before the  
**HOUSE COMMITTEE ON HOUSING**  
Thursday, April 12, 2018  
11:00 a.m.  
State Capitol, Conference Room 423

in consideration of  
**SCR 14, SD1 APPROVING THE SALE OF THE LEASED FEE INTEREST IN  
2949 ALA ILIMA STREET, NO. 204, HONOLULU HAWAII; and  
SCR 15, SD1 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-1373  
HAUNAUKOI STREET, WAIMANALO, HAWAII.**

Chair Brower, Vice Chair Nakamura, and Members of the Committee.

The Department of Business, Economic Development and Tourism (DBEDT)  
**supports** SCR 14, SD1, and SCR 15, SD1, part of the Administration's legislative  
package. HHFDC is seeking legislative approval to sell the leased fee interest in two  
homes to their respective leasehold owners.

HHFDC has met all statutory prerequisites to request approval of the sale of  
these homes. Accordingly, DBEDT respectfully requests that the Committee pass these  
concurrent resolutions.

Thank you for the opportunity to offer comments in support of these Concurrent  
Resolutions.

**SCR-14-SD-1**

Submitted on: 4/11/2018 12:47:27 AM

Testimony for HSG on 4/12/2018 11:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Yufan Yang	Individual	Support	No

Comments:

To HSG,

It is for Hearing on April 12, 2018 11:00am. My name is Yufan Yang, I am assisting the owners of the subject property located at 2949 Ala Ilima Street #204 Honolulu, HI 96818 on their testimony in support of SCR 14, SD1. The Owners came to the United State in 2008 and English is their second language. With their hard work, they finally able to bought their first american dream home in 2014. They hoping to pass this measure, so one day they can pass the property to their children and grandchild. We are hereby in support of the approval for the sale of the leased fee interest of SCR 14, SD1.

Thank you so much!

Yufan