



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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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.



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. 15, S.D. 1
APPROVING THE SALE OF THE LEASED FEE INTEREST IN
41-1373 HAUNAUKOI STREET, WAIMANALO, HAWAII.

The HHFDC supports S.C.R. 15, S.D. 1. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner. This unit was built in 1994 as part of the Waimanalo Village Annex, an affordable self-help housing development. Only 28 units out of the 40 total units in the development remain in leasehold. The fair market value of the leased fee interest in 41-1373 Haunaukoi Street, as of May 9, 2017 was \$398,200. The long-term leases for Waimanalo Village Annex gave lessees the right to purchase the leased fee interest in the land.

A title search conducted by Title Guaranty of Hawaii on July 20, 2017, showed that this parcel was classified as Government land previous to August 15, 1895. HHFDC conducted a public meeting on the proposed sale on August 9, 2017, at Waimanalo Public & School Library Conference Room, Waimanalo, 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 Waimanalo Village Annex;
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 41-1373 Haunaukoi St



Map data ©2017 Google United States 200 ft



41-1373 Haunaukoi St
Waimanalo, HI 96795





TITLE GUARANTY OF HAWAII, INC.

Established in 1896

July 20, 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. 201734940
Project: WAIMANALO VILLAGE SELF HELP
Unit/Lot No: 40
Property Address: 41-1373 Haunaukoi Street, Waimanalo, Hawaii 96795
TMK: (1) 4-1-034-117
Lessee: Raydean Leialoha Satoi Hopu, single, and
Derek Kaikealohakapuaokalani Castillo, single,
as Joint Tenants (Lease – Document 94-019808)

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 **the Republic of Hawaii** in and to **the Government (Crown) Land of Waimanalo**.

By Land Patent Grant Number S-15,415 dated March 15, 1978, the STATE OF HAWAII, by its Board of Land and Natural Resources, conveyed the subject land, besides other lands to the HAWAII HOUSING AUTHORITY, a Hawaii corporation and body public..

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

July 20, 2017

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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.

Yours truly,



Colleen H. Uahinui

Lead Senior Title Abstractor

Historic Title Services

SCR-15-SD-1

Submitted on: 4/10/2018 7:28:21 PM

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

Submitted By	Organization	Testifier Position	Present at Hearing
Raydean L S Hopu	Individual	Support	No

Comments:

I am interested in purchasing the lease of my property located on 41-1373 Haunaukoi St. Waimanalo, HI. I currently live on the land. Would like to purchase the property before it become financially unobtainable. I would like to have a place for my children to have a forever home, since housing in Hawaii is becoming more expensive to purchase.

Thank you for you time and consideration.

Raydean Hopu