

JAN 23 2020

SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-613 INOAOLE
STREET, WAIMANALO, 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 41-613 Inoaole Street, Waimanalo, Hawaii, and
11 provides the following information pursuant to section 171-64.7,
12 Hawaii Revised Statutes:

- 13 (1) The property is an attached duplex in the Hale Aupuni
14 subdivision built in 1975 and is identified as an
15 8,031 square foot parcel, TMK No. 1-4-1-33-42;
- 16 (2) The leased fee interest in this property was appraised
17 to have a fair market value of \$242,000;
- 18 (3) The property was appraised by Harlin Young & Co.,
19 Ltd.;
- 20 (4) The appraisal valuation date is April 16, 2019;
- 21 (5) The primary purpose for the sale of this property is
22 to convey the leased fee interest to its current
23 leasehold owner;
- 24 (6) There is no development plan for this parcel, which is
25 a residence; and
- 26 (7) As of August 15, 1895, title to the subject land was
27 held in the Republic of Hawaii in and to the
28 Government (Crown) Land of Waimanalo; in the Hawaiian
29 Homes Commission Act of 1920, the subject land,
30 besides other land, was designated as "available
31 land," by Exchange Deed dated January 8, 1962,
32 recorded in the Bureau of Conveyances in Liber 4265 at
33 Page 425, the Department of Hawaiian Home Lands of the
34 State of Hawaii conveyed the subject land, besides
35 other land, to the State of Hawaii by its Board of
36 Land and Natural Resources; Land Patent Grant Number
37 S-15,206 was issued to the Corporation's predecessor
38 agency, the Hawaii Housing Authority, on September 5,
39 1974, by the State of Hawaii, Board of Land and
40 Natural Resources; Land Patent Grant Number S-15,206
41 was subdivided into Hale Aupuni, File Plan 1452 on
42 April 10, 1975; and this was determined by a search of
43 the title records by Title Guaranty of Hawaii on
44 August 5, 2019; and

1 WHEREAS, the Corporation duly submitted a draft of the -
2 Concurrent Resolution to the Office of Hawaiian Affairs on
3 September 27, 2019, more than three months prior to the opening
4 date of the Regular Session of 2020; and
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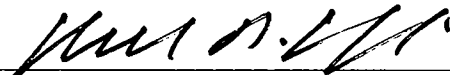
6 WHEREAS, the Corporation duly conducted a public
7 informational briefing on the sale of this parcel on August 20,
8 2019, at the Waimanalo Elementary and Intermediate School
9 Cafeteria, Waimanalo, Hawaii, following publication of notice of
10 the briefing in the Honolulu Star-Advertiser newspaper on
11 August 14 and 16, 2019; and
12

13 WHEREAS, no objection to the proposed sale was received at
14 the public informational briefing; now, therefore,
15

16 BE IT RESOLVED by the Senate of the Thirtieth Legislature
17 of the State of Hawaii, Regular Session of 2020, the House of
18 Representatives concurring, that the sale of the leased fee
19 interest in 41-613 Inoaole Street, Waimanalo, Hawaii, TMK No. 1-
20 4-1-33-42, is hereby approved; and
21

22 BE IT FURTHER RESOLVED that a certified copy of this
23 Concurrent Resolution be transmitted to the Executive Director
24 of the Corporation.
25

26
27 OFFERED BY: _____
28



BY REQUEST

JUSTIFICATION SHEET

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-613 INOAOLE STREET, WAIMANALO, HAWAII.

PURPOSE: To seek the prior approval of the Legislature by concurrent resolution of the sale of the leased fee interest in 41-613 Inoaole Street, Waimanalo, Hawaii, TMK No. 1-4-1-33-42, to its current leasehold owners.

MEANS: Concurrent resolution pursuant to section 171-64.7, Hawaii Revised Statutes.

JUSTIFICATION: The Hawaii Housing Finance and Development Corporation (HHFDC) is seeking legislative approval to sell the leased fee interest in 41-613 Inoaole Street, to its current leasehold owners.

The property at 41-613 Inoaole Street is an attached duplex located in the Hale Aupuni subdivision in Waimanalo, Oahu, Hawaii.

The fair market value of the leased fee interest in 41-613 Inoaole Street, was determined to be \$242,000 as of April 16, 2019, by the lessee's appraiser, Harlin Young & Co., Ltd.

A search by Title Guaranty of Hawaii on August 5, 2019 determined 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; in the Hawaiian Homes Commission Act of 1920, the subject land, besides other land, was designated as "available land," by Exchange Deed dated January 8, 1962, recorded in the Bureau of Conveyances in Liber 4265 at Page 425, the Department of Hawaiian Home Lands of the State of Hawaii conveyed the subject land, besides other land, to the State of

Hawaii by its Board of Land and Natural Resources; Land Patent Grant Number S-15,206 was issued to the Corporation's predecessor agency, the Hawaii Housing Authority, on September 5, 1974, by the State of Hawaii, Board of Land and Natural Resources; Land Patent Grant Number S-15,206 was subdivided into Hale Aupuni, File Plan 1452 on April 10, 1975.

HHFDC conducted a public meeting on the proposed sale on August 20, 2019, at Waimanalo Elementary and Intermediate School Cafeteria, 41-1330 Kalaniana'ole Highway, Waimanalo, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 14 and 16, 2019. 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 unit.

Impact on the public: Minimal.

Impact on the department and other agencies: Minimal.

GENERAL FUND:	None.
OTHER FUNDS:	None.
PPBS PROGRAM DESIGNATION:	BED 160.
OTHER AFFECTED AGENCIES:	Office of Hawaiian Affairs.
EFFECTIVE DATE:	Upon adoption.