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# 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  
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5           WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,  
6 states that "[t]he concurrent resolution shall contain the  
7 following information:  
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- 9           (1) The specific location and size in square feet or in  
10 other precise measure of the parcels of land to be  
11 sold or given;  
12
- 13           (2) The appraisal value of the land to be sold or given;  
14
- 15           (3) The names of all appraisers performing appraisals of  
16 the land to be sold or given;  
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- 18           (4) The date of the appraisal valuation;  
19
- 20           (5) The purpose for which the land is being sold or given;  
21
- 22           (6) A detailed summary of any development plans for the  
23 land to be sold or given; and  
24
- 25           (7) A statement of whether the land is, or is not, land  
26 that was classed as government or crown lands previous  
27 to August 15, 1895, or was acquired by the State in  
28 exchange for such lands, and a detailed explanation of  
29 how the state department or agency made this  
30 determination.  
31



1 A draft of the Concurrent Resolution for the prior approval  
2 of a sale or gift of land shall also be submitted to the office  
3 of Hawaiian affairs at least three months prior to the convening  
4 of a regular or special session of the legislature to allow the  
5 office to determine whether the land was classed as government  
6 or crown lands previous to August 15, 1895, or was acquired by  
7 the State in exchange for such lands"; and  
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9 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised  
10 Statutes, prior to finalizing any proposal for the sale or gift  
11 of lands and prior to the submission of the Concurrent  
12 Resolution to the Legislature, an informational briefing on the  
13 proposed sale or gift of lands shall be held in the community  
14 where the land to be sold or given is located; and  
15

16 WHEREAS, the Hawaii Housing Finance and Development  
17 Corporation (the "Corporation") desires to sell the leased fee  
18 interest in 41-613 Inoaole Street, Waimanalo, Hawaii, and  
19 provides the following information pursuant to section 171-64.7,  
20 Hawaii Revised Statutes:  
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- 22 (1) The property is an attached duplex in the Hale Aupuni  
23 subdivision built in 1975 and is identified as an  
24 8,031 square foot parcel, TMK No. 1-4-1-33-42;  
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- 26 (2) The leased fee interest in this property was appraised  
27 to have a fair market value of \$242,000;  
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- 29 (3) The property was appraised by Harlin Young & Co.,  
30 Ltd.;
- 31
- 32 (4) The appraisal valuation date is April 16, 2019;  
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- 34 (5) The primary purpose for the sale of this property is  
35 to convey the leased fee interest to its current  
36 leasehold owner;  
37
- 38 (6) There is no development plan for this parcel, which is  
39 a residence; and  
40
- 41 (7) As of August 15, 1895, title to the subject land was  
42 held in the Republic of Hawaii in and to the



1 Government (Crown) Land of Waimanalo; in the Hawaiian  
 2 Homes Commission Act of 1920, the subject land,  
 3 besides other land, was designated as "available  
 4 land," by Exchange Deed dated January 8, 1962,  
 5 recorded in the Bureau of Conveyances in Liber 4265 at  
 6 Page 425, the Department of Hawaiian Home Lands of the  
 7 State of Hawaii conveyed the subject land, besides  
 8 other land, to the State of Hawaii by its Board of  
 9 Land and Natural Resources; Land Patent Grant Number  
 10 S-15,206 was issued to the Corporation's predecessor  
 11 agency, the Hawaii Housing Authority, on September 5,  
 12 1974, by the State of Hawaii, Board of Land and  
 13 Natural Resources; Land Patent Grant Number S-15,206  
 14 was subdivided into Hale Aupuni, File Plan 1452 on  
 15 April 10, 1975; and this was determined by a search of  
 16 the title records by Title Guaranty of Hawaii on  
 17 August 5, 2019; and  
 18

19 WHEREAS, the Corporation duly submitted a draft of the  
 20 Concurrent Resolution to the Office of Hawaiian Affairs on  
 21 September 27, 2019, more than three months prior to the opening  
 22 date of the Regular Session of 2020; and  
 23

24 WHEREAS, the Corporation duly conducted a public  
 25 informational briefing on the sale of this parcel on August 20,  
 26 2019, at the Waimanalo Elementary and Intermediate School  
 27 Cafeteria, Waimanalo, Hawaii, following publication of notice of  
 28 the briefing in the Honolulu Star-Advertiser newspaper on  
 29 August 14 and 16, 2019; and  
 30

31 WHEREAS, no objection to the proposed sale was received at  
 32 the public informational briefing; now, therefore,  
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34 BE IT RESOLVED by the Senate of the Thirtieth Legislature  
 35 of the State of Hawaii, Regular Session of 2020, the House of  
 36 Representatives concurring, that the sale of the leased fee  
 37 interest in 41-613 Inoaole Street, Waimanalo, Hawaii, TMK No.  
 38 1-4-1-33-42, is hereby approved; and  
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40 BE IT FURTHER RESOLVED that a certified copy of this  
 41 Concurrent Resolution be transmitted to the Executive Director  
 42 of the Corporation.

