

S.C.R. NO. 25

JAN 23 2020

SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-033
KUAHELANI AVENUE, NO. 133, MILILANI, 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 95-033 Kuahelani Avenue, No. 133, Mililani, Hawaii,
11 and provides the following information pursuant to section 171-
12 64.7, Hawaii Revised Statutes:

- 13 (1) The property is an apartment unit in the Naha
14 Apartments condominium built in 1975 and is identified
15 as a 764 square foot apartment unit, TMK No. 1-9-4-5-
16 34-32;
- 17 (2) The leased fee interest in this property was appraised
18 to have a fair market value of \$49,300;
- 19 (3) The property was appraised by Harlin Young & Co.,
20 Ltd.;
- 21 (4) The appraisal valuation date is April 11, 2019;
- 22 (5) The primary purpose for the sale of this property is
23 to convey the leased fee interest to its current
24 leasehold owner;
- 25 (6) There is no development plan for this unit, which is a
26 residence; and
- 27 (7) As of August 15, 1895, title to the subject land was
28 held in private ownership by Irene Ii Brown, the
29 daughter of Ioane Ii, the awardee of Land Commission
30 Award No. 8241, covering the Ahupuaa of Waipio,
31 District of Ewa, Island of Oahu; the Corporation's
32 predecessor agency, the Hawaii Housing Authority,
33 acquired title to the property through warranty deed
34 of Mililani Town, Inc., a Hawaii corporation, dated
35 October 7, 1974, filed as Land Court Document No.
36 698788; and this was determined by a search of the
37 title records by Title Guaranty of Hawaii on August 5,
38 2019; and
39

40 WHEREAS, the Corporation duly submitted a draft of the
41 Concurrent Resolution to the Office of Hawaiian Affairs on
42 September 27, 2019, more than three months prior to the opening
43 date of the Regular Session of 2020; and

1 WHEREAS, the Corporation duly conducted a public
2 informational briefing on the sale of this parcel on August 22,
3 2019, at the Mililani High School Cafeteria, Mililani, Hawaii,
4 following publication of notice of the briefing in the Honolulu
5 Star-Advertiser newspaper on August 14 and 16, 2019; and
6

7 WHEREAS, no objection to the proposed sale was received at
8 the public informational briefing; now, therefore,
9

10 BE IT RESOLVED by the Senate of the Thirtieth Legislature
11 of the State of Hawaii, Regular Session of 2020, the House of
12 Representatives concurring, that the sale of the leased fee
13 interest in 95-033 Kuahelani Avenue, No. 133, Mililani, Hawaii,
14 TMK No. 1-9-4-5-34-32, is hereby approved; and
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16 BE IT FURTHER RESOLVED that a certified copy of this
17 Concurrent Resolution be transmitted to the Executive Director
18 of the Corporation.
19

20 OFFERED BY: 
21 BY REQUEST
22

JUSTIFICATION SHEET

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-033 KUAHELANI AVENUE, NO. 133, MILILANI, HAWAII.

PURPOSE: To seek the prior approval of the Legislature by concurrent resolution of the sale of the leased fee interest in 95-033 Kuahelani Avenue, No. 133, Mililani, Hawaii, TMK No. 1-9-4-5-34:32, to its current leasehold owner.

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 95-033 Kuahelani Avenue, No. 133, to its current leasehold owner. The property is an apartment unit in the Nahoia Apartments condominium built in 1975.

The fair market value of the leased fee interest in 95-033 Kuahelani Avenue, No. 133, was determined to be \$49,300 as of April 11, 2019, by the lessee's appraiser, Harlin Young & Co., Ltd.

A title search conducted by Title Guaranty of Hawaii on August 5, 2019, determined that as of August 15, 1895, title to the subject land was held in private ownership by Irene Ii Brown, the daughter of Ioane Ii, the awardee of Land Commission Award No. 8241, covering the Ahupuaa of Waipio, District of Ewa, Island of Oahu; the Corporation's predecessor agency, the Hawaii Housing Authority, acquired title to the property through warranty deed of Mililani Town, Inc., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

HHFDC conducted a public meeting on the proposed sale on August 22, 2019, at Mililani High School Cafeteria, Mililani, 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.