
HOUSE CONCURRENT RESOLUTION

APPROVING THE FEE SIMPLE SALE OF THE NORTHWEST CORNER PARCEL,
KAPOLEI, HAWAII.

1 WHEREAS, Act 176, Session Laws of Hawaii 2009, requires the
2 prior approval of the Legislature by concurrent resolution to
3 sell certain state land in fee simple; and
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5 WHEREAS, the Hawaii Housing Finance and Development
6 Corporation (the "Corporation") desires to sell in fee simple
7 the Northwest Corner Parcel, a 26.617 acre parcel of vacant,
8 non-ceded land zoned BMX-3 County Business District, formerly
9 owned by the Estate of James Campbell located in Kapolei,
10 Hawaii, TMK No. 1-9-1-016:35; and
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12 WHEREAS, the purpose of the sale of the subject property is
13 to further the Corporation's mission to develop and finance low-
14 and moderate-income housing projects and administer
15 homeownership programs, by developing and selling single family
16 residences in fee simple to qualified residents, which benefits
17 not only the qualified purchasers, but also the State; and
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19 WHEREAS, the Corporation intends to solicit development
20 proposals from reputable developers for this parcel, to include
21 residential and mixed use developments, of which any residential
22 component would primarily consist of affordable housing units;
23 and
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25 WHEREAS, the Corporation intends to utilize the Request for
26 Proposals procurement method to select a purchaser to design,
27 plan, and develop this parcel to include multi-family housing
28 and neighborhood commercial development that is compatible with
29 the existing residential character of the Villages of Kapolei;
30 and
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1 WHEREAS, this property was appraised on February 26, 2007,
2 by Hastings, Conboy, Braig & Associates, Ltd., to have a fair
3 market value of \$34,320,000; and

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5 WHEREAS, the Corporation submitted a copy of the Concurrent
6 Resolution to the Office of Hawaiian Affairs on January 25,
7 2009; and

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9 WHEREAS, pursuant to the requirements of Act 176, Session
10 Laws of Hawaii 2009, the Corporation did duly conduct a public
11 informational briefing on the sale of this property on
12 December 16, 2009, at the Villages of Kapolei Community Center,
13 Kapolei, Hawaii; and

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15 WHEREAS, the Corporation did not receive any objections to
16 the proposed sale of this property as proposed by the
17 corporation at the December 16, 2009, public informational
18 briefing; now, therefore,

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20 BE IT RESOLVED by the House of Representatives of the
21 Twenty-fifth Legislature of the State of Hawaii, Regular Session
22 of 2010, the Senate concurring, that the fee simple sale of the
23 subject property is hereby approved; and

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25 BE IT FURTHER RESOLVED that a certified copy of this
26 Concurrent Resolution be transmitted to the Executive Director
27 of the Hawaii Housing Finance and Development Corporation.

