
HOUSE CONCURRENT RESOLUTION

APPROVING THE FEE SIMPLE SALE OF TWO VACANT PARCELS IN HOKULELE,
KANEHOE, 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

4
5 WHEREAS, the Hawaii Housing Finance and Development
6 Corporation (the "Corporation") desires to sell in fee simple
7 two vacant, non-ceded, parcels in Hokulele, Kaneohe, Hawaii, a
8 9.19 acre vacant parcel, TMK No. 1-4-5-23-11, and a 1.21 acre
9 vacant parcel, TMK No. 1-4-5-23-12, in order to eliminate from
10 the Corporation's inventory properties unsuitable for
11 residential development; and

12
13 WHEREAS, these parcels are the remainder of the larger
14 Hokulele development, located in part beneath the H-3 Freeway,
15 and irregular in shape, so that while large enough to
16 accommodate development of a single-family dwelling unit, these
17 parcels are not suitable for more extensive development plans;
18 and

19
20 WHEREAS, the most probable development plan, based upon the
21 existing easements, irregular shape, topography, and location of
22 the parcels beneath the H-3 Freeway, is the development of one
23 single-family dwelling unit; and

24
25 WHEREAS, the Corporation intends to use the Request for
26 Proposals procurement method to solicit proposals from qualified
27 developers to plan, design, and develop the parcels for
28 affordable housing; and

29
30 WHEREAS, the Corporation also intends to reserve the right
31 to transfer a portion or all of these parcels to the Department
32 of Transportation for the portion of these parcels located



1 beneath the H-3 Freeway for the purpose of a maintenance
2 easement; and

3

4 WHEREAS, these parcels were appraised on January 8, 2009 by
5 Kirk N. Oshiro, MAI, right-of-way agent IV, State of Hawaii
6 Department of Transportation, to have fair market values of
7 \$74,300 and \$165,000, respectively; and

8

9 WHEREAS, the Corporation submitted a copy of the subject
10 Concurrent Resolution to the Office of Hawaiian Affairs on
11 January 25, 2010; and

12

13 WHEREAS, pursuant to the requirements of Act 176, Session
14 Laws of Hawaii 2009, the Corporation did duly conduct a public
15 informational briefing on the sale of these parcels on
16 November 4, 2009, at Kapunahala Elementary School, Kaneohe,
17 Hawaii; and

18

19 WHEREAS, the Corporation did not receive any objection to
20 the proposed sale of these parcels as proposed by the
21 Corporation at the November 4, 2009, public informational
22 briefing; now, therefore,

23

24 BE IT RESOLVED by the House of Representatives of the
25 Twenty-fifth Legislature of the State of Hawaii, Regular Session
26 of 2010, the Senate concurring, that the fee simple sale of
27 these parcels is hereby approved; and

28

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

