

TESTIMONY
HCR 34

Linda Lingle
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
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IN REPLY REFER TO

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

**SENATE COMMITTEE ON WATER, LAND, AGRICULTURE
AND HAWAIIAN AFFAIRS**

April 15, 2010 3:40 p.m.
State Capitol, Room 224

In consideration of
**H.C.R. 34 APPROVING THE FEE SIMPLE SALE OF KEKUILANI VILLAGE 4,
THE VILLAGES OF KAPOLEI, KAPOLEI, HAWAII.**

The HHFDC supports H.C.R. 34, which authorizes the sale of **non-ceded**, vacant parcels, TMK Nos. 1-9-1-79:01 through 35, and 1-9-1-79:129 through 134, located in Kekuilani, Village 4 of the Villages of Kapolei, Hawaii. The HHFDC is seeking legislative approval to complete the sale of the subject property in fee simple to Castle and Cooke Homes, Hawaii, Inc. (CCHHI), the developer selected via a Request for Proposals selection process.

Act 176, Session Laws of Hawaii 2009, as codified in section 171-64.7(c), Hawaii Revised Statutes, requires that the following information be provided in order to obtain legislative approval of the sale of state lands, specifically:

- (1) The location and area of the parcels of land to be sold or given;
- (2) The appraisal value of the land to be sold or given;
- (3) The names of all appraisers performing appraisals of the land to be sold or given;
- (4) The date of the appraisal valuation;
- (5) The purpose for which the land is being sold or given; and
- (6) A detailed summary of any development plans for the land to be sold or given.

For the Committee's convenience the following is a summary of the required information:

- (1) The parcels consist of 35 non-ceded, single-family cluster lots totaling 2.490 acres, as well as 0.362 acres of shared driveways, in Kapolei, Hawaii, identified as TMK Nos. 1-9-1-79:01 to 35, 1-9-1-79:129 to 134, all currently zoned R-3.5 residential (collectively, "subject properties").

- (2) The subject properties were appraised to have a fair market value of \$5,079,000.
- (3) The subject properties were appraised by Stellmacher & Sadoyama, Ltd.
- (4) The appraisal valuation date is December 22, 2009.
- (5) The primary purpose for the sale of the subject properties is for residential development, more specifically, the development of affordable housing.
- (6) The development plan is to develop 35 single-family cluster homes for sale in fee simple to families at or below one hundred forty per cent of the area median income. The Corporation utilized the request for proposals procurement method to select Castle & Cooke Homes Hawaii, Inc. ("CCHHI") as the developer of the subject properties and on March 8, 2007, executed a development agreement with CCHHI which became effective on September 19, 2007, and which will be recorded on the subject properties and continue as covenants running with the land.

Act 176 also requires that a copy of the concurrent resolution be submitted to the Office of Hawaiian Affairs when submitted to the legislature, and that a public meeting be held in the community in which the property is located.

The HHFDC initially consulted with the Office of Hawaiian Affairs about its plans for this property on December 10, 2009. Additionally, HHFDC provided a copy of H.C.R. 34 to the Office of Hawaiian Affairs on January 25, 2010.

The HHFDC conducted a public informational briefing on the sale of this property on, December 16, 2009, at the Villages of Kapolei Community Center, Kapolei, Hawaii, following publication in the Honolulu Star-Bulletin and the Honolulu Advertiser on December 7, 2009. The HHFDC did not receive any objection to the proposed sale of this property at that time.

We respectfully request that you approve H.C.R. 34. Thank you for the opportunity to testify.



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Testimony by Harry Saunders
President, Castle & Cooke Hawai'i
April 14, 2010

Before the Senate Committee on
WATER, LAND, AGRICULTURE AND HAWAIIAN AFFAIRS

April 15, 2010
2:45 p.m. 3:40 PM
Room 229

In Support of HCR 34
APPROVING THE FEE SIMPLE SALE OF KEKUILANI VILLAGE 4,
THE VILLAGES OF KAPOLEI, KAPOLEI, HAWAII

Chair Hee, Vice Chair Tokuda and Members of the Committee on Water, Land, Agriculture and Hawaiian Affairs.

Castle & Cooke Homes Hawai'i, Inc. supports HCR 34 as it will allow the development of "for sale affordable homes (140% HUD AMI & Below)" as part of the State-Hawai'i Housing Finance and Development Corporation (HHFDC) master planned Village of Kapolei.

HHFDC's affordable housing programs rely on various components to produce affordable, entry level homes for first time qualified buyers. In this case, the land component is critical to developing the affordable units as part of the overall planned community of the Villages of Kapolei.

Mahalo for your consideration of our testimony. If you have questions, please feel free to contact us:

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