

S.C.R. NO. 22

JAN 25 2012

SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-557
KAMANAAINA PLACE, 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
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
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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 41-557 Kamanaaina Place, Waimanalo, Hawaii, and
11 provides the following information pursuant to section 171-64.7,
12 Hawaii Revised Statutes:

- 13 (1) The parcel is a single family home that is part of the
14 Waimanalo Village Annex Self Help affordable housing
15 project built in 1994 and is identified as a 7,325
16 square foot parcel, TMK No. 1-4-1-34-96;
- 17 (2) The leased fee interest in this parcel was appraised
18 to have a fair market value of \$301,200;
- 19 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
- 20 (4) The appraisal valuation date is July 1, 2011;
- 21 (5) The primary purpose for the sale of this parcel is to
22 convey the leased fee interest to its current
23 leasehold owner and the owner's leasehold agreement
24 included the right to purchase the leased fee interest
25 in the land;
- 26 (6) There is no development plan for this unit, which is a
27 single family residence; and
- 28 (7) As of August 15, 1895, the parcel was a portion of the
29 Government (Crown) Land of Waimanalo; the
30 Corporation's predecessor agency, the Hawaii Housing
31 Authority, acquired title to the property through
32 Grant No. S-15,415, dated March 15, 1978; and this was
33 determined by a search of the title records for this
34 parcel by Title Guaranty of Hawaii on July 27, 2011;
35 and
36

37 WHEREAS, pursuant to section 5(f) of the Admission Act,
38 "the development of farm and home ownership on as widespread a
39 basis as possible for the making of public improvement" is an
40 expressly authorized purpose of the ceded lands inventory; and
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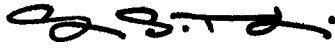
42 WHEREAS, the Corporation duly submitted a draft of the
43 Concurrent Resolution to the Office of Hawaiian Affairs on
44 October 3, 2011, more than three months prior to the opening
45 date of the Regular Session of 2012; and

1
 2 WHEREAS, the Corporation duly conducted a public
 3 informational briefing on the sale of this parcel on August 15,
 4 2011, at the Waimanalo School cafeteria, Waimanalo, Hawaii,
 5 following publication of notice of the briefing in the Honolulu
 6 Star-Advertiser newspaper on August 4 and 7, 2011; and

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

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 11 BE IT RESOLVED by the Senate of the Twenty-sixth
 12 Legislature of the State of Hawaii, Regular Session of 2012, the
 13 House of Representatives concurring, that the sale of the leased
 14 fee interest in 41-557 Kamanaaina Place, Waimanalo, Hawaii, TMK
 15 No. 1-4-1-34-96, is hereby approved; and

16
 17 BE IT FURTHER RESOLVED that a certified copy of this
 18 Concurrent Resolution be transmitted to the Executive Director
 19 of the Corporation.

20
 21 OFFERED BY: 

22
 23 BY REQUEST
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