S.C.R. NO. 25

JAN 2 5 2017

SENATE CONCURRENT
RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946 MEHEULA PARKWAY, NO. 264, MILILANI, HAWAII.

WHEREAS, section 171-64.7, Hawaii Revised Statutes, requires the prior approval of the Legislature by concurrent resolution to sell certain state lands in fee simple; and

WHEREAS, section 171-64.7(c), Hawaii Revised Statutes, states that "[t]he concurrent resolution shall contain the following information:

1. The specific location and size in square feet or in other precise measure 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;
6. A detailed summary of any development plans for the land to be sold or given; and
7. A statement of whether the land is, or is not, land that was classed as government or crown lands previous to August 15, 1895, or was acquired by the State in exchange for such lands, and a detailed explanation of how the state department or agency made this determination.

A draft of the concurrent resolution for the prior approval of a sale or gift of land shall also be submitted to the office of Hawaiian affairs at least three months prior to the convening of a regular or special session of the legislature to allow the office to determine whether the land was classed as government or crown lands previous to August 15, 1895, or was acquired by the State in exchange for such lands"; and
WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised Statutes, prior to finalizing any proposal for the sale or gift of lands and prior to the submission of the concurrent resolution to the Legislature, an informational briefing on the proposed sale or gift of lands shall be held in the community where the land to be sold or given is located; and

WHEREAS, the Hawaii Housing Finance and Development Corporation (the "Corporation") desires to sell the leased fee interest in 94-946 Meheula Parkway, No. 264, Mililani, Hawaii, and provides the following information pursuant to section 171-64.7, Hawaii Revised Statutes:

(1) The property is an apartment unit in the Nahoa Apartments condominium built in 1975 and is identified as a 764 square foot apartment unit, TMK No. 1-9-4-5-34-131;

(2) The leased fee interest in this property was appraised to have a fair market value of $45,100;

(3) The property was appraised by Harlin Young & Co., Ltd.;

(4) The appraisal valuation date is August 5, 2016;

(5) The primary purpose for the sale of this property is to convey the leased fee interest to its current leasehold owner;

(6) There is no development plan for this unit, which is a residence; and

(7) As of August 15, 1895, the property was a portion of Royal Patent No. 5732, Land Commission Award No. 8241 to Ioane Ii, and therefore private land; the Corporation's predecessor agency, the Hawaii Housing Authority, acquired title to the property through warranty deed of Mililani Town, Inc., dated October 7, 1974, filed as Land Court Document No. 698788; and this was determined by a search of the title records by Title Guaranty of Hawaii on August 26, 2015; and

WHEREAS, the Corporation duly submitted a draft of the Concurrent Resolution to the Office of Hawaiian Affairs on October 3, 2016, more than three months prior to the opening date of the Regular Session of 2017; and
WHEREAS, the Corporation duly conducted a public informational briefing on the sale of this parcel on August 11, 2016, at the Mililani High School cafetorium, Mililani, Hawaii, following publication of notice of the briefing in the Honolulu Star-Advertiser newspaper on August 3 and 5, 2016; and

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

BE IT RESOLVED by the Senate of the Twenty-ninth Legislature of the State of Hawaii, Regular Session of 2017, the House of Representatives concurring, that the sale of the leased fee interest in 94-946 Meheula Parkway, No. 264, Mililani, Hawaii, TMK No. 1-9-4-5-34-131, is hereby approved; and

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

OFFERED BY: [Signature]

BY REQUEST
DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946 MEHEULA PARKWAY, NO. 264, MILILANI, HAWAII.

PURPOSE: To seek the prior approval of the Legislature by concurrent resolution of the sale by the Hawaii Housing Finance and Development Corporation (HHFDC) of the leased fee interest in 94-946 Meheula Parkway, No. 264, Mililani, Hawaii, TMK No. 1-9-4-5-34-131, to its current leasehold owner.

MEANS: Concurrent resolution pursuant to section 171-64.7, Hawaii Revised Statutes.

JUSTIFICATION: HHFDC is seeking legislative approval to sell the leased fee interest in 94-946 Meheula Parkway, No. 264, to its current leasehold owner.

The property at 94-946 Meheula Parkway, No. 264, is an apartment unit in the Nahoa Apartments condominium built in 1975.

The fair market value of the leased fee interest in 94-946 Meheula Parkway, No. 264, was determined to be $45,100 as of August 5, 2016, by the lessee's appraiser, Harlin Young & Co., Ltd.

A title search conducted by Title Guaranty of Hawaii on August 26, 2015, determined that as of August 15, 1895, the property was private land; a portion of Royal Patent No. 5732, Land Commission Award No. 8241 to Ioane Ii. The HHFDC's predecessor agency, the Hawaii Housing Authority, acquired title 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 11, 2016, at Mililani High School cafetorium, Mililani, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 3 and 5, 2016. 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: The sale proceeds will be deposited into the Dwelling Unit Revolving Fund to support the development and construction of additional affordable housing units.

PPBS PROGRAM DESIGNATION: BED 160.

OTHER AFFECTED AGENCIES: Office of Hawaiian Affairs.

EFFECTIVE DATE: Upon adoption.