

---

---

# SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 2949 ALA ILIMA  
STREET, NO. 204, HONOLULU, 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 the following:  
7

8           "The concurrent resolution shall contain the following  
9 information:

- 10           (1) The specific location and size in square  
11 feet or in other precise measure of the  
12 parcels of land to be sold or given;  
13           (2) The appraisal value of the land to be sold  
14 or given;  
15           (3) The names of all appraisers performing  
16 appraisals of the land to be sold or given;  
17           (4) The date of the appraisal valuation;  
18           (5) The purpose for which the land is being sold  
19 or given;  
20           (6) A detailed summary of any development plans  
21 for the land to be sold or given; and  
22           (7) A statement of whether the land is, or is  
23 not, land that was classed as government or  
24 crown lands previous to August 15, 1895, or  
25 was acquired by the State in exchange for  
26 such lands, and a detailed explanation of  
27 how the state department or agency made this  
28 determination.

29           A draft of the concurrent resolution for the  
30 prior approval of a sale or gift of land shall also be  
31 submitted to the office of Hawaiian affairs at least  
32 three months prior to the convening of a regular or



1 special session of the legislature to allow the office  
2 to determine whether the land was classed as  
3 government or crown lands previous to August 15, 1895,  
4 or was acquired by the State in exchange for such  
5 lands"; and  
6

7 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised  
8 Statutes, prior to finalizing any proposal for the sale or gift  
9 of lands and prior to the submission of the concurrent  
10 resolution to the Legislature, an informational briefing on the  
11 proposed sale or gift of lands shall be held in the community  
12 where the land to be sold or given is located; and  
13

14 WHEREAS, the Hawaii Housing Finance and Development  
15 Corporation (Corporation) proposes to sell the leased fee  
16 interest in 2949 Ala Ilima Street, No. 204, Honolulu, Hawaii,  
17 and provides the following information pursuant to section  
18 171-64.7, Hawaii Revised Statutes:  
19

- 20 (1) The parcel is an apartment unit in the Puana Malu  
21 condominium built in 1971 and is identified as an 821  
22 square foot apartment unit, TMK No. 1-1-1-61-002-004;  
23
- 24 (2) The leased fee interest in this property was appraised  
25 to have a fair market value of \$74,400;  
26
- 27 (3) The parcel was appraised by Harlin Young & Co, Ltd.;  
28
- 29 (4) The appraisal valuation date is June 1, 2017;  
30
- 31 (5) The primary purpose for the sale of this parcel is to  
32 convey the leased fee interest to its current  
33 leasehold owner;  
34
- 35 (6) There is no development plan for this unit, which is a  
36 residence; and  
37
- 38 (7) As of August 15, 1895, the parcel was held in private  
39 ownership by Samuel M. Damon, who acquired title to  
40 Apana 2 of Royal Patent No. 7858, Land Commission  
41 Award No. 7715, as a devisee under the Will of Bernice  
42 Pauahi Bishop, deceased, in Probate No. 2425; the



1 Corporation's predecessor agency, the Hawaii Housing  
2 Authority, acquired title to the property through deed  
3 of K. Nagata, Ltd., and K.N., Incorporated, dated  
4 October 10, 1974, filed as Land Court Document No.  
5 701168; and this was determined by a search of the  
6 title records for this parcel by Title Guaranty of  
7 Hawaii on July 27, 2017; and  
8

9 WHEREAS, the Corporation duly submitted a draft of this  
10 Concurrent Resolution to the Office of Hawaiian Affairs on  
11 September 29, 2017, more than three months prior to the opening  
12 day of the Regular Session of 2018; and  
13

14 WHEREAS, the Corporation duly conducted a public  
15 informational briefing on the sale of this parcel on  
16 August 8, 2017, at Aliamanu Middle School, Classroom #C-2,  
17 Honolulu, Hawaii, following publication of notice of the  
18 briefing in the Honolulu Star-Advertiser newspaper on August 1  
19 and 3, 2017; and  
20

21 WHEREAS, no objection to the proposed sale was received at  
22 the public informational briefing; now, therefore,  
23

24 BE IT RESOLVED by the Senate of the Twenty-ninth  
25 Legislature of the State of Hawaii, Regular Session of 2018, the  
26 House of Representatives concurring, that the sale of the leased  
27 fee interest in 2949 Ala Ilima Street, No. 204, Honolulu,  
28 Hawaii, TMK No. 1-1-1-61-002-004, is hereby approved; and  
29

30 BE IT FURTHER RESOLVED that a certified copy of this  
31 Concurrent Resolution be transmitted to the Executive Director  
32 of the Hawaii Housing Finance and Development Corporation.  
33

