



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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Statement of
LUIS P. SALAVERIA
Director

Department of Business, Economic Development and Tourism
before the

HOUSE COMMITTEE ON WATER & LAND

April 14, 2016 at 11:00 a.m.
State Capitol, Room 325

In consideration of
**S.C.R. 10 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-648
INOAOLE STREET, WAIMANALO, HAWAII;**
**S.C.R. 11 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 47-394
KEOHAPA PLACE, KANEOHE, HAWAII;**
**S.C.R. 12 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-029
KUAHELANI AVENUE, NO. 128, MILILANI, HAWAII; and**
**S.C.R. 13 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946
MEHEULA PARKWAY, NO. 264, MILILANI, HAWAII.**

Chair Yamane, Vice Chair Cullen, and Members of the House Committee on
Water & Land.

DBEDT **supports** S.C.R. 10 through S.C.R. 13, all part of the Administration's
legislative package. HHFDC is seeking legislative approval to sell the leased fee
interest in these homes to their respective leasehold owners. HHFDC has met all
statutory prerequisites to request approval of the sale of these parcels.

Accordingly, DBEDT respectfully requests that the Committee pass these
concurrent resolutions. Thank you for the opportunity to testify.



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON WATER & LAND

April 14, 2016 at 11:00 a.m.
State Capitol, Room 325

In consideration of
**S.C.R.11 APPROVING THE SALE OF THE LEASED FEE INTEREST IN
47-394 KEOHAPA PLACE, KANEOHE, HAWAII.**

The HHFDC supports S.C.R.11. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner.

This single family home was built in 1975 as part of the Hui Koolau affordable for-sale development. Only 5 out of the 37 homes in the development remain in leasehold. The fair market value of the leased fee interest in 47-394 Keohapa Place as of April 9, 2015 was \$280,000.

A title search conducted by Title Guaranty of Hawaii on August 24, 2015, showed that this parcel was not classified as Government land previous to August 15, 1895. HHFDC conducted a public meeting on the proposed sale on August 17, 2015, at Ahuimanu Elementary School Cafeteria, Kaneohe, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 7 and 10, 2015. 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 parcel. A copy of the draft resolution was provided to OHA on September 24, 2015.

The attached documents provide more information on this property:

1. A map showing the general location of Hui Koolau;
2. A photo of the property; and
3. A copy of the title report for the parcel.

Thank you for the opportunity to testify.

Google Maps 47-394 Keohapa Pl



Map data ©2016 Google 200 ft



47-394 Keohapa Pl
Kaneohe, HI 96744



TITLE GUARANTY OF HAWAII, INC.

Established in 1896

August 24, 2015 (revised August 26, 2015)

LORNA KOMETANI

STATE OF HAWAII – HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

REAL ESTATE SERVICES SECTION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII

96813

Re: TG Order No. 201521376
Project: HUI KOOLAU
Unit/Lot No: 1114
Property Address: 47-394 Keohapa Place
TMK: (1) 4-7-055-065
Lessee: Robert James Rupnow & Kim Weolsoon Rupnow

RECEIVED
HAWAII HOUSING FINANCE
DEVELOPMENT CORP
2015 AUG 31 A 11:16

Dear Ms. Kometani,

In accordance with your request of August 11, 2015, I confirm that as of **August 15, 1895**, the subject land was held in **private ownership** by the widow and children of James Steward, deceased. James Steward having acquired the land by Deed dated June 4, 1868, recorded in the Bureau of Conveyances in Liber 18 at Page 205 from John O. Dominis, the Administrator of the Estate of Kamehameha IV.

From the date of the foregoing deed, title descends straight and unbroken to HAWAII HOUSING AUTHORITY, a public body and a body corporate and politic of the State of Hawaii, by Deed of Hawaii Rural Housing Development Corporation, a Hawaii non-profit corporation, dated July 15, 1975, filed as Land Court Document No. 728634.

The corporate name of HAWAII HOUSING AUTHORITY was changed to HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII as set forth in Land Court Order No. 131893 filed June 25, 1998.

The corporate name of HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII was changed to HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION as set forth in Land Court Order No. 166725 filed June 30, 2006 and Land Court Order No. 171023 filed February 6, 2007.

Lorna Kometani

August 24, 2015 (revised August 26, 2015)

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Please be informed that liability for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500.00 or two times the amount paid for this product.

Should you have any follow-up questions or comments, please contact me; I can be reached directly by phone at (808) 533-5834, by fax at (808) 533-5870 or by email at cuahinui@tghawaii.com.

Yours truly,



Colleen H. Uahinui

Lead Senior Title Abstractor

Historic Title Services



SCR11

**APPROVING THE SALE OF THE LEASED FEE INTEREST IN 47-394 KEOHAPA PLACE,
KANEOHE, HAWAII.**

House Committee on Water & Land

House Committee on Ocean, Marine Resources, & Hawaiian Affairs

April 14, 2016

11:00 a.m.

Room 325

The Office of Hawaiian Affairs (OHA) offers the following **COMMENTS** on SCR11, which approves the sale of the leased fee interest in a single-family home in the Hui Ko'olau affordable housing project. **This parcel does not appear to be “ceded” land and OHA does not oppose the sale of this parcel.**

SCR11 was offered for consideration by the Legislature in accordance with Act 176, Session Laws of Hawai'i (SLH) 2009, and Act 169, SLH 2011, as amended. Act 176 requires a two-thirds majority approval by both houses of the Legislature before any specific lands controlled by the state can be sold. In addition, state departments must prepare and submit legislative resolutions containing detailed information regarding their anticipated land transactions, and share these resolutions with OHA at least three months prior to the opening of the legislative session. See HRS §§ 171-64.7(c). This three months' detailed notice provides OHA with sufficient time to determine whether the land being sold constitutes “ceded” Hawaiian Kingdom crown or government lands. This process also provides OHA, legislators, as well as members of the public sufficient time to ensure that the contemplated sale is fair, equitable, and in the best interests of the state.

The language of SCR11 was provided to OHA in compliance with the three month notice requirement for the proposed disposition of public lands. This allowed OHA to independently confirm that the parcel being proposed for sale is not comprised of “ceded” lands. Accordingly, OHA does not oppose this sale.

Mahalo for the opportunity to testify on this measure.

SCR U (SSR 3263)

LATE TESTIMONY

Approving the sale of the
Leased Fee interest of 47-394
Keohapa Place, Kaneohe 96744

I urge you to approve
this sale. I have worked hard
on improving this property and have
made the house on the land
livable again.

Robert Rupnow owner
Robert Rupnow



Sheraton Waikiki Hotel

2255 KALAKAUA AVENUE, HONOLULU, HAWAII 96815

