



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 HOUSING
HOUSE COMMITTEE ON WATER & LAND**

April 13, 2017 at 11:00 a.m.
State Capitol, Room 423

In consideration of
**S.C.R. 23 APPROVING THE SALE OF THE LEASED FEE INTEREST IN
41-1362 WAIKALOA STREET, WAIMANALO, HAWAII.**

The HHFDC supports S.C.R. 23. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner. This house was built in 1994 as part of the Waimanalo Village Self-Help affordable for-sale development. Only 11 homes out of the 40 homes in the development remain in leasehold. The fair market value of the leased fee interest in 41-1362 Waikaloe Street as of April 26, 2016 was \$401,900.

A title search conducted by Title Guaranty of Hawaii on June 17, 2016, showed that this parcel was classified as Government land previous to August 15, 1895. HHFDC conducted a public meeting on the proposed sale on August 10, 2016, at Waimanalo Public & School Library, Waimanalo, 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 parcel. A copy of the draft resolution was provided to OHA on October 3, 2016.

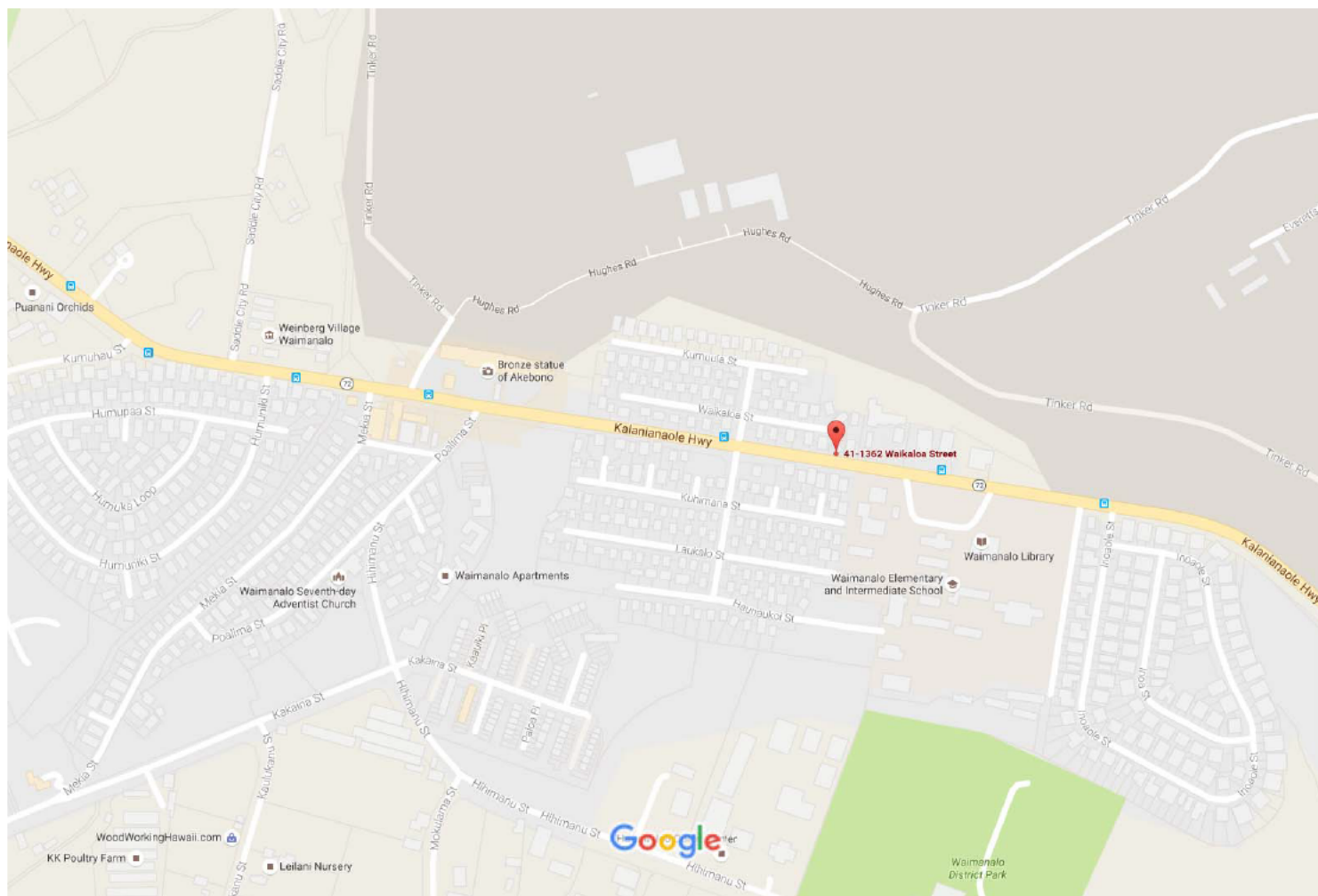
The attached documents provide more information on this property:

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

Thank you for the opportunity to testify.

**41-1362 Waikalua St**

Waimanalo, Hawaii



Map data ©2016 Google 200 ft

**41-1362 Waikalua St**

Waimanalo, HI 96795





TITLE GUARANTY OF HAWAII, INC.

Established in 1896

June 17, 2016

ELAINE GOMA

STATE OF HAWAII – HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
REAL ESTATE SERVICES SECTION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813

RECEIVED
HAWAII HOUSING FINANCE
DEVELOPMENT CORP
2016 JUN 20 1:38

Re: TG Order No. 201627017
Project: WAIMANALO VILLAGE
Unit/Lot No: 9, Section B
Property Address: 41-1362 Waikalua Street, Waimanalo, Hawaii 96795
TMK: (1) 4-1-012-162
Lessee: Chauncey Kananui George Williams Kalua and
Marietta Momi Kalua, husband and wife, as
Tenants by the Entirety

Dear Ms. Goma,

In accordance with your request of August 11, 2015, I confirm that as of **August 15, 1895**, title to the subject land was held in **the Republic of Hawaii** in and to **the Government (Crown) Land of Waimanalo**.

By Land Patent Grant Number S-15,415 dated March 15, 1978, the STATE OF HAWAII, by its Board of Land and Natural Resources, conveyed the subject land, besides other lands to the HAWAII HOUSING AUTHORITY, a Hawaii corporation and body public..

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.

Elaine Goma
June 17, 2016
Page 2

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,

A handwritten signature in blue ink, appearing to read 'Colleen H. Uahinui', with a stylized flourish at the end.

Colleen H. Uahinui
Lead Senior Title Abstractor
Historic Title Services



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE
GOVERNOR

LUIS P. SALAVERIA
DIRECTOR

MARY ALICE EVANS
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: www.hawaii.gov/dbedt

Telephone: (808) 586-2355
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Statement of
LUIS P. SALAVERIA
Director
Department of Business, Economic Development, and Tourism
before the
HOUSE COMMITTEE ON HOUSING
HOUSE COMMITTEE ON WATER & LAND

Thursday, April 13, 2017
11:00 AM
State Capitol, Conference Room #423

In consideration of

- SCR 19 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-529
INOAOLE STREET, WAIMANALO, HAWAII;**
- SCR 20 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-648
INOAOLE STREET, WAIMANALO, HAWAII;**
- SCR 21 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-652
INOAOLE STREET, WAIMANALO, HAWAII;**
- SCR 22 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-659
INOAOLE STREET, WAIMANALO, HAWAII;**
- SCR 23 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-1362
WAIKALOA STREET, WAIMANALO, HAWAII;**
- SCR 24 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-029
KUAHELANI AVENUE, NO. 128, MILILANI, HAWAII;**
- SCR 25 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946
MEHEULA PARKWAY, NO. 264, MILILANI, HAWAII;**
- SCR 26 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-946
MEHEULA PARKWAY, NO. 363, MILILANI, HAWAII;**
- SCR 27 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-950
MEHEULA PARKWAY, NO. 367, MILILANI, HAWAII; and**
- SCR 28 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 47-394
KEOHAPA PLACE, KANEOHE, HAWAII.**

Chair Brower, Vice Chair Nakamura, Chair Yamane, Vice Chair Kong, and members of the Committees on Housing and Water & Land.

The Department of Business, Economic Development and Tourism (DBEDT) **supports** SCR19 through SCR 28, 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.

April 12, 2017

LATE

Marietta and Chauncey Kalua
Homeowners of TMK (1) 4-1-12-162
Recognized House Representatives of Housing/Water and Land Committees
Notice of Hearing: April 13, 2017 at 11:00 am
SCR 23 (SSCR1382)

Subject: Concurrent Resolutions for the Leased Fee Purchase

Project: Waimanalo Village Self-Help

Lot No.: 09

Property Address: 41-1362 Waikalua Street, Waimanalo, Hawaii 96795

Tax Map Key: (1) 4-1-12-162

Senate Concurrent Resolution: Reso No. SCR23

House Concurrent Resolution: Reso No. HCR17

The concurrent resolutions submitted to the Legislature for the purchase of the above mentioned leased fee interest property is in our greatest interest. We are hereby notifying you and the recognized House of Representatives of the Housing/Water & Land Committees that we, as the designated homeowners, are expressing our interest in obtaining a favorable review. We feel this marks the inception of a new round of decisions and chapters of possibilities. Be of service and show courage to partake in the existence of someone else's reality.

We are diligently seeking your cooperation and supported assistance through this process.. We've been patiently awaiting the negotiations for over a year and would like your committed support. Do take under deep consideration that we have resided at the above stated address for well over 20 years. This decision to expedite this purchase is made with a physical firm, mentally stable and spiritually ready standpoint.

Accept this testimony on behalf of us, Marietta and Chauncey Kalua in support of our resolution **SCR23** We would kindly respect a favorable decision for this to be heard and approved so that we may move forward with your favorable of adoption of the above mentioned resolution.

The Kalua Ohana