
SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-1373
HAUNAUKOI STREET, 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 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 41-1373 Haunaukoi Street, Waimanalo, Hawaii, and
17 provides the following information pursuant to section 171-64.7,
18 Hawaii Revised Statutes:
19

- 20 (1) The parcel is a single family home that is part of the
21 Waimanalo Village Self Help affordable housing project
22 built in 1994 and is identified as a 5,664 square foot
23 parcel, TMK No. 1-4-1-34-117;
- 24
- 25 (2) The leased fee interest in this parcel was appraised
26 to have a fair market value of \$398,200;
- 27
- 28 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
- 29
- 30 (4) The appraisal valuation date is May 9, 2017;
- 31
- 32 (5) The primary purpose for the sale of this parcel is to
33 convey the leased fee interest to its current
34 leasehold owner and the owner's leasehold agreement
35 included the right to purchase the leased fee interest
36 in the land;
- 37
- 38 (6) There is no development plan for this unit, which is a
39 single family residence; and
- 40
- 41 (7) As of August 15, 1895, the parcel was a portion of the
42 Government (Crown) Land of Waimanalo; the



1 Corporation's predecessor agency, the Hawaii Housing
 2 Authority, acquired title to the property through
 3 Grant No. S-15,415, dated March 15, 1978; and this was
 4 determined by a search of the title records for this
 5 parcel by Title Guaranty of Hawaii on July 20, 2017;
 6 and

7
 8 WHEREAS, pursuant to section 5(f) of the Admission Act,
 9 "the development of farm and home ownership on as widespread a
 10 basis as possible for the making of public improvement" is an
 11 expressly authorized purpose of the ceded lands inventory; and
 12

13 WHEREAS, the Corporation duly submitted a draft of this
 14 Concurrent Resolution to the Office of Hawaiian Affairs on
 15 September 29, 2017, more than three months prior to the opening
 16 date of the Regular Session of 2018; and
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18 WHEREAS, the Corporation duly conducted a public
 19 informational briefing on the sale of this parcel on August 9,
 20 2017, at the Waimanalo Public & School Library Conference Room,
 21 Waimanalo, Hawaii, following publication of notice of the
 22 briefing in the Honolulu Star-Advertiser newspaper on August 1
 23 and 3, 2017; and
 24

25 WHEREAS, no objection to the proposed sale was received at
 26 the public informational briefing; now, therefore,
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28 BE IT RESOLVED by the Senate of the Twenty-ninth
 29 Legislature of the State of Hawaii, Regular Session of 2018, the
 30 House of Representatives concurring, that the sale of the leased
 31 fee interest in 41-1373 Haunaukoi Street, Waimanalo, Hawaii, TMK
 32 No. 1-4-1-34-117, is hereby approved; and
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34 BE IT FURTHER RESOLVED that a certified copy of this
 35 Concurrent Resolution be transmitted to the Executive Director
 36 of the Hawaii Housing Finance and Development Corporation.
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