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## SENATE CONCURRENT RESOLUTION

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APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-033  
KUAHELANI AVENUE, NO. 133, MILILANI, 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  
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5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,  
6 states that "[t]he concurrent resolution shall contain the  
7 following information:  
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- 9 (1) The specific location and size in square feet or in  
10 other precise measure of the parcels of land to be  
11 sold or given;  
12  
13 (2) The appraisal value of the land to be sold or given;  
14  
15 (3) The names of all appraisers performing appraisals of  
16 the land to be sold or given;  
17  
18 (4) The date of the appraisal valuation;  
19  
20 (5) The purpose for which the land is being sold or given;  
21  
22 (6) A detailed summary of any development plans for the  
23 land to be sold or given; and  
24  
25 (7) A statement of whether the land is, or is not, land  
26 that was classed as government or crown lands previous  
27 to August 15, 1895, or was acquired by the State in  
28 exchange for such lands, and a detailed explanation of  
29 how the state department or agency made this  
30 determination.  
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1 A draft of the concurrent resolution for the prior approval  
2 of a sale or gift of land shall also be submitted to the office  
3 of Hawaiian affairs at least three months prior to the convening  
4 of a regular or special session of the legislature to allow the  
5 office to determine whether the land was classed as government  
6 or crown lands previous to August 15, 1895, or was acquired by  
7 the State in exchange for such lands"; and  
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9 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised  
10 Statutes, prior to finalizing any proposal for the sale or gift  
11 of lands and prior to the submission of the concurrent  
12 resolution to the Legislature, an informational briefing on the  
13 proposed sale or gift of lands shall be held in the community  
14 where the land to be sold or given is located; and  
15

16 WHEREAS, the Hawaii Housing Finance and Development  
17 Corporation (the "Corporation") desires to sell the leased fee  
18 interest in 95-033 Kuahelani Avenue, No. 133, Mililani, Hawaii,  
19 and provides the following information pursuant to section  
20 171-64.7, Hawaii Revised Statutes:  
21

- 22 (1) The property is an apartment unit in the Nahoia  
23 Apartments condominium built in 1975 and is identified  
24 as a 764 square foot apartment unit, TMK No. 1-9-4-5-  
25 34-32;  
26
- 27 (2) The leased fee interest in this property was appraised  
28 to have a fair market value of \$49,300;  
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- 30 (3) The property was appraised by Harlin Young & Co.,  
31 Ltd.;  
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- 33 (4) The appraisal valuation date is April 11, 2019;  
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- 35 (5) The primary purpose for the sale of this property is  
36 to convey the leased fee interest to its current  
37 leasehold owner;  
38
- 39 (6) There is no development plan for this unit, which is a  
40 residence; and  
41



1 (7) As of August 15, 1895, title to the subject land was  
2 held in private ownership by Irene Ii Brown, the  
3 daughter of Ioane Ii, the awardee of Land Commission  
4 Award No. 8241, covering the Ahupuaa of Waipio,  
5 District of Ewa, Island of Oahu; the Corporation's  
6 predecessor agency, the Hawaii Housing Authority,  
7 acquired title to the property through warranty deed  
8 of Mililani Town, Inc., a Hawaii corporation, dated  
9 October 7, 1974, filed as Land Court Document No.  
10 698788; and this was determined by a search of the  
11 title records by Title Guaranty of Hawaii on August 5,  
12 2019; and  
13

14 WHEREAS, the Corporation duly submitted a draft of the  
15 Concurrent Resolution to the Office of Hawaiian Affairs on  
16 September 27, 2019, more than three months prior to the opening  
17 date of the Regular Session of 2020; and  
18

19 WHEREAS, the Corporation duly conducted a public  
20 informational briefing on the sale of this parcel on August 22,  
21 2019, at the Mililani High School Cafeteria, Mililani, Hawaii,  
22 following publication of notice of the briefing in the Honolulu  
23 Star-Advertiser newspaper on August 14 and 16, 2019; and  
24

25 WHEREAS, no objection to the proposed sale was received at  
26 the public informational briefing; now, therefore,  
27

28 BE IT RESOLVED by the Senate of the Thirtieth Legislature  
29 of the State of Hawaii, Regular Session of 2020, the House of  
30 Representatives concurring, that the sale of the leased fee  
31 interest in 95-033 Kuahelani Avenue, No. 133, Mililani, Hawaii,  
32 TMK No. 1-9-4-5-34-32, 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 Corporation.

