



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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DIRECTOR

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Statement of
MIKE MCCARTNEY
Director
Department of Business, Economic Development and Tourism
before the
SENATE COMMITTEE ON WATER AND LAND
Friday, June 26, 2020
12:30 p.m.
State Capitol, Conference Room 229

in consideration of
SCR 24
APPROVING THE SALE OF THE LEASED FEE INTEREST IN
41-613 INOAOLE STREET, WAIMANALO, HAWAII and
SCR 25
APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-033 KUAHELANI
AVENUE, NO. 133, MILILANI, HAWAII.

Chair Kahele, Vice Chair Keith-Agaran, and Members of the Committee.

The Department of Business, Economic Development and Tourism (DBEDT)
supports SCR 24 and SCR 25. HHFDC is seeking legislative approval to sell the
leased fee interest in a single-family home in Waimanalo, Hawaii, and a condominium
unit in Mililani, Hawaii, to their respective leasehold owners.

HHFDC has met all statutory prerequisites to request approval of the sale or
transfer of these parcels. Accordingly, DBEDT respectfully requests that the Committee
pass these Concurrent Resolutions.

Thank you for the opportunity to offer written comments in support of these
Concurrent Resolutions.



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
Denise Iseri-Matsubara
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON WATER AND LAND

June 26, 2020 at 12:30 p.m.
State Capitol, Room 229

In consideration of
S.C.R. 24
APPROVING THE SALE OF THE LEASED FEE INTEREST IN
41-613 INOAOLE STREET, WAIMANALO, HAWAII.

The HHFDC **supports** S.C.R. 24. HHFDC is requesting legislative approval to sell the leased fee interest in this single-family home to facilitate homeownership for its leasehold owners, Karl Veto Baker and Michael Casupang.

This unit was built in 1975 as part of the Hale Aupuni affordable self-help housing development. Only 12 units out of the 190 total units in the development remain in leasehold. The fair market value of the leased fee interest in 41-613 Inoaole Street as of April 16, 2019 was \$242,000.

A search by Title Guaranty of Hawaii on August 5, 2019 determined 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; in the Hawaiian Homes Commission Act of 1920, the subject land, besides other land, was designated as "available land," by Exchange Deed dated January 8, 1962, recorded in the Bureau of Conveyances in Liber 4265 at Page 425, the Department of Hawaiian Home Lands of the State of Hawaii conveyed the subject land, besides other land, to the State of Hawaii by its Board of Land and Natural Resources; Land Patent Grant Number S-15,206 was issued to the Corporation's predecessor agency, the Hawaii Housing Authority, on September 5, 1974, by the State of Hawaii, Board of Land and Natural Resources; Land Patent Grant Number S-15,206 was subdivided into Hale Aupuni, File Plan 1452 on April 10, 1975.

HHFDC conducted a public meeting on the proposed sale on August 20, 2019, at Waimanalo Elementary and Intermediate School Cafeteria, Waimanalo, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 14 and 17, 2019. 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 27, 2019.

The attached documents provide more information on this property:

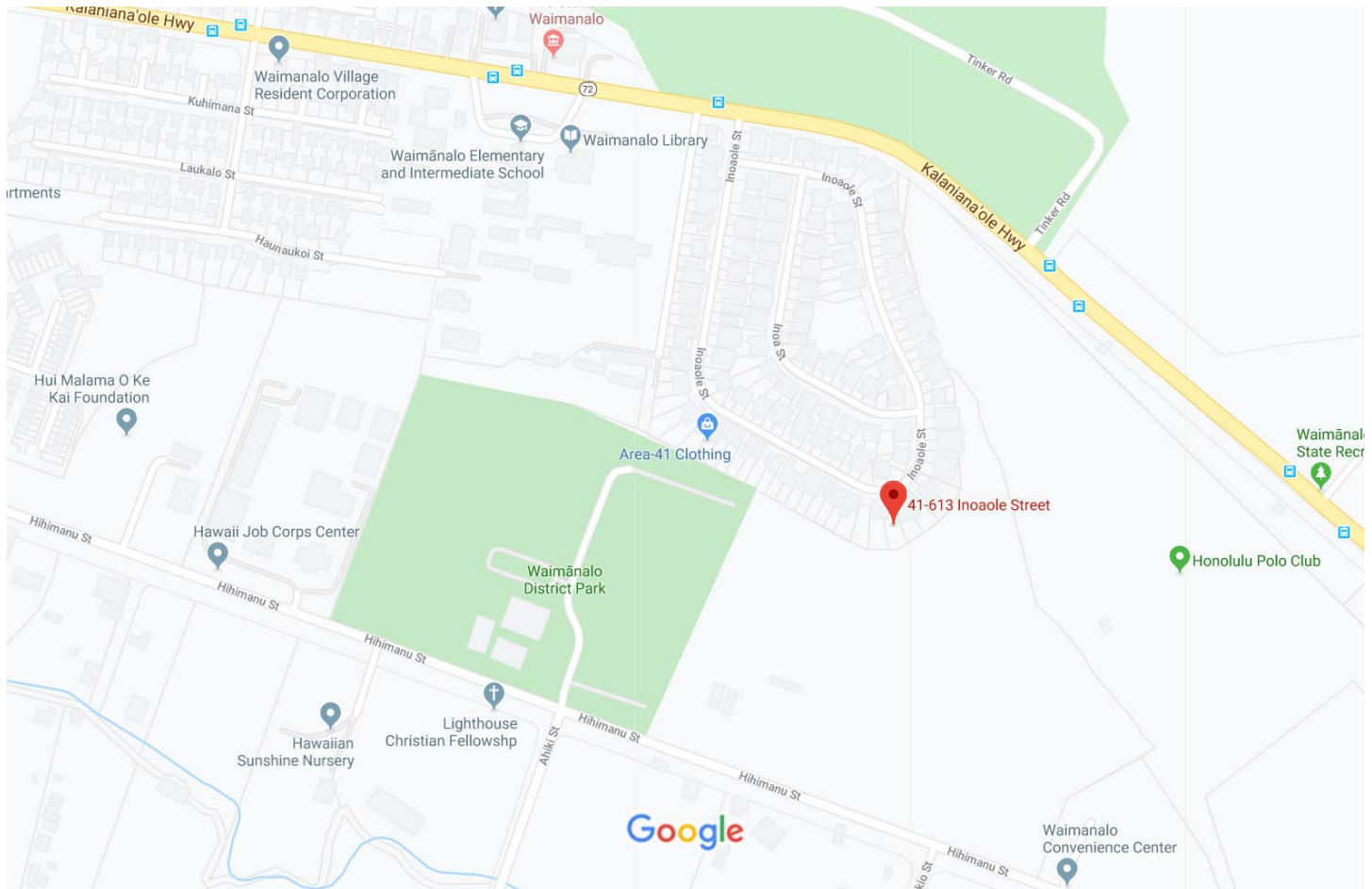
1. A map showing the general location of the property;
2. A photo of the property; and
3. A copy of the title report for the parcel.

Thank you for the opportunity to provide written comments in support of this Concurrent Resolution.



41-613 Inoaole St

Waimanalo, Hawaii BED-R2(20)



Map data ©2019 200 ft



41-613 Inoaole St

BED-R2(20)



41-613 Inoaole St

Waimanalo, HI 96795



TITLE GUARANTY OF HAWAII, LLC

235 QUEEN STREET, HONOLULU, HAWAII 96813

• HISTORIC TITLE SERVICES TEL: (808) 533-6261 • FAX: (808) 533-5807

August 5, 2019

LOREEN KAWEWEHI

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. 201938616
Project: HALE AUPUNI
Unit/Lot No: 42
Property Address: 41-613 Inoaole Street, Waimanalo, Hawaii 96795
TMK: (1) 4-1-033-042
Lessee: KARL E. BAKER, unmarried, and MICHAEL P. A. CASUPANG,
unmarried, as Joint Tenants

Dear Ms. Kawewehi,

In accordance with your request of July 25, 2019, 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**.

In the Hawaiian Homes Commission Act of 1920, the subject land, besides other land, was designated as "available land".

By Exchange Deed dated January 8, 1962, recorded in the Bureau of Conveyances in Liber 4265 at Page 425, the DEPARTMENT OF HAWAIIAN HOMES LANDS of the State of Hawaii conveyed the subject land, besides other land, to the STATE OF HAWAII by its Board of Land and Natural Resources.

Land Patent Grant Number S-15,206 was issued to the HAWAII HOUSING AUTHORITY, a Hawaii corporation and body public, on September 5, 1974, by the STATE OF HAWAII, Board of Land and Natural Resources. The land covered by this grant is 25.523 acres of a portion of the Government Land of Waimanalo.

Loreen Kawewehi

August 5, 2019

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Land Patent Grant Number S-15,206 was subdivided into HALE AUPUNI, File Plan 1452 on April 10, 1975.

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.

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

SCR-24

Submitted on: 6/24/2020 6:23:48 AM

Testimony for WTL on 6/26/2020 12:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Karl Baker	Individual	Support	No

Comments:

To whom it may concern,

My aunt Nellie Wright is an original owner at Hale Aupuni, she bought her home back in 1975. Over the years the fee was offered but she did not participate because she felt she could not afford to purchase it. She brought up her 4 daughters as a single mom and was like a 2nd mother to me being my mother's only sister.

May Aunt is 81 now and I would like to close this transaction while she is still alive. I would like her to live in her home knowing she owns the land under it. At this time you can't even get a loan on the home because the lease is so short. With every year going forward her home lessens in value as the marketability goes down since anyone trying to purchase her home would have to pay cash.

I ask you to please approve this fee purchase like most who live in Hale Aupuni. Thank you for your time. Karl E. Baker