



## DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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MIKE MCCARTNEY  
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. 25**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST IN**  
**95-033 KUAHELANI AVENUE, NO. 133, MILILANI, HAWAII.**

The HHFDC supports S.C.R. 25. HHFDC is requesting legislative approval to sell the leased fee interest in this condominium unit to its leasehold owner. The property is an apartment unit in the Nahoa Apartments condominium built in 1975.

The fair market value of the leased fee interest in 95-033 Kuahelani Avenue, No. 133, was determined to be \$49,300 as of April 11, 2019, by the lessee's appraiser, Harlin Young & Co., Ltd. A title search conducted by Title Guaranty of Hawaii on August 5, 2019, determined that as of August 15, 1895, title to the subject land was held in private ownership by Irene Ii Brown, the daughter of Ioane Ii, the awardee of Land Commission Award No. 8241, covering the Ahupua'a of Waipio, District of Ewa, Island of Oahu; the Corporation's predecessor agency, the Hawaii Housing Authority, acquired title to the property through warranty deed of Mililani Town, Inc., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

HHFDC has 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 condominium unit. A copy of the draft resolution was provided to OHA on September 27, 2019.

The attached documents provide more information on this property:

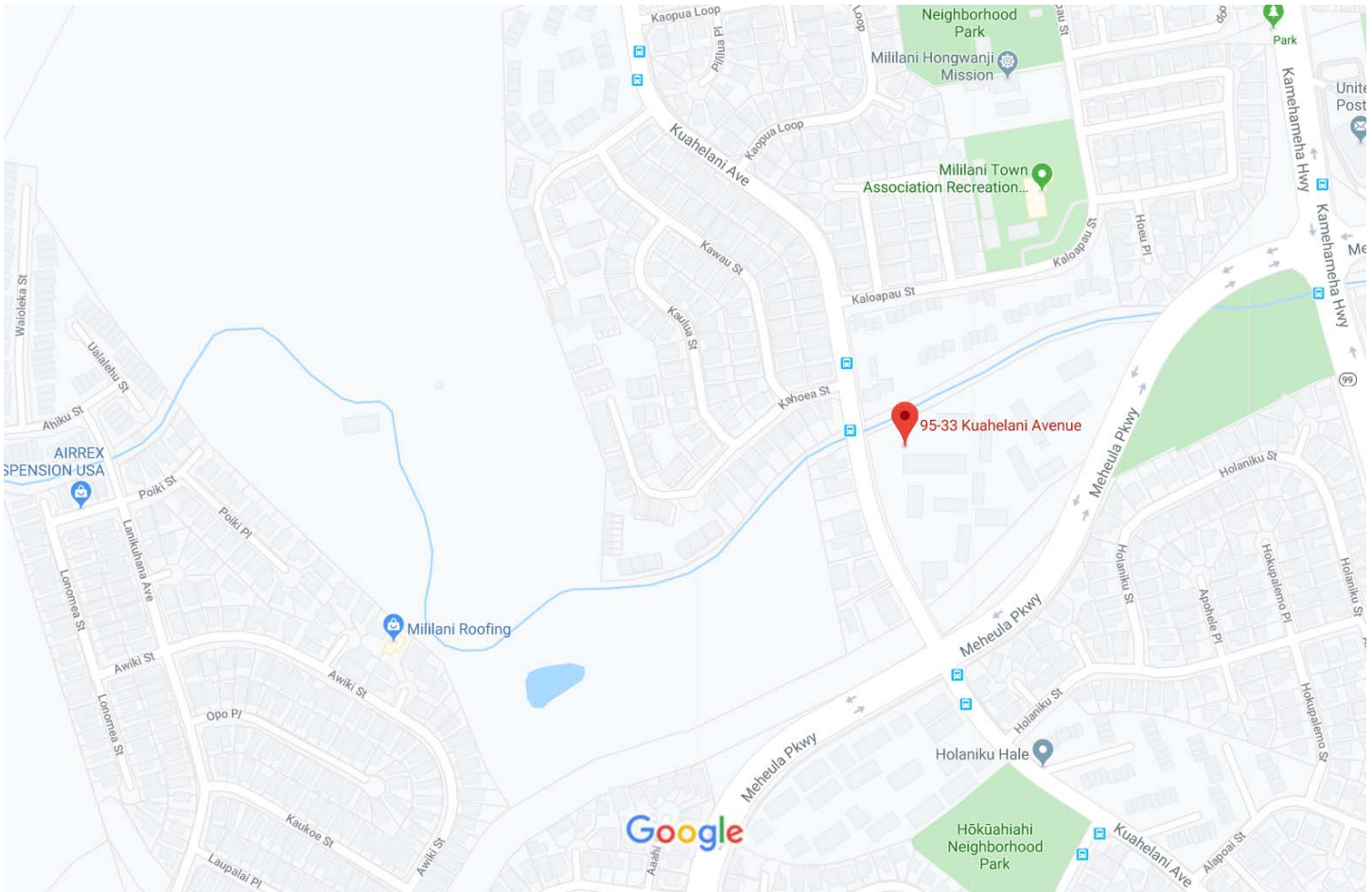
1. A map showing the general location of the condominium unit;
2. A photo of the property upon which it is located; and
3. A copy of the title report for the unit.

Thank you for the opportunity to testify.



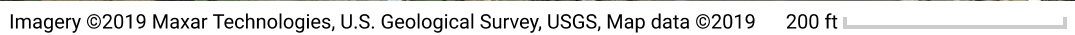
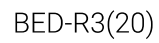
95-33 Kuahelani Ave

BED-R3(20)



Map data ©2019 200 ft







## 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. 201938613  
Project: NAHOA APARTMENTS  
Unit/Lot No: 133  
Property Address: 95-033 Kuahelani Avenue, Apt. 133  
TMK: (1) 9-4-005-034 HPR 0032  
Lessee: KEITH H. KATO, Trustee of the Keith H. Kato Revocable  
Living Trust dated August 17, 2018

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 **private ownership** by IRENE II BROWN, the daughter of Ioane II, the awardee of Land Commission Award Number 8241, covering the Ahupuaa of Waipio, District of Ewa, Island of Oahu.

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 Mililani Town, Inc., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

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.



Loreen Kawewehi

August 5, 2019

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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](mailto:cuahinui@tghawaii.com).

Yours truly,



Colleen H. Uahinui

Lead Senior Title Abstractor

Historic Title Services

**To: Senator Kaiali'i Kahele, Chair WTL**

**Senator Gilbert Keith-Agaran, Vice Chair WTL**

**From: Keith Kato** 

**Re: Hearing on SCR 25**

**Approving the Sale of the Leased Fee Interest in 95-033 Kuahelani Avenue No. 133**

**June 26, 2020 12:30 p.m.**

**Conference Room 229, State Capital**

As the leasehold owner of the Nahoia Apartment Unit 133 I request the approval of SCR 25 which relates to the sale of fee interest for this unit.

The property is being occupied by my retired brother and the acquisition of the fee interest will assure both he and I that he will be able to live affordably in his unit for the foreseeable future. Such stability and affordability is important to our peace of mind.

My understanding is that the fee interest price was set by an appraiser whose name we learned of through HHFDC. We presume that this is a price fair to all parties.

Thank you for the opportunity to testify on this resolution.