

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

June 14, 2013

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.:13OD-087

Oahu

Conveyance of State Land to the Hawaii Housing Finance and Development Corporation, Situate at Ewa, Honouliuli, Oahu, Tax Map Key: (1) 9-1-17: 109.

APPLICANT:

Hawaii Housing Finance and Development Corporation (HHFDC)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of the Government lands of Ewa situated at Ewa, Honouliuli, Oahu, identified by Tax Map Key: (1) 9-1-17: 109, as shown on the attached map labeled Exhibit A.

AREA:

19.720 acres, more or less.

ZONING:

State Land Use District: Urban
City and County of Honolulu CZO: Mixed – Residential/Commercial

TRUST LAND STATUS:

The subject land is non-ceded. The land was acquired after statehood from the Estate of James Campbell by Final Order of Condemnation, dated August 22, 1994, under Civil No. 90-1704-06 filed in the Circuit Court of the First Circuit.

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Vacant and unencumbered.

CONSIDERATION:

Gratis

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Final Environmental Impact Statement acceptance notice for the East Kapolei Master Plan was published in the OEQC's Environmental Notice in July 1998. The subject land is located within the EIS study area.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

1. Process and obtain subdivision approval for the subject parcel at the Applicant's own cost.
2. Provide survey maps and descriptions according to State Department of Accounting and General Services, Survey Division, GS standards at Applicant's own cost.

REMARKS:

HHFDC is the State agency that master planned the 1,300 acres of former sugarcane land acquired by the State at East Kapolei. Also, in its capacity as the master developer, it developed seven of the eight Villages at Kapolei.

Under a Joint Development Agreement subdivision plan, in which the Department of Hawaiian Home Lands (DHHL) is the lead agency processing the subdivision (DHHL owns over two hundred acres of land at East Kapolei), HHFDC is shown as having a 17.783-acre parcel and a 19.720-acre parcel for affordable housing purposes.

The subdivision will consist of the following developments:

- An elementary school to be set aside to the Department of Education.
- A middle school to be set aside to the Department of Education.
- The Ray and Joan Kroc Community Center being developed by the Salvation Army.
- Affordable housing being developed by HHFDC.

- Housing for its beneficiaries being developed by DHHL.
- Portion of the East/West Road that passes through the East Kapolei developments.

The 17.783-acre parcel was approved for conveyance to HHFDC by the Board at its March 11, 2008, meeting, under agenda item D-11. The land was conveyed by Land Office Deed No. S-28953.

A request for proposals by HHFDC resulted in the award of a 65-year lease issued to The Mutual Housing Association of Hawaii to develop, manage and operate 308 affordable rental apartments. Currently, the first phase of 120 apartments is being offered for rent. The response has been encouraging, the list of interested renters exceeds the number of rental apartments offered.

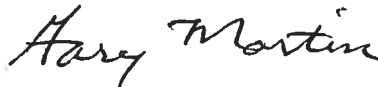
HHFDC is now requesting the fee simple title to the 19.720-acre parcel. Tentatively, it plans to solicit proposals to develop the parcel with affordable rental apartments.

RECOMMENDATION:

That the Board, subject to the Applicant fulfilling all of the Applicant requirements listed above, authorize the conveyance of the 19.720-acre parcel, identified by TMK: (1) 9-1-17: 109, to the Applicant under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:

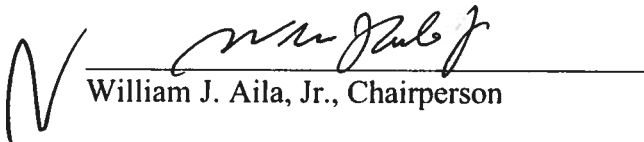
- a. The standard terms and conditions of the most current appropriate deed form, as may be amended from time to time.
- b. The 19.720-acre parcel shall be conveyed as is.
- c. Review and approval by the Department of the Attorney General.
- d. Such other terms and conditions as may be prescribed by the Chairperson.

Respectfully Submitted,

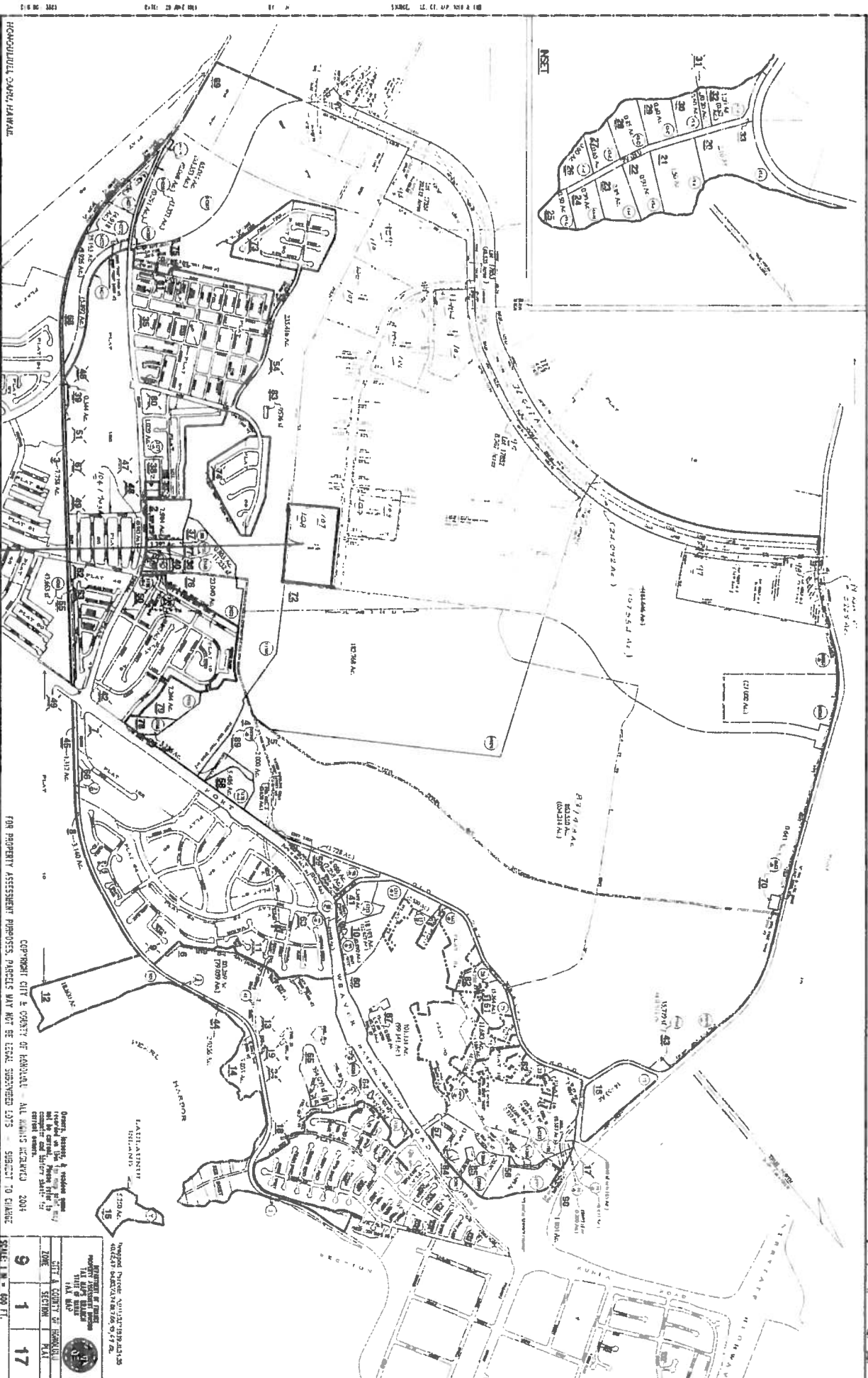


Gary Martin, Land Agent

APPROVED FOR SUBMITTAL:



William J. Aila, Jr., Chairperson



SUBJECT

FOR PROPERTY ASSESSMENT PURPOSES, PARCELS MAY NOT BE EXACTLY SUPERIMPOSED LOTS - SUBJECT TO CHANGE

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SCALE: 1" = 500 FT.