



SELF-HELP HOUSING CORPORATION OF HAWAII

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July 5, 2024

To: Dawn N.S. Chang, Chairperson and Members
Board of Land and Natural Resources

From: Claudia Shay
Executive Director

Subject: Testimony in Support of Transfer Fee Title of Crown Lualualei Road Remnant

The Self-Help Housing Corporation of Hawaii (SHHCH) is developing the approximately 86 lot Nanaikeola Self-Help Housing Subdivision on a 12.388 acre parcel of land in Nanakuli, Oahu denoted by TMK (1) 8-7-008: 076. Upon completion SHHCH will provide technical assistance to 86 very low and low income families to build their own one and two story, three and four bedroom houses for approximately \$390,000 fee simple through the team self-help housing method.

To complete the improvements in the subdivision SHHCH is requesting the use of the 30' Crown Lualualei road remnant denoted by TMK (1) 8-7-008:___ as the outer loop of its road network in the subdivision. By providing 14' of its own land SHHCH will improve "Lot C" of the road to a 44' ROW to meet the City and County of Honolulu's Subdivision Rules and Regulations to be acceptable for the City's ownership and maintenance. SHHCH had its own consultant Control Point Surveying undertake all the surveying for the entire road remnant for the use by the City to undertake this transaction with the Board of Land and Natural Resources. Upon improvement the City will own and maintain the road at no expense to the taxpayers.

SHHCH has raised the entire \$20,048,000 to complete all the infrastructure for the subdivision from RCAC, HHFDC, Housing Assistance Council, and a \$1 million HUD grant. All other issues for approval of the preliminary subdivision map have been satisfied including the re-purposing of an abandoned bridge upon improvement during the infrastructure stage. Simultaneous to the development stage, SHHCH staff are providing free pre-purchase financial counseling to the 3,000 families on its waiting list. Thus, once the infrastructure is completed, there will be 86 low income families mortgage ready.

SHHCH appreciates the support of the BLNR to approve the transfer of the Crown Lualualei road remnant to complete the infrastructure for the 86 lot Nanaikeola Self-Help Housing Project. Through this partnership utilizing federal, state, city, and private resources a blighted infill lot will be improved to provide quality, affordable housing to very low and low income families by re-purposing abandoned infrastructure. Through the self-help housing method low income families will have immediate creation of wealth; thereby, being able to continue improvements in their livelihoods. SHHCH has assisted 754 low income families on Oahu, Kauai, Maui, and Molokai to build their own houses. The Nanaikeola Self-Help Housing Project is the 61st project undertaken by the Self-Help Housing Corporation of Hawaii.

LOT C

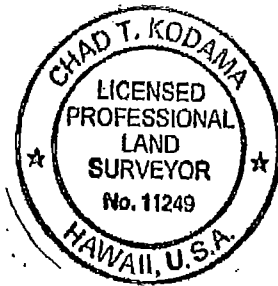
Being a portion of 30 Foot Road, Lualualei Homesteads, Series 2

Being also a portion of the Government (Crown) Lands of Lualualei

Situated at Lualualei, Waianae, Oahu, Hawaii

Beginning at the South corner of this lot, on the East corner of Parcel 39. Line U-3, Ulehawa Channel and Tributaries, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O HULU MAKAI" being 4,919.90 feet South and 6,865.24 feet East and running by azimuths measured clockwise from true South:

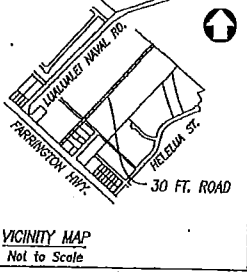
- | | | | |
|----|----------|--------------|---|
| 1. | 134° 42' | 30.02 feet | along the Northeasterly side of Parcel 39, Line U-3, Ulehawa Channel and Tributaries, being also remainder of 30 Foot Road; |
| 2. | 222° 44' | 1329.66 feet | along the Southeasterly side of Portion of Lot 19-B, being also a portion of Grant 9571 to Daniel K. Ainoa; |
| 3. | 312° 44' | 30.00 feet | along the Southwesterly side of Lot 212 (Map 48) of Land Court Application 130; |
| 4. | 42° 44' | 1330.69 feet | along the Northwesterly side of Parcel 76 of T.M.K.: (1) 8-7-008, being also a portion of Grant 8203 to Kamila Kua or her heirs to the point of beginning and containing an area of 0.916 Ac. |



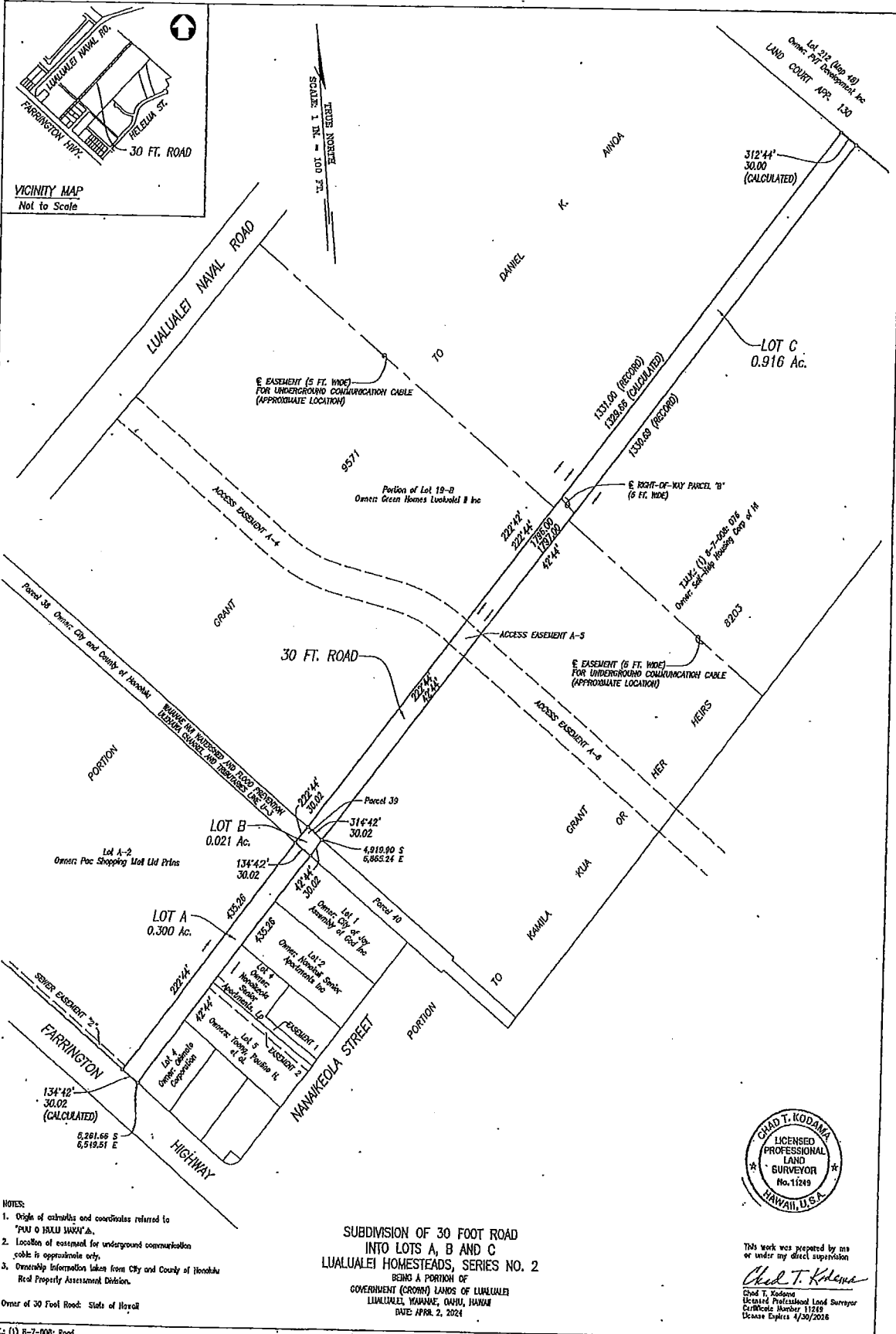
Chad T. Kodama

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
Exp. 04/30/2026

April 2, 2024
Honolulu, Hawaii
Tax Map Key: (1) 8-7-008 Roadway



VICINITY MAP
Not to Scale



- NOTES:
1. Origin of bearings and coordinates referred to "PUN O HAWAII 1983".
 2. Location of easement for underground communication cable is approximate only.
 3. Ownership information taken from City and County of Honolulu Real Property Assessment Division.

Owner of 30 Foot Road: State of Hawaii

SUBDIVISION OF 30 FOOT ROAD
INTO LOTS A, B AND C
LUALUALEI HOMESTEADS, SERIES NO. 2
BEING A PORTION OF

GOVERNMENT (CROWN) LANDS OF LUALUALEI
LUALUALEI, WAIANAE, OAHU, HAWAII
DATE: APRIL 2, 2024



This work was prepared by me or under my direct supervision
Chad T. Kodama
Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11219
License Expires 4/30/2028

Drawing: 20240309-44411-2-2024.dwg

TALK: (1) 8-7-008: Road

CONTROLPOINT SURVEYING, INC.
816 Pitkin Street, Suite 709
Honolulu, Hawaii 96814

15" x 21" = 2.1 sq. ft.