

June 10, 1960
2414 F. Notley Street
Honolulu 17, Hawaii

Dr. Arturo Morales Carrion
Sub-Secretary: Puerto Rico
Department of State
San Juan, Puerto Rico

Honorable Doctor Carrion:

It gives me great pleasure to write to you this few lines, informing you that all is well here with us. I can only say that the same be with you, and yours. Adding to this God's blessing be with all of you.

At this time I want to inform you that the Puerto Rican Community Council of the State of Hawaii, of which you had a great part in its making, is coming along fine. I have been very busy for the past several months, that is why I did not write to you sooner. I want you to know that I still remember you.

Doctor Carrion: In this envelope you will find a photo-static copy about the land of Hawaii, and of its distribution, and ownership. This was compiled by Representative Hal F. Hanna, during the 1945 Session of the Legislature.

You will find in this Article of how the land that belongs, to what was then the Territory of Hawaii, and now a "State." And how it is leased, to whom, and the price per acre.

I can dsy that by now the State has gained another THREE(3%) PER CENT IN LAND, through condemnation of property, for housing projects, building of Highways, and Schools.

With the possibility of a land reform in the near future, some of the land owned by the large land owners are now being opened to the public for the purpose of building homes, however, this land is mostly on lease basis with the people buying the home that is built on the land, by the land owners. The leases runs up to FIFTY (50) YEARS. And depending on the location of the land, a THREE (3) BED-ROOM HOME MAY RUN UP TO TWENTY-TWO THOUSAND (\$22,000.00) Dollars. With a substantial down payment made by the buyer, and financed by F. H. A. loan, the buyer making monthly payments to the F. H. A. AND THE INTEREST, UNTIL THE HOME IS PAID FOR.

You will note in the book that I am sending you where it is stated, (TAKE A RDIE FROM HONOLULU TO WAHIAWA AND YOU WILL FIND TREMENDOUS CHANGES GOING ON. I WOULDN'T BE A BIT SURPRISED IF WITHIN 10 YEARS MOANALUS, AIEA, PEARL CITY AND WAIPAHA BECOMES A PART OF HONOLULU PROPER).

You will also note in the MAP OF OAHU, that I am sending you wher I have marked with RED PENCIL, This areas of land marked in the map were formerly used as Pineapple, and Sugar Cane Land, this areas of land are now being opened by the (BISHOP ESTATE, FOR HOME DEVELOPMENT ON LEASE BASIS). This development will bring between (TEN TO TWENTY THOUSAND HOMES IN THE NEXT FIFTEEN YEARS). The leases runs from (ONE HUNDRED AND FIFTY TO TWO HUNDRED DOLLARS A YEAR). And the lease holder paying the tax on the land.

In the month of Janurary of this year, a controversy came about when the land Commissioner of the State of Hawaii, granted the lease of (ONE HUNDRED AND FIVE THOUSAND 105,000, ACRES OF LAND, TO THE ONLY BIDDER FOR THE SUM OF FORTY THOUSAND \$40,000.00 DOLLARS PER YEAR). For a period of FIFTY (50) YEARS. To be used as Pasture land.

The only bidder was the firm of Dillingham Land Company owners of the Oahu Transportation & Land Company, and formerly known as the Oahu Railway and Land Comapyn, the Land Commissioner is empowered to accept or to reject any such bid.

The island of Oahu, is growing with industry, land for building homes so that workers coming into this island will have a place to live is a must. So land that is used for Farming other than Sugar, and Pineapple, on this island must go in time. The problem is where to go, the solution is to the other island of the state to seek land if available. The land leased as mentioned in the above paragraph, is on the island of Hawaii, the Largest of the group in the "STATE".

The controversy mentioned above, was brought about by the Democratic Party, just prior to the convening of the State Legislature in the month of February of this year. You can be sure that this will be a political issue during the next "Election Campaign." Some of the members of the House of Representatives, feels that in time that the land that was leased as mentioned above, could be developed for Agriculture purposes, and could serve the State to a better result.

Hoping that you will enjoy reading this article, and that it may enlighten you as to the (DISTRIBUTION OF THE LAND IN THE STATE OF HAWAII). Wishing all of you the best of everything, I remain.

Respectfully yours,

Henry Pagan.

Henry Pagan.

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