

Name of agency/organization: PAKA, Paradise and Kaloli Point Neighborhood Watch

Contact person/phone/email: David Miller [REDACTED]

Thank you for taking the time to answer these questions.

1. In your experience, how prevalent is the issue of squatting and adverse possession?

Squatting is a primary concern with our NW group. We have a motorized NW patrol in our neighborhood of Beach Road, makai to Kaloli Point Rd in the HPP subdivision. Our patrol group activity is guided by a confidential "Hot Sheet" that is continually updated with current neighborhood and property ownership information. We maintain a database of all properties in the area (app. 530). Our highest priority is what we refer to as "Properties of Concern". Most of these properties are vacant or abandoned and are top targets for squatters. We regularly report and monitor suspicious activity associated with these properties. Thefts or squatting have occurred at some of these properties. Most squatting incidents have been very disruptive for the neighborhood. The people involved usually show total disregard for the rule of law and are knowledgeable in tactics to be employed to delay or hamstring law enforcement.

Adverse Possession is usually longer term and not as much of a concern. We are usually very aware of squatting occurring.

2. In what communities and districts do squatting and adverse possession appear most prominent?

It appears as if squatting is prominent throughout Puna District but we are not aware of any data on its incidence in the communities at large.

3. When you receive notice or a complaint about these situations, what is your normal course of action?

-Immediately report information to HPD.

-If ownership is known and contact information is available, immediately contact the owner and advise them to contact police as a complainant with legal standing.

-Contact/warn property neighbors of new circumstances. Advise and solicit property owner/contact information from neighbors.

-Research owner contact information through HPP, County of Hawaii and Internet sources. Real Estate Board information is often very good.

-Heighten Neighborhood Watch patrol activity near the affected property

-Observe and Report further illegal activities (Drug related activity, Property Thefts, etc.)

-Contact Health and Safety Officials to assess legal avenues that might be pursued (water, waste and hygiene requirements).

4. What kinds of complications have arisen in the past that have prevented a successful resolution of the situation?

-Moving from one property to another. Moving Target.

-Uncooperative, reluctant or obstructive property owners.

5. For those situations that have been successfully resolved, please describe what happened.

-Quick Police action supported by a cooperative property owner/complainant.

6. What happens when you contact or try to contact the owner of record?

-Some owners are fully cooperative and act immediately to resolve.

-Ownership that is less easily determined is usually behind firewalls that are often more difficult to navigate (Foreclosures/Banks, Fannie Mae/Freddie Mac, Probate, Estates, Trusts etc.).

7. What solutions would you recommend?

-Build a Puna Property Ownership Database with emphasis on current legal status/ownership/contact information, including vacant or abandoned property.

-Write and implement Statutes that are more protective of the community.

-Write and implement Statutes that enforce property owner responsibilities.

-Explore means of restoring abandoned properties to productive use and to the benefit of society.

8. Are there any other comments you would like to make?

Thank you for your efforts in addressing this challenging issue.