
HOUSE RESOLUTION

OPPOSING THE CONVERSION OF THE FRONT STREET APARTMENTS IN LAHAINA, MAUI, TO MARKET-RATE HOUSING AND URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO EXPLORE WAYS TO PRESERVE THE FRONT STREET APARTMENTS AS AFFORDABLE HOUSING.

1 WHEREAS, the Front Street Apartments on Maui provide
2 affordable housing to more than two hundred fifty low-income
3 residents; and
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5 WHEREAS, the Front Street Apartments were developed in 2001
6 as affordable housing and were expected to remain affordable to
7 low-income tenants for fifty years; and
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9 WHEREAS, state financing and state tax credits were among
10 the financial resources utilized to develop the Front Street
11 Apartments; and
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13 WHEREAS, the owners of the Front Street Apartments recently
14 exercised an option to remove the property from affordability
15 requirements that were tied to the development of the property;
16 and
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18 WHEREAS, this change will allow the owners of the Front
19 Street Apartments to begin renting available apartments at
20 market rates and to raise rents for existing tenants within a
21 few years; and
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23 WHEREAS, many tenants of the Front Street Apartments were
24 not previously aware of this threat to their housing and are
25 worried that the removal of affordability requirements could
26 leave them homeless; and
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1 WHEREAS, the severe shortage of affordable housing on Maui
 2 will be exacerbated by the conversion of the Front Street
 3 Apartments to market-rate housing; and

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 5 WHEREAS, state financing and state tax credits should
 6 support affordable housing that remains affordable for low-
 7 income tenants; now, therefore,


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 9 BE IT RESOLVED by the House of Representatives of the
 10 Twenty-ninth Legislature of the State of Hawaii, Regular Session
 11 of 2017, that the House of Representatives opposes the
 12 conversion of any affordable housing to market-rate housing; and


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 14 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
 15 Development Corporation is urged to explore all options
 16 available to preserve the Front Street Apartments as affordable
 17 housing; and

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 19 BE IT FURTHER RESOLVED that certified copies of this
 20 Resolution be transmitted to the executive director and chair of
 21 the board of directors of the Hawaii Housing Finance and
 22 Development Corporation.

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OFFERED BY:





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