



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

February 9, 2017 at 9:00 a.m.
State Capitol, Room 423

In consideration of
H.B. 1553
RELATING TO AFFORDABLE HOUSING.

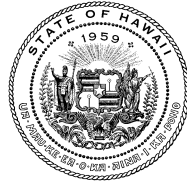
The HHFDC **supports the intent** of H.B. 1553. If it is the Committee's intent to move this measure forward, we respectfully request that the following amendments be made to the bill.

1. Delete or revise the mandated set-aside of units for households at fifty or sixty percent of the area median income (AMI) on page 3, lines 15-20 and page 4, lines 10-17. Front Street Apartments is a Low-Income Housing Tax Credit (LIHTC) project which targets all units at 50 percent AMI. The new requirement for 70 units to be retained for households at 50 percent AMI may adversely affect current tenants.
2. Delete the "perpetuity" requirement on page 4, line 9, as it makes it more challenging to obtain financing.
3. On page 5, line 16, the word "approval" should be replaced by "disapproval" to conform to the provisions of section 201H-13, HRS, which governs HHFDC's eminent domain authority.

Thank you for the opportunity to testify.

DAVID Y. IGE
GOVERNOR

SHAN TSUTSUI
LT. GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TAXATION
P.O. BOX 259
HONOLULU, HAWAII 96809
PHONE NO: (808) 587-1540
FAX NO: (808) 587-1560

MARIA E. ZIELINSKI
DIRECTOR OF TAXATION

DAMIEN A. ELEFANTE
DEPUTY DIRECTOR

To: The Honorable Tom Brower, Chair
and Members of the House Committee on Housing

Date: Thursday, February 9, 2017

Time: 9:00 A.M.

Place: Conference Room 423, State Capitol

From: Maria E. Zielinski, Director
Department of Taxation

Re: H.B. 1335, Relating to the Low Income Housing Tax Credit

The Department of Taxation (Department) appreciates the intent of the measure to increase low income housing, but has serious concerns regarding the nonconformity to the Internal Revenue Code (IRC) provisions relating to the at-risk and passive activity loss (PAL) limitation rules. The Department otherwise defers to the Hawaii Housing Finance and Development Corporation (HHFDC) on the merits of this bill, and provides the following comments for your consideration.

Among other things, H.B. 1335 provides that at-risk rules and the PAL rules do not apply with respect to claims for the state low-income housing tax credit (LIHTC). The measure is effective on January 1, 2018, and applies to qualified low-income buildings awarded credits beginning after December 31, 2017.

First, the Department notes that it always prefers conformity to the IRC where possible, as this provides clear guidance to both the Department and to taxpayers, since there is substantial guidance issued in the form of rules and regulations issued by the Internal Revenue Service (IRS), as well as court decisions regarding the various sections of the IRC. Conformity greatly minimizes the burden on the Department and taxpayers, thereby assisting compliance with Hawaii's tax law.

Pursuant to the IRC, both the at-risk and PAL rules apply only to:

- Individuals (including partners and S corporation shareholders);
- Estates;
- Trusts (other than grantor trusts);
- Personal service corporations; and
- Closely held corporations.

Currently, losses from activities that exceed the amount the taxpayer has at-risk are disallowed for the current year, but are carried forward until the taxpayer increases the amount that he has at risk at which time the losses up to that amount may be utilized. Similarly, PAL that exceed the income from passive activities are disallowed for the current year, but are carried forward until they may be used against passive income or the interest in the activity has been disposed of. If this measure is adopted, taxpayers would be able to immediately use any losses to offset ordinary income without any limitation.

Congress originally enacted the at-risk provisions as part of the Tax Reform Act of 1976 in order to deter deductions from losses generated by tax shelters. Prior to the enactment, a taxpayer could increase his or her basis in the partnership by utilizing non-recourse loans for which the individual had no true economic risk. This increase in basis allowed the taxpayer to use investment losses to offset ordinary income. Although the IRS attempted to limit this practice, its attempts were only marginally effective until the enactment of IRC Section 465.

Currently, nonrecourse financing is deemed to be at-risk only if the property is acquired by the taxpayer from a non-related person, and the financing is received from a lender in the business of lending (other than the seller of the property) or a government agency. If the at-risk rules are relaxed for the LIHTC, the investor could acquire the property from a related person at a greatly inflated price using nonrecourse liability (such that no individual partner has a liability in the event of default), and yet take virtually unlimited losses in connection with the property.

The at-risk rules prevent a taxpayer from artificially increasing basis through the use of subscription promissory notes (whereby an investor promises to pay an amount in the future) which in fact are never paid. See e.g. Zeluck v. Commissioner, 103 TCM (2012), where the taxpayer contributed \$310,000 to a partnership in 2001 in the form of \$110,000 in cash and a \$200,000 note that matured on December 31, 2009. The taxpayer also guaranteed a note that was issued by the partnership up to an amount equal to the note he contributed, giving him an initial at-risk tax basis of \$310,000 (\$110,000 of cash plus \$200,000 of guaranteed debt). In 2001 and 2002, the taxpayer was allocated losses from the partnership that practically eliminated his at-risk tax basis, and in 2003 the partnership terminated. After the partnership terminated, no attempt was made to enforce payment of the taxpayer's note or the partnership's note on which the taxpayer never made any principal payments and failed to make all interest payments.

The PAL rules were enacted as part of the Tax Reform Act of 1986 to address widespread avoidance of tax through the generation of artificial losses from tax shelters and other trades or business for which the taxpayer did not bear sufficient economic risk. The PAL rules focus on the source and character of losses rather than on the taxpayer's wherewithal to recognize such losses. Broadly speaking, the rules operate to prevent taxpayers from offsetting ordinary income from non-passive activities (i.e., wages or businesses they operate) with losses from passive activities in which the taxpayer does not materially participate, thereby insuring that all taxpayers pay a fair share of taxes on ordinary income. It should also be noted that if the PAL limitation rules are relaxed, a taxpayer will be able to shield their ordinary income and yet obtain capital gain treatment when the interest in the activity is sold.

The Department notes that with regards to low income housing buildings that are not financed through the use of tax exempt bonds, the LIHTC is already fully subscribed, and no amount of additional incentives can generate additional low income housing using conventional financing. Only projects that are financed with tax exempt bonds are undersubscribed, such that additional inducements may attract additional investors. The Department notes, however, that the LIHTC credit period was shortened 10 to 5 years and it is too early to assess the impact that this change has had on additional projects.

Finally, the Department cautions that it will not be able to accurately and feasibly determine the amount of revenue lost as a result of adopting this measure without a full examination of each partner or member's income tax return. However, if the Committee wishes to advance this measure, the Department notes that it is able to implement this measure with the current effective date.

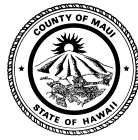
Thank you for the opportunity to provide comments.

Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

Councilmembers
Alika Atay
Elle Cochran
Don S. Guzman
Riki Hokama
Kelly T. King
Yuki Lei K. Sugimura



Director of Council Services
Sandy K. Baz

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 6, 2017

TO: Honorable Tom Brower, Chair
Senate Committee on Housing

FROM: Stacy Helm Crivello
Councilmember 

DATE: Thursday, February 9, 2017

SUBJECT: **SUPPORT OF HB 1553, RELATING TO AFFORDABLE HOUSING**

Thank you for the opportunity to testify in support of this important measure. The purpose of this measure is to direct HHFDC or any appropriate entity of the State to initiate negotiations to keep the units of the Front Street Apartments on the island of Maui affordable or to acquire the Front Street Apartments property. The measure appropriates funds.

I support this measure for the following reasons:

1. There exists a critical shortage of affordable rentals and properties for sale in Maui County. The Front Street Apartments consisting of 142 units housing 250 residents was developed under the Low Income Housing Tax Credit Program for households earning less than 60% of the area median income.
2. The Front Street Apartments were expected to remain affordable to low income tenants for a period of 50 years. After fulfilling their 15 year minimum requirement to keep the property affordable, the owners exercised their option to remove the property from affordability requirements which after a 3 year grace period will allow them to charge market rate rents making it unaffordable for their current tenants.
3. Act 288, Session Laws of Hawaii 2006 regarding state intervention to preserve affordable rents at Kukui Gardens affordable rental housing project set an important precedence.

For the foregoing reasons, I support this measure.

2017HB1553Support

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:30 AM
To: HSGtestimony
Cc: pluta@maui.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Joseph D Pluta	WEST MAUI TAXPAYERS ASSOCIATION INC.	Support	No

Comments: The WMTA STRONGLY SUPPORTS THIS BILL HB1553. PLEASE PASS THIS WITHOUT DELAY! The West Maui Taxpayers Association Inc. a non profit community organization for the past 38 years representing thousands of Maui Property Owner and Residents, has had the need for more Affordable Housing in West Maui at the top of it's priority list for the past 15 years. The situation has gone from bad to worse and is at crisis proportions at this time together with homelessness. This Bill aims at preventing the existing crisis from getting worse should those currently residing at the front street apartments get economically forced out with market rents. Please Support and Pass this Bill without delay! Malama Pono ame Mahalo...Joseph D Pluta., President Emeritus, Founding Board Member, WMTA

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 4:22 PM
To: HSGtestimony
Cc: mauijazz@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
JANET DRAPER	Individual	Support	No

Comments: JANET DRAPER = 808-214-0247 I am a resident of the Front Street apartments, and have been since they were built 15 years ago. I am a 72 year old woman, living on Social Security and a small pension. There is no way I could afford to pay DOUBLE THE RENT I am paying now, which is what the owner proposes. When I moved in I thought I was set for life, the prospect of finding a new home and moving at my age is more than daunting! PLEASE do all you can to keep these apartments affordable for low income seniors like myself and the many families that live here.

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 8:35 AM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
chi guyer	Individual	Comments Only	No

Comments: aloha, regarding front street apartments in lahaina. this 142 apt. complex is in danger of losing its "affordable status". there are over 300 tenants consisting of families with children, disabled, seniors and others on low income status who have no place to move to and who cannot pay the double rents that the loss of "affordability" status will demand as of august 2019 when the owners have decided to change the complex status to "market rent, or whatever rents the market will allow". now the owners are renting apts. that have been vacated to double the rent that the current residents are paying, i.e. a one bedroom will now rent for \$1,500 and that rent can go higher if the owners find that people will pay the price. please find it in your hearts to help us. mahalo nui loa for your time and consideration and Hawaiian spirit. chi pilialoha guyer, tenant at front street. apartments, lahaina

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HSGtestimony

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To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
chi guyer	Individual	Comments Only	No

Comments: aloha, Our manager at front street apartments, Lahaina, Randi Arebaugh, (rarebaugh@cirrusami.com) (808 870 4920) has informed me that end of august 2019, the front street apartments will no longer be categorized as "affordable units, tax credit" as the owners have fulfilled their contractual responsibilities and have been released by the State as of 8/2016 so they can offer new vacancies of one bedroom units at the fair market rate of \$1,400/month plus tax. and, apparently, this rate can continue to rise based upon the "fair market rate". the current tenants will be grandfathered in as they are presently contracted including HUD participants until august 2019. the original contract was for the complex to become "affordable housing" for the next 50 years when the complex was built in 2001. is there any way to help us keep that status as affordable housing on the West Side of Maui is in extremely short supply? (offering contract for sale attached) The pressing question of the 142 apartment tenants is "what rights do tenants have in a situation such as this; and is it possible to help we existing tenants to continue at our present monthly rates so that the owners can still rent vacant apartments at whatever rate the market will bear?" many of us (families, seniors, single folks, etc.) have lived here for a long time and are on a limited income (some since the complex opened in 2001). if there is any way in which you can assist us, please let me know as this is a very heavy subject for low income folks like myself as the issue becomes "where can we move from here? or are we going to become homeless"? sincerely and mahalo for listening, chi pilialoha guyer, tenant 821 kenui circle, front street apartments lahaina, HI 96761

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 2:25 PM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
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Categories: Green Category

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
chi guyer	Individual	Comments Only	No

Comments: Aloha and Greetings from Lahaina: My name is Walter Jones. I am a tenant at Front Street Apartments (#801). My current rent is one-half of my retirement income. Another rent increase will force me to leave Maui. We, the Front Street residents, serve the west Maui tourism economy, our county and our state. I believe, the long-term personal, active business, tourist support, and community support contributions of Front Street residents are more valuable to you, our elected representatives, and our state economy, than the short-term market driven forces at hand. I support the Maui economy by providing care for my 99-year old mother, and two grandchildren. My daughter could not work and serve the west Maui community without my help. I am just one of hundreds of Front Street residents who serve the Maui economy! Let your council be remembered for both compassion and long-term business sense by helping preserve and protect your personal investment and the people here at Front Street! Walter Jones, resident Front Street Apartments, #801, Lahaina, HI 96761

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 1:30 PM
To: HSGtestimony
Cc: kai.nishiki@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
kai nishiki	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 12:12 PM
To: HSGtestimony
Cc: riyagawa@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Ralph Yanagawa	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:46 AM
To: HSGtestimony
Cc: Cambriareiter@hotmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Cambria Russell	Individual	Support	No

Comments: Please keep Front Street Apartments affordable.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:16 AM
To: HSGtestimony
Cc: mlssingram.mi@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Melissa Ingram	Individual	Comments Only	No

Comments: Aloha, I am asking for your help to please keep Front Street Apartments affordable indefinitely! There are so many of us who work full times jobs just to barley get buy. If this does not stay affordable there will be many unfortunate families homeless, including myself! Please help us keep our homes and families together! Mahalo for your time Melissa Ingram resident of Front Street Apartments

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To all of our state and county representatives, I am writing today on behalf of the Hb1553 bill. I am in support of this bill and I know that Maui needs this bill to pass. A lot of families' lives are at stake here and we all work hard and give back to community. I am a mother of the two and trying to get into the front St. Apartments for a while now. With the rent going up I can't afford it. I am full time mother and full time employee and as a family we give back to community often. It takes a village to raise a family and the subdivision is not just a subdivision but a family who takes care of one another and grounds around them. PLEASE SUPPORT THIS BILL. Kari Alexander

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:14 AM
To: HSGtestimony
Cc: greeng006@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Ace Green, Son of Evette Green	Individual	Support	No

Comments: Aloha to you who are reading this now. Thank you for taking a moment to hear me out. My name is Ace Green. I am 12. I am frightened by the thought of losing our home because the rent will double and price us out of our home. My parents have tried to give me a wonderful life here at Front St. Apts. I have lived here my whole life and have fond memories of the events my parents have had for the entire complex. It is a community not a housing site. I have friends and family who live here and they are also worried. I have a learning disability and because my Mom and Dad can afford to live here, they have made my life better by home schooling me and giving me the best chance at life. If you vote in favor of these two bills I think that when you go to bed that night you should know, in your heart, that you are a superhero in my eyes. And you won't be saving just my family but the entire community here at Front St. Apts. Thank you very much, Ace Green

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:50 AM
To: HSGtestimony
Cc: kimt2@hotmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Kimberley Thompson	Individual	Support	No

Comments: PLEASE ensure that Front Street Apartments remain "affordable" in perpetuity. Many families and individuals can only live on Maui because the complex is low-cost, subsidized housing. Many will end up homeless and the cost of public assistance to help them will be more costly to the county and state than the subsidies for the affordable housing.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:49 AM
To: HSGtestimony
Cc: mauistar@earthlink.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Nancy Silva	Individual	Support	Yes

Comments: Over 300 tenants are @risk of becoming homeless since Front St Apts has lost affordability status & affordable rentals are extremely limited. We are families, seniors, disabled & many are hardworking low income taxpayers. Please help us to return the complex to affordability status & keep it so in perpetuity! This is a very urgent matter!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:47 AM
To: HSGtestimony
Cc: sunsetgalmd@aol.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Michelle Delzer	Individual	Support	No

Comments: Aloha, I have lived at Front St. Apartments for 13 yrs. I need this property to continue to be affordable indefinitely in order to maintain my success on this island. If this becomes no longer affordable housing I will be forced out on the streets and the beaches. Please don't make me live down at the harbor with the crack heads. I wouldn't survive. I'd have to move off island to live with my parents and have to give up my job of over 10 yrs. That would then leave me unemployed and draining the government of more funds. I am a hard working gal and have no one to help me pay my bills. I may have gecko roommates but they don't pay rent. Please continue to keep this complex "Affordable" indefinitely. That's the only way 245 people who live here shall survive. We've all paid our dues to get into this place and have earned the right to be here.

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To the Powers that Be,

Thank you for taking the time to read my testimony.

Aloha, my name is Evette Green. I am an original tenant here at Front St., Apts... My husband, Godfrey Green is a born and raised Mauian. We have been married for 25 years and have two children. Jett, 15, is a 10th grader at Lahainaluna High School and Ace, 12, is home schooled. Having decided to raise children here we knew the only place we could give our family a real chance was Font St., Apt.

It is because of this place we have been able to be productive consumers in society. We have been able to fuel the local economy with the ability to pay our own way. We have been able to give back to the community with volunteering and spearheading events. I have made it a priority to make Front St., Apts. a community by hosting events such as clean up day and outdoor movie nights for all tenants in the complex. Having our rent more than double will price my family out of the market and our home and stability will be threatened.

Front St., Apts. is a model example of what the housing should be like in Hawaii. I humbly ask you to consider maintaining this complex for the health of our Ohana and all who benefit.

Evete Green

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:07 AM
To: HSGtestimony
Cc: matthewdbritt@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Matthew Britt	Individual	Support	No

Comments: Please help keep Front Street Apartments affordable indefinitely.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 8:14 AM
To: HSGtestimony
Cc: fromwayne@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
E. Wayne Johnson	Individual	Support	No

Comments: I was sad to hear that where I have lived since the summer, Front Street Apartments, has been sold, and that I, and the other many individuals and families who live here, will have to move. I had never heard about this until it was evidently a done deal. I am a 66 year old disabled veteran, and was so grateful to move here to Front Street Apartments last summer and as a Hawaii resident, hoping to live out my life here. The thought of moving, or being homeless again is daunting. I try not to think about it, but it is impossible to forget the scariness, and humiliation of not having a home. Even the thought of packing up at my age, losing my new found security, leaving familiar surroundings, and trying to find a home is unimaginable for me, as it must be for the other individuals and families here. If so many of us have to leave, there might not be enough available places to live in our small town, and perhaps landlords hearing of so many desperate Front Street refugees needing places would see an opportunity to rent gouge. I looked on the web for information, and found only one little PDF, but I am not good with computers. In that PDF was stated "the buyer must continue to operate the low-income portion of the building as "a qualified low-income building in accordance with the IRC." I'm not sure what that means, but it seems that the original intent, was to keep it affordable low income housing? Every morning, I see the children heading off to school, and feel so sad for them. Some of their demeanours seem to have changed since this news broke, and I can't help wonder what effect it might be having on them personally, and how their family life is affected because of this. We are all so grateful to have our little community, but now people are scared. All this is why I am supporting HB 1553 & SB 1266. Please, for the sake of the children, families, elderly, disabled, health challenged people, and for people getting back on their feet after unfortunate life events, help us. Sincerely, Ernie Johnson

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 7:57 AM
To: HSGtestimony
Cc: alexgonsalves125@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
alex gonsalves	Individual	Support	No

Comments: We need to keep this affordable in Lahaina and then some. We have a lot of homeless.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 6:35 AM
To: HSGtestimony
Cc: gkvierra@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
George Vierra	Individual	Support	No

Comments: More affordable housing not less!

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 7:56 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Anna Barbeau	Individual	Support	No

Comments: Aloha. My name is Anna Barbeau, I am a consistent voting, tax paying resident of Maui County since 1968. Single, I have worked to self support in the visitor industry, sales, an educator for DOE 20 years. I have found it increasingly difficult to secure housing within my means. Front St. Affordable Housing, built in 2001, became my affordable residence in 2007. Having researched it's status, it posted online a term of 50 yrs. as Affordable Housing for our deserving working class, retirees on fixed incomes, some disabled, and was under the umbrella of HUD. Feeling secure in the future, I became a tenant understanding this would be my last residence due to advancing age. I would only vacate my unit, 'feet first'. Moving is traumatic, and a forced move even worse. It is also cost prohibitive. There are between 250-300 tenants residing in this Affordable complex. Working families with children, employed single parents as well. Studies and common sense show that young children experience insecurities when uprooted from their schools, classmates, friends and all that has become familiar when forced to relocate. For children of single parents, the early loss of a parent doubles this unstable foundation which can easily lead to early involvement into drug experimentation and petty crime. This is fact and it knows no economic status. For the aged, it is a crushing, hopeless feeling of despair as a fixed income an inability to pack belongings search hopelessly for unavailable residences lead to defeat. There is nowhere to go. We became tenants under false pretenses regarding the 50 yr. term of security and WE WERE NEVER informed otherwise. To be used as space holders for income for 10 yrs. only to be disposed of in favor of outside private investor financial gains cannot be allowed. At time of this offer to sell the leasehold, it was ONLY presented to Oahu who did not have enough funds. Our West side Representatives (Council members Elle Cochran, Don Guzman and others) were NOT INFORMED and state (view videotaped Maui County Council Meeting 12/1/16) They had/have funds in the County's coffers which, combined with State funds, could have, WOULD have bought the leasehold. This needs now to be done in view of not putting 250-300 residents onto the streets and onto already stressed social services. It will be by all accounts less costly to keep FRONTS ST. AFFORDABLE APARTMENTS as is, rather than spending even more money to acquire land, and finance the building of more complexes. Our infrastructure and schools are at critical mass. FSA is already here and

working. PLEASE consider your constituents. We ask that you perform your honored public service we all respectfully believe you capable of doing well. Thank you. Anna Barbeau and Gung Hee Fat Choy Anna Barbeau [annamaui2008@yahoo.com]

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Sent: Monday, February 6, 2017 6:03 PM
To: HSGtestimony
Cc: tampaltin@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Tamara Paltin	Individual	Support	No

Comments: We need more affordable rentals in West Maui. We cannot afford to loose any of the inventory we have right now. We are in crisis mode and the effect on traffic is a sad addition to the crisis. West Maui has some of the highest room rates for hotels in the State but because of the lack of affordable housing and rentals the quality of life for residents and the quality of visitor experience is going down hill. We can't afford to loose the Front St apartments, we need affordable in perpetuity!

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Sent: Monday, February 6, 2017 5:17 PM
To: HSGtestimony
Cc: kkburdt@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Kristen Koba-Burdt	Individual	Support	No

Comments: As a Maui resident, I strongly support HB1553 and commend the legislature for taking this important action to maintain affordable housing.

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Barbara J. Henny
1802 Kenui Place
Lahaina, HI 96761
Tel: 808.667.9215

January 29, 2017

IN REGARD TO S.B. NO. 1266

IN REGARD TO S.B. NO. 1553

HB1553

http://capitol.hawaii.gov/measure_indiv.aspx?billtype=HB&billnumber=1553

SB1266

http://www.capitol.hawaii.gov/measure_indiv.aspx?billtype=SB&billnumber=1266

A BILL FOR AN ACT - RELATING TO AFFORDABLE HOUSING (SPECIFICALLY FRONT STREET APARTMENTS - LAHAINA, MAUI)

Testimony by Barbara J. Henny, 1802 Kenui Place, Front Street Apartments, Lahaina.

There has been a travesty of justice and a betrayal of people's rights by the Maui county council, the Mayor and Hawaii state members who supposedly "serve" us, the residents of Front Street Apartment and the Maui Ohana.

A deceitful, backhanded act SB 1266 There has been a travesty of justice and a betrayal of people's rights ion was taken to remove our Affordable Income housing late last year during a private meeting of the MCC. Information regarding the outcome of this meeting was delayed and never officially conveyed to residents, who have faithfully committed to their contracts after

months/sometimes years of vetted certification for qualification.

Both the Bills referenced attest to what is known. Hopefully copies are available for all to read and digest. I am no lawyer but it is markedly clear that options can be made available.

An investigation needs to be initiated on what transpired during the meetings with the investor/new owner (still anonymous) and why the State could not fulfill its obligations to provide extra funding, even under advisement? from the Maui County Council. Homelessness on these islands is a horrific issue and negating the Affordable Housing program in buildings where they were available and promised to the people of the island will only exacerbate this problem. It is not only the problem of people coming to these islands on a oneway ticket but those decent, responsible, hardworking folks who live and work here.

Perhaps we can obtain a transcript on the backroom proceedings of these meetings Akaku TV provides some accounts of the general Council meetings, but not of that private transaction.

We, the people at Front Street Apartments, are diverse in all socio-economic backgrounds but conscientious. dignified and respectful. It is a safe haven, well managed by compassionate and experienced personnel. Not all of us are eloquent in our presentations, not all of us are computer literate or able to communicate well, but we are all humans with our basic needs of appropriate housing and care.

A survey conducted reveals adult resident age groups from 25 - 70+ as well as families with babies, toddlers and school age children. Do you want me (at 70) and others to be camping on the street? The waitlists for affordable housing vary from 5-8 years and already lists are overflowing for available places in all locations of the island. How in God's name do you think we can move our humble possessions to another location? Not everyone has transportation (e.g. cars) - I don't. I at least can still walk to a bus stop or to the store but many are confined only to their abodes. The new Kahoma development across the road (Kenui Street) is under construction and there is no shelter available there, also no affordable rentals. There used to be access for the homeless. Are you willing to see old folk and families on the streets of Lahaina?

Whilst I and others are writing in good faith, we have not been advised of the (anonymous) new "owner's" name - we are at his and his corporation's mercy. Just like the old feudal lords in England and the plantation owners here, whose names we all recognise, and who took over our lands for their profit.

Please, we implore you to have compassion and mercy on our situation. There are many families whose children attend school, many elderly who have come here for their final years, some are completely alone, and there are disabled persons (for whom many apartments were constructed to enable some mobility). Do not forget those who are already emotionally disabled because of past circumstances and upset at knowing their lives could end within two years - how can anyone give up their only "home" and sentimental possessions to move, whoever knows where. Will anyone help with relocation?

Being on fixed income - in my case social security and a small pension, cannot cover this pending expenditure. At 70 years of age, after having been a proud, independent, professional woman but disadvantaged because of personal and financial circumstances, I am facing the prospect of losing everything yet again, after eviction from my home in New York of 20 years in 2008, because of overwhelming medical costs in New York. My story is only one of many.

Reconsideration of these Acts must be investigated and initiated with respect to all, and efforts to keep the people informed be effected immediately.

There is corruption, incompetence, divisiveness in our County Council and I and others will continue to pursue what transpired, those who were involved and also request why no notification until the "joyous" time of Christmas. We need to be informed about this transaction with the Hawaiian State legislature, the Mayors, and especially the Maui County Council, (some of whose members were elected to their positions by the people) and even overlapping to the home of our Government in Oahu.

Our lives, which will probably be short lived, and well being. are at stake.

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:35 PM
To: HSGtestimony
Cc: katieislands@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Kathryn Zimmerman	Individual	Support	No

Comments: I support the efforts to keep Front St Apartments as affordable housing.
Thanks!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:13 PM
To: HSGtestimony
Cc: nataliejeanf@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
natalie	Individual	Support	No

Comments:

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Sent: Tuesday, February 7, 2017 3:55 PM
To: HSGtestimony
Cc: tamiko2579@netzero.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Shannon Manibog	Individual	Support	No

Comments: please let the front street apartments be affordable indefinitely

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Sent: Tuesday, February 7, 2017 3:47 PM
To: HSGtestimony
Cc: bkdl@hotmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Brian Lehmann	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:18 PM
To: HSGtestimony
Cc: powerdesignmaui@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Peter Power	Individual	Support	No

Comments: Peter Power 808-281-8218 Please keep Front St. Apts. Affordable for working Familys We barely make our bills now an increase will put us under.

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February 8, 2017

Aloha Committee,

I am a fourth-year resident of Front Street Apartments. I was blessed with this place to live after renting from several other private landlords. I am disabled, with a limited income. I also have a service animal which makes housing even more challenging.

Affordable housing in West Maui is scarce, if at all possible to find. Most residences which are advertised at an affordable rate in this area do not include private baths and usually no kitchen or appliances. Realty agencies which advertise rentals (South Shore Realty, for example) also state boldly in their ads that they do not accept HUD. So, besides sub-standard options being offered as top-dollar rentals, housing discrimination is also alive and thriving in West Maui.

Before I became disabled in 2010, I was a professional hairdresser and business owner. Even with a reasonable income, we had to live in shared housing. The low-income options that we explored were also unfriendly toward my service animal and often required strict qualifications. Honokowai Villas turned us down because my son (who lives in Oregon) MIGHT return home, and so had to be included in our household. This put us over the occupancy limit.

I was also offered an apartment at the complex behind Na Hale 'o Wainee in Lahaina. After proving my existence through a strict intake process including multiple trips to Wailuku, I was waiting to receive my new lease and keys. When they did not arrive, I inquired and was informed that my co-signer didn't have a good enough credit score. There was no official notification.

As a 9-year volunteer for The Salvation Army in Lahaina, I can attest: People who experience housing crisis often become desperate as they strive to keep important documents at hand and food in their bodies. I was once one of these with keiki in tow. We had to rely on agencies like TSA, Na Hale 'o Wainee, Family Life Center and The Maui Food Bank to meet our basic needs.

I cannot express what it has meant to me to live in a clean, safe, and well managed apartment. I am able to focus on rehabilitation.

My current HUD subsidy only protects me partially from these imminent rent increases. I will be forced to pay the difference once the market rent for my apartment exceeds the HUD maximum payment.

Poverty is increased when affordable housing is decreased. Our community is suffering a housing shortage, and particularly in need of affordable housing. The high cost of housing is creating advanced poverty situations in Lahaina.

Please stop the rent increases at Front Street Apartments until a complete research finding on Housing and Poverty in West Maui is submitted and presented for public approval. Without a minimum standard of housing for our residents, what hope is there for us?

Malama Pono

With Sincere Concern,
Ronda Colleen Pali
1401 Kenui Place
Lahaina, HI 96761

Many of us Front Street Apartments renters are hard working families with bottom incomes I myself, live on Maui since 2003 I am a single mom of a 5 year old, survivor of domestic violence, managing two jobs to have meets ends because my child's father refuses to help raised his kid. Between the Government help and my income I have been able to support my child by myself for five years, having the opportunity to live here at Front Street Apartments where my son loves to play with his neighbors friends at the playground, where the Elementary School is at the end of Front Street, here where we live a good quality life, safe with dignity, solidarity and a brighter future was possible until now..suddenly this future was shatter to pieces, my son notice the stress that this situation cause to me and he is on distress repeting me "please mommy I dont want to move out, I want to goto school with my friends"...It breaks my heart and shadows his future with the sole thought of having to move out with my child sets the fear that We may even have to be homeless if the current plan comes to fruition.

The households of this complex are either families with young kids or senior adults, some dissable who are not able to pay a higer rent, many of us live here for five, fifteen years or more. I appeal to the common sense of all decision makers to please help us by respecting our seniority maintaining our current rent and homes as it is now ,in perpetuity for the future generations, in my case this is the maximun I can afford. I understand busines is busines, but we are dealing with people`s lives here.

Can we please do this together?, can we agree and work as a team on a solution that is viable and we all win by finding a happy medium for all and forever, affordable housing Is a priority and an issue that affect us all at many levels, individually, socially and moraly, our digntity as a person and right to be happy can not be taken lighthly, your decision will have a ripple effect on all of us west Maui residents , and ultimatly our children and disperse families are the ones who will suffer the consecences. Malama Pono, do what is right.

Lets keep our Values possitive , because our Values becomes our Destiny in gratitude and respect for each other lives.

Att.

Marialejandra Pocaterra.

email: majandra111@hotmail.com

cell: 808 2504580

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:08 AM
To: HSGtestimony
Cc: tuyenkimnguyen2017@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Tuyen K. Nguyen	Individual	Support	No

Comments: Please keep the Front Street Apartments remain affordable indefinitely.

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Sent: Wednesday, February 8, 2017 12:50 AM
To: HSGtestimony
Cc: tomtran1958@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Tom Tran	Individual	Support	No

Comments: Please keep the Front Street Apartments remain affordable indefinitely.

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Sent: Wednesday, February 8, 2017 12:38 AM
To: HSGtestimony
Cc: cspellman@hawaii.rr.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
CSpellman	Individual	Support	No

Comments: Aloha, my name is Carmie Spellman. I moved into the Front Street Apartments (FSA) 6 years ago. At the time I was critically ill, permanently disabled with Traumatic Brain Injury (TBI) and resultant Anterograde Amnesia. In my lifetime, I have worked hard and volunteered to multiple community and national events. I have worked for Congress, State Senate and State House in Alaska plus Legislative Affairs and Chamber of Commerce. I owned my own International Company for 10.5 years. I was successful and loved working. But now in my Golden Years I wake up in the middle of the night crying because I am worried about homelessness due to unforeseen tragedy. Nobody plans for misfortune. Now it is worse as I in 2.5 years I will have no where to live. It is a horrible feeling as I spent a good deal of time looking for my forever home. I feel deceived by FSA. Worse yet my shelter based needs are causing me undue duress because it is slipping away. When I moved in here I mentioned repeatedly how important this move was to me and I was not moving again for all the right reasons. I did my research and it was clearly stated in writing that this place has a 50 year Affordable Housing Contract. Although We need your help please. HB 1553 is critical to Maui County's residents in Lahaina, West Maui. The homeless situation here in W. Maui is gigantic an overwhelming bogging down social services jeopardizing the safety nets in place for our tax paying, voting residents and over-tasking police and fire departments. FSA was built in 2001 with a 50 year Affordable Housing term contract to expire 2051. This specific project is intended for certain price point recipients where they accepted and administered the Voucher 8 Program via HUD. Residents of FSA are limited income groups of hard-working class individuals, families, retirees all on fixed incomes, permanently disabled, Hospice patents, elderly, each with their own hardships. With a small percentage of HUD recipients, this complex is depended upon by the 250-450 tenants currently residing at the Front Street Apartments (FSA). However, as the need for affordable housing increases for Maui County residents, we need your help in keeping us in our homes please. Development and lacking infrastructure along with losing your work force for the rich and famous is not prudent or humane. Rather than build more condos for people from out of state please think about our Ohana here who are going to be homeless. We already HAVE this needed complex in perfect working form. Fix this horrendous error help us find a solution while there is time. To use the

hard working tenants as pawns, essentially financial space holders to be disposed of for private investor gain is cruel beyond measure. It is unethical and it is not the Hawaiian Way nor was it the intent of the Weinberg Foundation when they allowed this lease initially. This deviation from the original intent of this Affordable Housing Project, Front Street Apartments is Untenable! I appeal to you. I support HB 1553. Thank you for your time and understanding of this situation. We feel you will do your foremost for us, Please help us we have nowhere to go. One last thing, think about how in the last 4 years 30,000 Hawaiians have moved from the West Maui area to the Mainland as they cannot afford to live in Hawaii. Mahalo Nui Loa. Carmie Spellman, Resident.

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Sent: Wednesday, February 8, 2017 12:22 AM
To: HSGtestimony
Cc: soseasick@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
John Massa	Individual	Support	No

Comments: Many Families live in this Complex who rely on it being an Affordable dwelling. Woman and children, elderly, disabled, dying, Babies too. People who make this community. Please help these people and vote this bill through. The Front Street Apartments were originally set up to give back to the community. What has changed in the past fifteen years I can not fathom. But what ever has changed is a terrible tragedy and needs to be corrected.

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Sent: Wednesday, February 8, 2017 9:52 AM
To: HSGtestimony
Cc: michaelmauitaxi1957@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Michael H. Nguyen	Individual	Support	No

Comments: Please remain the Front Street Apartments affordable housing indefinitely.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:33 PM
To: HSGtestimony
Cc: josephTxvu2017@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Joseph T. X. Vu	Individual	Support	No

Comments: Please keep the Front Street Apartments remain affordable indefinitely.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:24 PM
To: HSGtestimony
Cc: erika.lechugadisalvo@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Erika Lechuga Disalvo	Individual	Support	No

Comments:

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Sent: Tuesday, February 7, 2017 10:11 PM
To: HSGtestimony
Cc: maivutran2017@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Mai Vu-Tran	Individual	Support	No

Comments: Please keep the Front Street Apartments remain affordable indefinitely.

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Sent: Tuesday, February 7, 2017 10:01 PM
To: HSGtestimony
Cc: vmoralesvazquez@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Violeta	Individual	Comments Only	No

Comments: my name is Violeta Morales I am resident of the Front street apartments, (804 Kenui Circle) #802 since live here the rent has gone from \$640.00 to \$980.00 I am living in a one bedroom apartment with my 13 year old son, He has Down Syndrome. he has problem from birth. please help us, buy back the land so i can afford to keep taking care of my son and pay my bills. this is very upsetting , I can not sleep and am worried for our future. I do not know how I will take care of my son and my self if you don't help me, I am at your complete disposal God Bless you for taking care of my special needs and my self

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Sent: Tuesday, February 7, 2017 9:46 PM
To: HSGtestimony
Cc: mahalomauiday@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
LARA TAAMU	Individual	Support	No

Comments: aloha My name is Lara Taamu and I am very grateful to have lived at Front St Apt since 2003. I have raised 4 children as a single parent since 2013, ages 22, 19, 14 and 12. I have received less than \$500 in child support since the divorce and am the sole provider. My income 2016 was \$24,500. I do not receive HUD assistance because their list has been closed for years and I am currently attempting to apply for housing assistance. I have not had a car since the divorce 2013 and i am able to support and provide for my family because of Front St Apt's affordable rent and location in central Lahania town that allows me to walk to work and walk all groceries home. Currently, I am not able to afford a car or any increase in rent, I currently pay \$949 for a two bedrooms. My goal is to maintain residency at this location so that my youngest child can graduate from Lahainaluna HS as his older siblings have. This is the only residence my children have known and raising the children in this neighborhood has allowed them to be safe and have the experience of trusting neighbors and security that eludes a family after a divorce and absent father. I have been able to have my children experience the security of their home because this unit is affordable and although i can not afford a car I have been able to afford the rent at \$949. An increase in rent will force my two sons and I to move into a studio apt. and I am not prepared to describe the hardships that would create. My two sons (currently 8th and 6th grade) are honor straight A students. The stress of losing the only home they know will affect their future. My sons are so happy to be in their home that when i entered a contest to win a million dollars, my youngest said to me "if we win can we still live here". With him telling me he wouldn't want to leave even if we could afford a house makes me see how wonderful this home is to my children. Affordable rent at Front St Apt gave my family that gift. Please ensure that families like mine can maintain this sense of security and pride without the fears of low income. Thank You very much for allowing me to share my experience as a long time tenant of Front St Apt. Mahalo - Lara Taamu 808-866-6670 mahalomauiday@yahoo.com

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:00 PM
To: HSGtestimony
Cc: kelseyshultz13@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Kelsey Shultz	Individual	Oppose	No

Comments: I am a single mother raising two children without any welfare help. I have worked in the same dental office for 20+ years and given back to our community whenever I can. This apartment complex has given us not just a affordable place to live, but a community/family of amazing hard working people. I don't really know what will happen to all of us if this complex goes to market rates. Many people will be homeless!! WEST MAUI NEEDS MORE REAL affordable housing for working people. Average people CAN'T afford the LOW INCOME housing to purchase. PLEASE PASS THIS BILL. MAHALO!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 7:37 PM
To: HSGtestimony
Cc: lincolnmichele@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Michele Lincoln	Individual	Support	No

Comments: Facing the possibility of homelessness is terrifying. Rental increases of the Front Street Apartments will displace residents causing homelessness and oppression. The cost to the community will be great financially, physically, emotionally, and spiritually. We are connected and this issue affects us all. I witnessed a Christmas gathering attended by the residents of that apartment complex. I was hoping to rally them to fight for there homes and see if I could be of help to them regarding there situation. What I found were elderly folks enjoying the food and fellowship, families laughing and playing, children telling "Santa Clause" what they wanted for Christmas. I didn't have the heart to even bring up the subject. I realized these people are in need of champions. They are struggling with the efforts of daily existence and the challenges that life brings. You can be there champion! It is within your purview to do what is right. Keep this property affordable in perpetuity. Community land trust concepts could be a viable alternative. Habitat for Humanity and Na Hale O Maui could be included in the affordable home ownership on leasehold property. Thank you for doing your part in protecting homes that are greatly needed. Thank you!

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Sent: Tuesday, February 7, 2017 6:54 PM
To: HSGtestimony
Cc: sernamadai@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Sergio Serna	Individual	Comments Only	No

Comments: Please allow front street apartments to remain affordable

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Sent: Tuesday, February 7, 2017 5:58 PM
To: HSGtestimony
Cc: snow.oconnor@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
eileen sealey	Individual	Support	No

Comments: I have lived at Front street apartments for eight years, there is no other place I could afford to live. I am 73 years old, I am retired and have to work part time to get by. Besides the affordable rent it is conveniently located. I am able to walk to work, to the market and to the bus stop. If I have to pay market value rent I honestly don't know where I could live. Thank you for reading my testimony. Sincerely, Eileen Sealey

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 5:44 PM
To: HSGtestimony
Cc: jen.mather@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Jennifer Mather	Individual	Support	No

Comments:

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Sent: Tuesday, February 7, 2017 4:55 PM
To: HSGtestimony
Cc: jpowermaui@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Jami Power	Individual	Support	No

Comments: Affordable housing for Front Street Apartments in Lahaina should remain as such, affordable. When permits are allotted to developers because affordable housing is promised, it should remain as such indefinitely. This protects the interests of the renters some of which will be rendered homeless if this bill does not pass. Also what kind of precedence is set taking advantage of the county and state during the permitting process by developers, if they can change their minds later. Thank you, Jami Power 808-661-1704

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Sent: Tuesday, February 7, 2017 4:53 PM
To: HSGtestimony
Cc: taralynn2u@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

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HB1553

Submitted on: 2/7/2017

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Submitted By	Organization	Testifier Position	Present at Hearing
Tara-Lynn Kahaialii	Individual	Support	No

Comments:

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To: HSGtestimony
Cc: rebeccabrooking808@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

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HB1553

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Submitted By	Organization	Testifier Position	Present at Hearing
Rebecca Brooking	Individual	Support	No

Comments: Please keep the Front Street Apartments affordable and protect what little affordable housing we have on Maui! Mahalo.

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:55 PM
To: HSGtestimony
Cc: stanfranco@hawaiiantel.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017
Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
stan franco	Individual	Support	No

Comments: Maui needs affordable housing especially in the Lahaina area to house workers for the tourist industry. We cannot allow units built as affordable units to be turn into market units in 15 years.

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Sent: Wednesday, February 8, 2017 1:46 PM
To: HSGtestimony
Cc: tulsigreenlee@icloud.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/8/2017
Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Tulsi Greenlee	Individual	Support	No

Comments:

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Sent: Wednesday, February 8, 2017 1:46 PM
To: HSGtestimony
Cc: gifts9954@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

LATE

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Susan Vickery	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 11:38 AM
To: HSGtestimony
Cc: Don.Guzman@mauicounty.us
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/8/2017
Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Don Guzman	Individual	Support	No

Comments:

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Cc: gabeshave@gmail.com
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HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
gabriel manriquez	Individual	Support	No

Comments: we are young couple who were born here on the islands, we are a young married couple married for 4 years with a beautiful family of 4, a 3year old boy and 1year old daughter. seeking anything nearly affordable is not only extremely hard but extremely competitive. please help, we are very hard working and pay our taxes we just wish for this kind of mentality regarding "vacation rentals" come to balance, its clearly imbalanced. please help keep front st. apts affordable and bring more affordable options to hawaii. mahalo!

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