

DAVID Y. IGE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

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 FINANCE

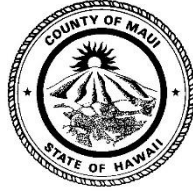
April 4, 2017 at 3:00 p.m.
State Capitol, Room 308

In consideration of
S.B. 1266, S.D. 2, H.D. 1
RELATING TO AFFORDABLE HOUSING.

The HHFDC *supports the intent* of S.B. 1266, S.D. 2, H.D. 1, which directs the HHFDC to initiate negotiations to preserve Front Street Apartments in Lahaina, Maui, as affordable rental housing at least until the year 2032.

Thank you for the opportunity to testify.

ALAN M. ARAKAWA
MAYOR



200 South High Street
Wailuku, Maui, Hawai'i 96793-2155
Telephone (808) 270-7855
Fax (808) 270-7870
E-mail: mayors.office@mauicounty.gov

OFFICE OF THE MAYOR
Ke`ena O Ka Meia
COUNTY OF MAUI – Kalana O Maui

April 3, 2017

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON FINANCE

Tuesday, April 4, 2017
3:00PM Conference Room 308

SB1266 RELATING TO AFFORDABLE HOUSING

Honorable Sylvia Luke, Chair
Honorable Ty J.K. Cullen, Vice Chair
Honorable Members of the House Committee on Finance

Thank you for this opportunity to testify in SUPPORT OF SB1266.

The purpose of this bill is to authorize the Hawaii Housing Finance and Development Corporation (HHFDC) or any 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.

On behalf of the County of Maui, I support this bill for the following reasons:

- The current residents of the apartments are comprised of below 60% & below 50% of the Area Median Income for Maui County. Some are disabled and/or elderly. They represent our most vulnerable population.
- Maui County has a dire need for additional affordable housing. The most recent Hawaii Housing Planning Study indicates a need for 12,000 housing units on Maui for 2015-2025. There are very little affordable rental options in Maui County. If the current residents were to lose their units, there are virtually no other affordable rental units for them to move to. Many could become homeless.
- Maui County has a limited number of shelters which are typically at full capacity. There is no adequate shelter space to accommodate displaced residents of the Front Street Apartment project.

We are hopeful that the State will be able to negotiate to acquire the property so that the 142 very low income individuals and families are able to remain in their units.

I urge you to strongly support SB1266.

Respectfully yours,

Alan M Arakawa
Mayor

From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 12:48 PM
To: FINTestimony
Cc: elle.cochran@mauicounty.us
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Elle Cochran	Maui County Council Member	Support	No

Comments: I am writing to express my strong support for SB1266. West Maui is experiencing a severe shortage of rentals for our residents, and Front Street Apartments has provided affordable living units to some of our most vulnerable residents. If these units are allowed to go to market rate, I fear that there are no viable options for the current residents and many would become homeless or require more care by government and non-profit agencies. As a county council member, I am doing everything I can to increase affordable housing options in Maui but it is a slow moving process. Losing the Front Street Apartment units to market rate would be a severe blow to the already dire rental situation in West Maui. I would also like to encourage the committee, if possible, to include language that would prioritize making the Front Street Apartments affordable in perpetuity. Thank you for your support.

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Council Chair
Mike White

Vice-Chair
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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

April 2, 2017

TO: Honorable Sylvia Luke, Chair
House Committee on Finance

FROM: Stacy Helm Crivello
Councilmember 

DATE: Hearing on Tuesday, April 4, 2017

SUBJECT: **SUPPORT OF SB 1266 S.D. 2, H.D. 1, 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 the 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.

I support this measure for the following reasons:

1. There is 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 with the intent of remaining affordable for 50 years.
2. The residents are comprised of below 60% and below 50% of the area median income and removing these units from affordability because of a loophole creates a severe hardship for the residents, leaving them with no prospects of other affordable rentals to move to.
3. The stark reality of homelessness affects the entire State. Maui too is facing a growing level of homelessness due to the lack of affordable rentals. The residents of the Front Street Apartments are facing the very possibility of being on the streets and with the critical shortage of bed space available in our shelters, Maui isn't equipped to adequately accommodate any displaced residents of the Front Street Apartments.

For the foregoing reasons, I support this measure.



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of Hawai'i Appleseed Center for Law and Economic Justice
Supporting SB 1266 the Front Street Apartments
House Finance Committee
Scheduled for Hearing Tuesday, April 4, 2017, 3PM Room 308

Hawai'i Appleseed Center for Law and Economic Justice Hawai'i Appleseed is committed to a more socially just Hawai'i, where everyone has genuine opportunities to achieve economic security and fulfill their potential. We change systems that perpetuate inequality and injustice through policy development, advocacy, and coalition building.

Thank you Chair Luke and members of the committee for an opportunity to testify in strong support for SB 1266. The bill would appropriate funding to be matched with funding from Maui County to begin the purchase of the property known as the Front Street Apartments or enter into an agreement with the owner to maintain the affordability requirements for many years to come. A final alternative would be to acquire the property through eminent domain proceedings.

The Front Street Apartments were built in 2001 with federal and state tax credits with the specific purpose of making half of the units available to tenants with incomes below 60% of Area Median Income (AMI) with the remaining half being allocated to tenants with less than 50% of AMI. The complex is comprised of 142 units and houses between 250 and 300 very low income tenants. A high percentage of the tenants are seniors or disabled persons who survive on low fixed incomes and affordability of the apartments are the only way they can face the challenges of living in the highest cost of living state in the nation.

Although the apartments were originally intended to be maintained as affordable for 50 years, in August of 2016 the complex owners were able to use a loophole in the IRS regulations and remove the affordability requirements so that half of the tenants who were living in the complex with incomes below 50% of AMI had their rents raised immediately to that being paid by the remaining half of the tenants earning 60% of AMI. In addition all units that become vacant are immediately raised to market place rents and as of August 2019, all 142 units will have rents raised to market rate. As these rent increases take effect, there will be less affordable housing available on Maui and virtually all of the current tenants will face evictions because of the inability to pay market rate for their apartments. With the scarcity of affordable units on Maui, most of the tenants will be faced with the real potential of becoming homeless.

It will not be the first time that the state has purchased an affordable housing project to keep it affordable. In 2006, the legislature passed a bill that allowed the state to buy Kakui Gardens affordable rental project on Oahu. The purchase of the Front Street apartments would replicate that very successful precedent.

*Hawaii Appleseed Center for Law and Economic
Justice*

April 3, 2017

A recent report by the Department of Economic Development and Tourism determined Hawaii will need 65,000 more homes to house our residents by 2025. That estimation is similar to the projection by the Hawaii Housing Finance & Development Corporation's (HHFDC) that between 2015 and 2020 we have a housing shortage of 29,500 units. At the current range of \$200,000 to \$300,000 to build each unit of an affordable rental project, even if the purchase price of the Front Street Apartments was as high as \$10 million, each unit would cost the state only approximately \$70,000 per unit.

Thank you for an opportunity to testify in strong opposition to SB1266.

Aloha,
Victor Geminiani
Hawaii Appleseed center for Law and Economic Justice

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 2:32 PM
To: FINTestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Anna Barbeau	Front St. Affordable Apts. Committee	Support	No

Comments: FINANCE COMMITTEE and MEMBERS: Mahalo for your attention to this dire situation regarding 250-300 tenants @ Front St. AFFORDABLE Housing. Built in 2001 for the working class residents with a 50 yr. AFFORDIBILITY term, a gov't. glitch proposes a rent increase comparable to uptown Manhattan/downtown Honolulu on working Families, single Parents, disabled VETS, Sr. Citizens on fixed incomes, who would be forced into homelessness. W. Maui has an extreme housing shortage, hence, there is nowhere for 250-300 current tenants to move to. High cost of living & the HI pay scale does not justify this exorbitant increase which is why we plead for Front St. Apts. to remain AFFORDABLE to meet the need. Please support/pass SB 1266. Thank you for your understanding and compassion.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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TESTIMONY OF THE FRONT STREET AFFORDABLE HOUSING PARTNERS

HEARING DATE/TIME: Tuesday, April 4, 2017
3:00 PM
Conference Room 308

TO: Committee on Finance

RE: **Testimony in Opposition to SB1266_SD2_HD1.**

Dear Chair, Vice-Chair and Committee Members:

My name is William G. Meyer, III. I have been practicing law in Honolulu since 1979. I'm counsel for the Front Street Affordable Housing Partners ("FSAHP"), the leasehold owner and original developer of the property which is the subject of SB1266_SD2_HD1 (the "Subject Property"). FSAHP strongly opposes SB1266_SD2_HD1 for the reasons set forth hereinbelow.

Background. FSAHP developed the Subject Property pursuant to IRC § 42 as an affordable housing project consisting of one hundred forty-two units (the "Project"). The Project features 19 garden apartment style residential structures, a tot lot, a basketball court and open and covered parking spaces. The Project is located on an 8.538-acre site on the block formed by Front, Wainee and Kenui Streets in the highly desirable town of Lahaina on Maui Island.

The Project was financed in part by federal and state tax credits with the vast majority of said tax credits coming from the federal government. The Subject Property involves a leasehold land interest with a long term ground lease (which expires in 2066) with 3900 Corp. as lessor. Minimum ground rent is contractually set through the remainder of the lease with incremental rent increases over time. A percentage rent is also payable in addition to the minimum ground rent. In consideration of receiving said tax credits, the Project and the Subject Property was made subject to significant use restrictions which prevented FSAHP from enjoying the highest and best value use of the Subject Property. In this regard, a Declaration of Land Use Restrictive Covenants (the "Regulatory Agreement") was imposed on the Subject Property (enforceable by the State of Hawaii, Hawaii Housing Finance and Development Corporation ("HHFDC")) which mandated that the Project be operated as an "affordable" apartment rental property reserved for families earning 50% (70 units) and 60% (71 units) or less of the area median income (AMI) as mandated in the US Department of Housing and Urban Development (HUD) for the area (Maui County) (the "Program").

Pursuant to the Program, and in accordance with IRC § 42, because FSAHP did not waive its right to apply for a Qualified Contract¹ in the Regulatory Agreement (or in any other Agreement) FSAHP was eligible to apply for a Qualified Contract after the initial 15 year compliance period. As per IRC § 42, if the allocating agency (HHFDC) cannot find a buyer during a one year period after a request for a Qualified Contract, then the restrictions for the Extended Use Period do not apply. In this case, since the Project is subject to a **15 year** compliance period, plus a **36 year** extended use period, as set forth in the Regulatory Agreement recorded in the Bureau on August 19, 2002 as Document No. 2002-144948 FSAHP was eligible and applied for a Qualified Contract on or about August 5, 2015. HHFDC accepted the application via communication on September 22,

¹ A "Qualified Contract" is a *bona fide* contract to acquire (within a reasonable period of time after the contract is entered into) the non low-income portion of a building for fair market value and the low-income portion of the building for an amount not less than the applicable fraction (as specified in the agreement between the State and the owner) of the sum of: (1) the outstanding indebtedness secured by, or with respect to the building, (2) the adjusted investor equity in the building, plus (3) other capital contributions not reflected in these Amounts; reduced by cash distributions from (or available for distribution) the project. IRC Section 42(h)(6)(F).

2015.² As a result, HHFDC had one year (until August 6, 2016) to enter into an arrangement whereby FSAHP's interest in the Project could be acquired at a price determined by the formula set forth in IRC § 42(h)(6)(F). That calculation yielded a Qualified Contract price of \$15,395,813. When HHFDC did not find a bona fide offer at that price pursuant to the Program, the Regulatory Agreement, and IRC § 42 within the one year window period, FSAHP was, by federal law and Program rules, automatically freed from the restrictive use provisions of the Regulatory Agreement and was entitled to deal with the Property as it sees fit, subject only to a rent holding period of three years for existing tenants. There is approximately 2 ½ years left on the hold period. When the hold period expires, FSAHP is legally entitled to raise rents to market as FSAHP sees fit.

No Tenants Will be Subject to Immediate Rent Increases. As noted above FSAHP may not increase rents above the Program restricted rents (annual increases in accordance with the tax regulations are permitted) for existing tenants for approximately another 2½ years. Thus there is no imminent threat to any tenants in the Project.

The Cost to the State/County of Maui to Acquire FSAHP's Interest is Likely to be Between Thirty and Forty Million Dollars. Because HHFDC did not exercise its rights under the Qualified Contract during the applicable window period, the Qualified Contract price of \$15,395,813 is no longer applicable and any acquisition of FSAHP's interest must be at the prevailing market value. Depending on the applicable Cap Rate utilized the value of said interest will track the following subject to market price fluctuations:

Cap Rate	Value
4.0%	\$47,416,861
5.0%	\$37,933,489
6.0%	\$31,611,241

The above numbers do not include the value of the fee simple interest in the Subject Property. FSAHP does not want to divest its interest in the Subject Property and therefore will vigorously oppose any eminent domain proceeding and in any such proceeding will seek to obtain the full market value of FSAHP's interest.

Passage of SB1266 SD2 HD1 is likely to Result in Costly and Protracted Litigation. When FSAHP entered into the Program it did so with the contractual expectation that if it fully complied with the Program and HHFDC did not exercise its rights under the Qualified Contract that the restrictions imposed on the Subject Property pursuant to the Program would expire and FSAHP could monetize its interest according to prevailing market conditions. FSAHP believes that SB1266_SD2_HD1 is an inappropriate and constitutionally infirm use of the power of eminent domain which violates FSAHP's expectancy interest and the underlying agreement between the parties. Even assuming that an appellate court ultimately determines that the subject use of the eminent domain power is appropriate, the State/County of Maui will be required to pay the market price for FSAHP's interest in the Subject Property which, as noted above, is most likely between 30 and 40 million dollars or more, not including the value of the fee simple land.

SB1266 SD2 HD1 will have a Significant Chilling Effect upon Developers' Willingness to Enter Into Creative Solutions to Address Hawaii's Affordable Housing Needs. The subject legislation will send a message to potential low cost housing developers that the State of Hawaii cannot be trusted to stand behind contractual arrangements that it has made with affordable housing developers and that the State/County of Maui may simply invoke the power of eminent domain to, in effect, extend the restricted use of the property beyond the bargained for window period. In this regard, the subject legislation, if passed, is likely to exasperate the statewide affordable housing crunch even if it does act to keep the Subject Property in a low rental regime but at a price that is likely to be unaffordable to the State/County of Maui.

² 15 years is the period for which the property owner gets the tax credits. If, after 15 years, the owner doesn't get back its investment (adjusted for inflation), then the owner is not subject to the extended use restrictions.

There are likely More Affordable Options Available to Address Affordable Housing Needs in the Vicinity of the Subject Property. Attached hereto collectively as Exhibit “A” find three maps which designate parcels of land (noted in red) that are currently owned by HHFDC which could be used more efficiently and economically to build affordable housing units at economies of scale which would be most beneficial to the State of Hawaii and the County of Maui.

Conclusion. For all of the above reasons, FSAHP strongly opposes the subject legislation and respectfully submits that the costs to the State and/or County of Maui to acquire FSAHP’s interest in the Subject Property will result in a squandering of public resources with a minimal positive impact upon the availability of affordable housing in West Maui. In addition, the chilling effect that this legislation will have upon future affordable housing projects appears to make the proposed legislation counterproductive to the very goals it seeks to accomplish.

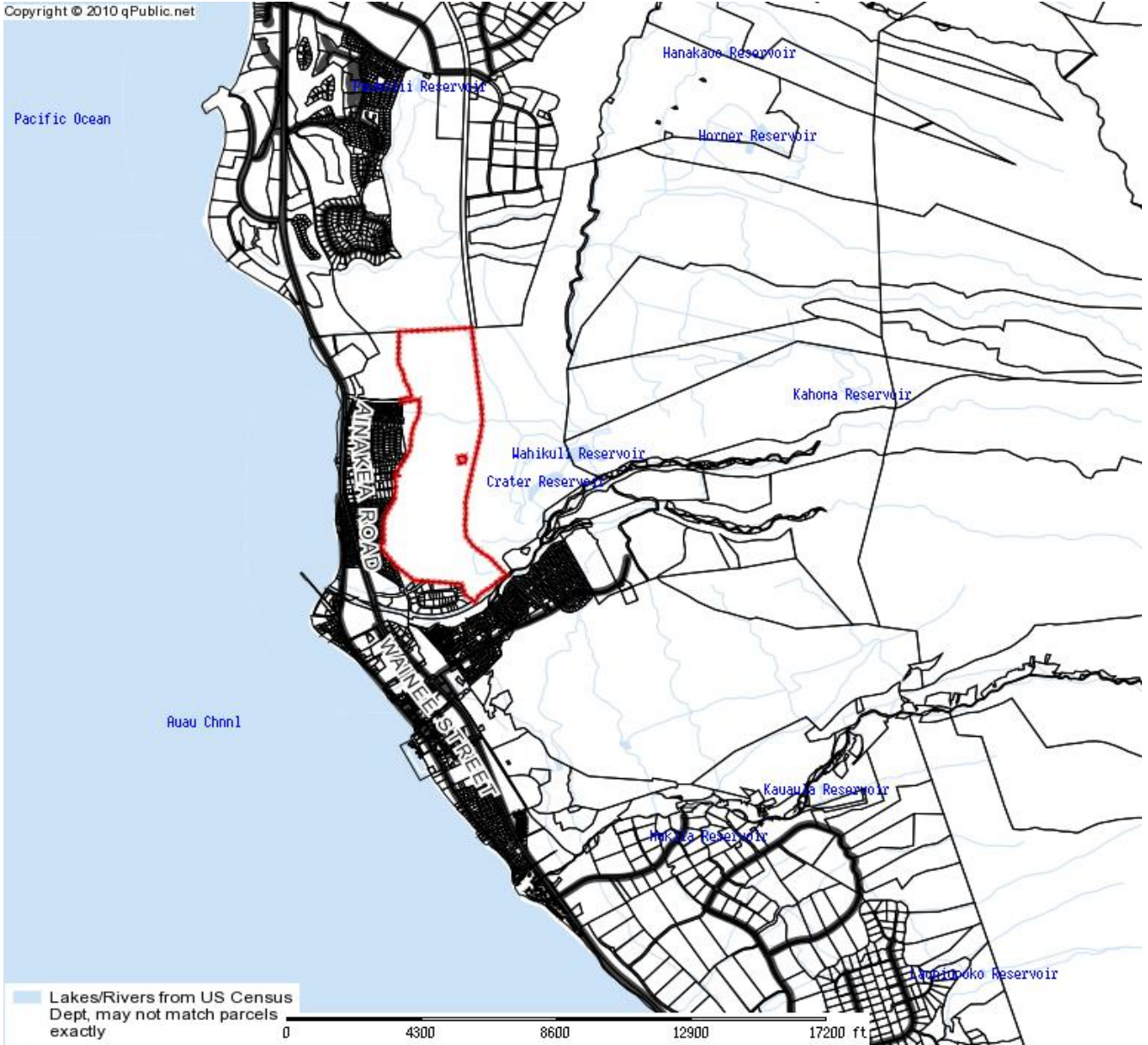
Respectfully Submitted,

/S/ William G. Meyer, III

On behalf of Front Street Affordable Housing Partners

William G. Meyer, III

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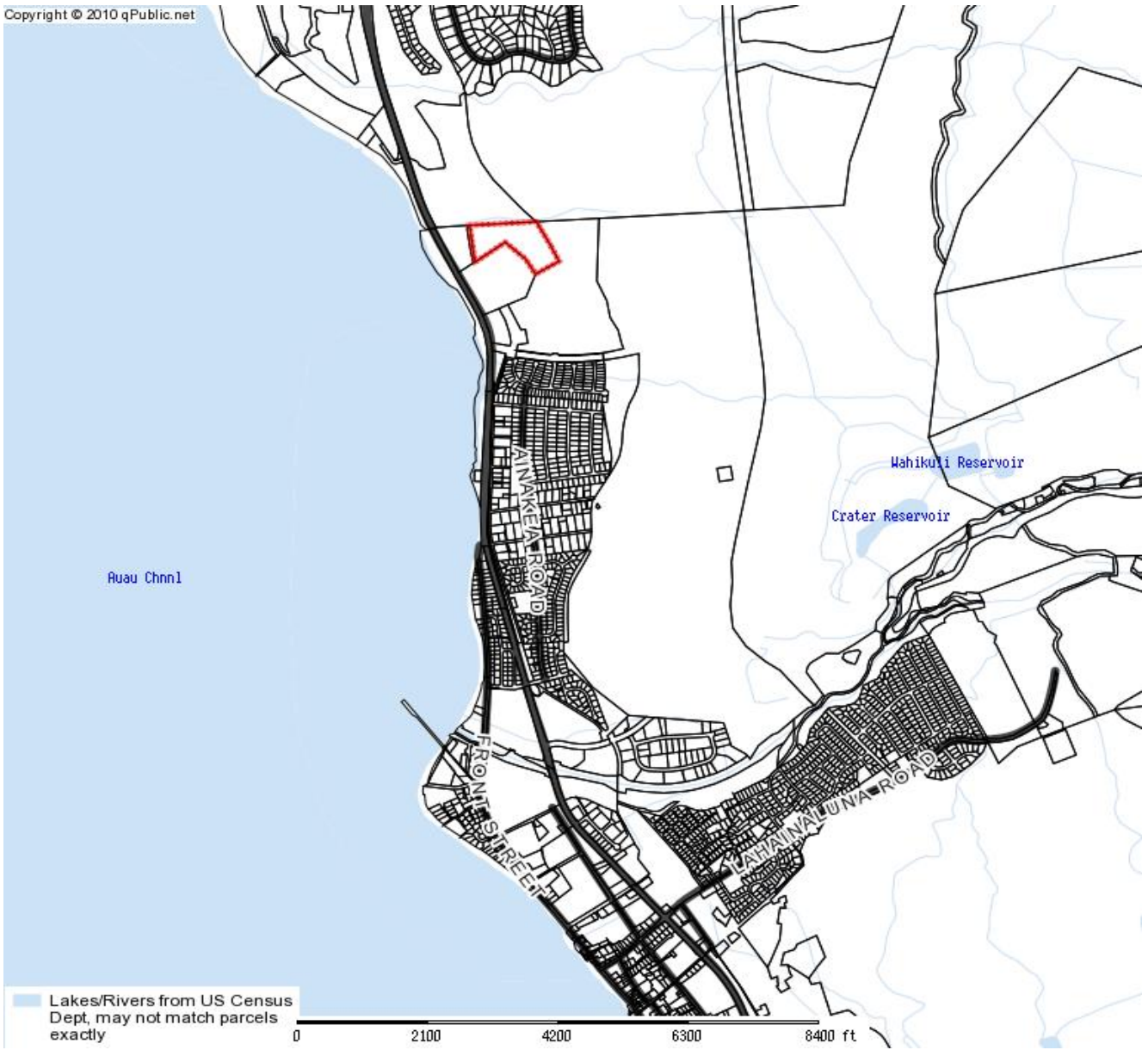
HHFDC Land - Lahaina #1			
Parcel: 450210030000 Acres: 435.77			
Name:	HOUSING FINANCE & DEVELOPMENT COP	Land Value	\$1,124,700.00
Site:	0	Building Value	\$9,400.00
Sale:		Misc Value	\$0.00
Mail:		Just Value	\$0.00
		Assessed Value	\$1,134,100.00
		Exempt Value	\$1,134,100.00
		Taxable Value	\$0.00



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Lakes/Rivers from US Census Dept. may not match parcels exactly

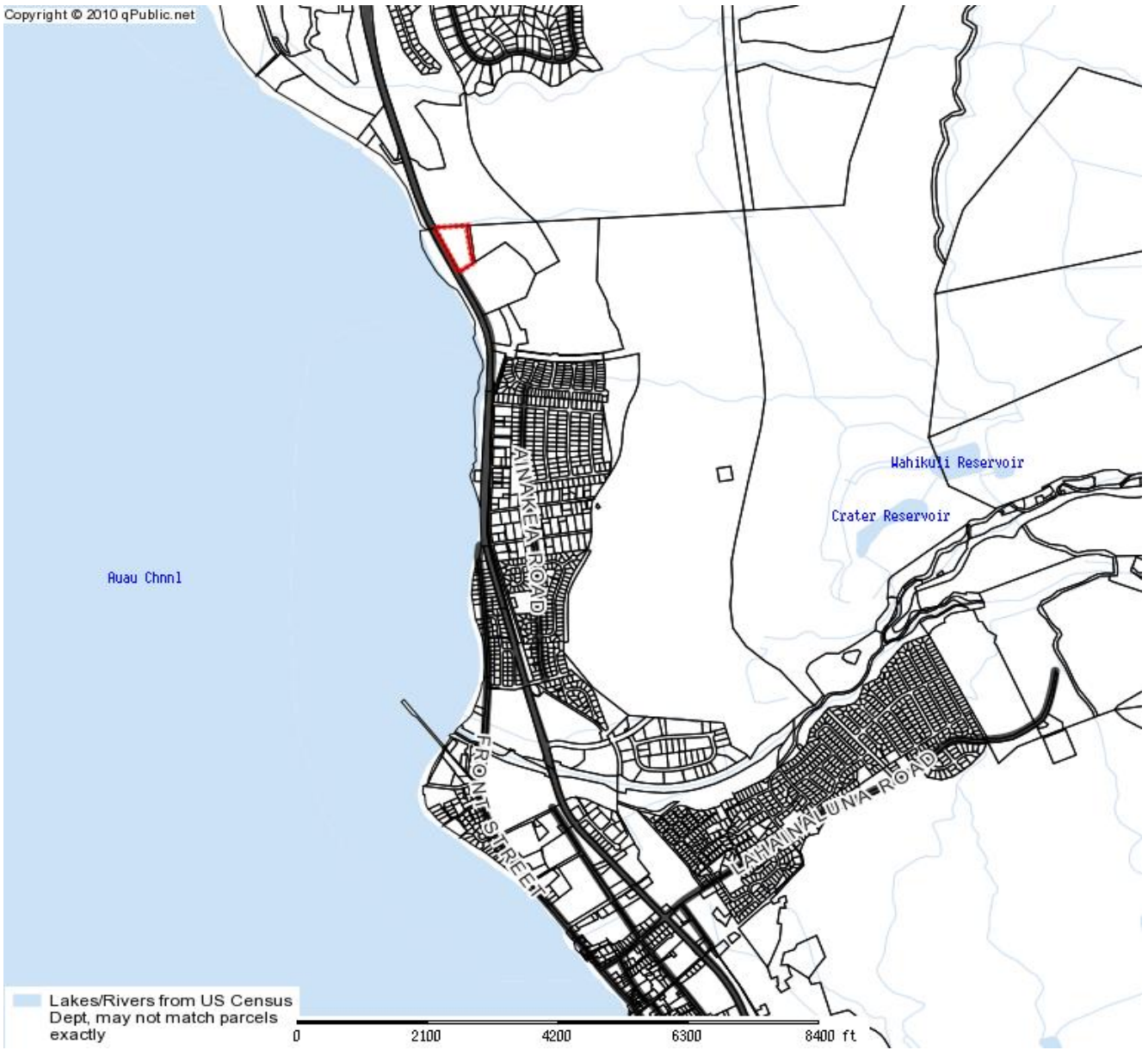
HHFDC Land - Lahaina #2			
Parcel: 450210180000 Acres: 14.62			
Name:	HOUSING FINANCE & DEV CORP	Land Value	\$43,900.00
Site:	0	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:		Just Value	\$0.00
		Assessed Value	\$43,900.00
		Exempt Value	\$43,900.00
		Taxable Value	\$0.00



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HHFDC Land - Lahaina #3			
Parcel: 450210190000 Acres: 5.52			
Name:	HOUSING FINANCE & DEV CORP	Land Value	\$16,600.00
Site:	0	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:		Just Value	\$0.00
		Assessed Value	\$16,600.00
		Exempt Value	\$16,600.00
		Taxable Value	\$0.00



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Date printed: 03/25/17 : 15:01:56

From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 9:54 AM
To: FINTestimony
Cc: matthewdbritt@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Please keep Front St. Apartments affordable. These residences make it possible for people to have homes who would become 'working homeless' if it were not available. The rentals in west Maui are very hard to find and extremely high priced. I've never seen it like this in the 27 years I've been here. It's life saving to keep and will be expensive for the county and state to let go.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 8:42 AM
To: FINTestimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Barbara Henny	Individual	Support	No

Comments: Aloha Finance Committee and Members. My name is Barbara Henny and I am a 70 year single woman residing at 1802 Front Street Apartments. I live only on a fixed income, barely making costs of living without any anticipation of further monies. Unfortunate circumstances occurring after a hardworking professional career incurred marriage breakup and medical costs. A new life was opened when I came to Maui and was able to obtain affordable rental housing here. It saved my life and dignity and helped me to contribute to a new community. I cannot face another move and the uncertainty of not being able to continue my simple, independent life. Please show compassion to the local ohana here in Lahaina and retain what was promised to us. Don't let greed and loopholes destroy what is working so well for those who are down in life. I thank you for your favorable review. My telephone contact is 808.667.9215.

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Carmie Spellman

Front Street Apartments

Lahaina, Hawaii 96761

April 3, 2017

Dear House Finance Chairman Luke and House Committee on Finance:

Thank you for this opportunity to submit my testimony on SB 1266 SD 2, HD1 Relating to Affordable Housing at the Front Street Apartments (FSA) in Lahaina, Hawaii. I am in support of SB1266 and beseech your help to ensure that the present owners either honor the original contract for Affordable Housing until 2051 or another solution. When did contracts become null and void especially when it pertains to primary need based security? This is an atrocity.

I have lived at the Front Street Affordable Apartments since 2011. When I moved in here it was a 50 year lease to expire 2051. During the Holiday season 2016, I found out we will no longer have a place to live in 2 years due to a US Treasury loop hole. Egregiously, I have never been notified by Management or Owners of the FSA. This is untenable. In the past, I worked for Congress, Alaska State Senate where I helped write the Alaska Student Loan Program. I worked for the State House, Legislative Affairs, and Alaska State Chamber of Commerce. Legislative Affairs, and owned an International company for over a decade. I still pay taxes. But, I cannot work now due to permanent disability that happened while working here in Hawaii.

All of us desperately need your help Chair Luke and House Finance Committee. Currently, in Maui County no money is budgeted in 2018 for our plight. One Hundred Forty-Two (142) Families at the Front Street Apartment will be homeless. Children will be uprooted. Mothers are already working 3 jobs to make ends meet while we all watch their kids. For many, including me, this was our Forever Home. Many are critically ill with not much life left to live and now this horrific situation. We have no other recourse except to move but there is no Affordable Housing in Maui. My life is already challenging due to traumatic brain injury (TBI), Anterograde Amnesia plus other physical limitations. I am a Senior Citizen on a fixed income. The homeless situation in Hawaii is enormous. Property Owners and Management misled us and never advised us of this situation in fact went out of their way to deceive us. They took advantage of a Treasury Loop-Hole. I wonder if this were to happen to their loved ones would they do the same to them? We are pawns for their financial gain. My apartment is currently \$1400 monthly (presently renting for \$1600 for less than 300 square feet). I am an elderly disabled woman with a fixed income. I cannot even afford to move.

Your wisdom and compassion are greatly appreciated. Thank you for listening. Please find a way to keep us all housed.

Respectfully,

Carmie Spellman

Resident FSA

From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 8:19 AM
To: FINTestimony
Cc: soseasick@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Attention Finance Committee and Members, 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. Without your help they will have no place to go. This is the working class residents of Maui who have for years provided services to the community and will hopefully continue to with your support. Please don't make these people homeless!!! Acquiring this property would be a great asset to the community and a wise investment.

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From: mailinglist@capitol.hawaii.gov
Sent: Sunday, April 2, 2017 11:20 PM
To: FINTestimony
Cc: rayrogers.onmaui@hawaiiantel.net
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
RAY M ROGERS	Individual	Support	No

Comments: Aloha, APRIL 2ND, 2017 11:22PM This is MY TESTIMONY-SUPPORT FOR BILLS:(SB1266)(HB1553) [For:Front Street Apartments to remain affordable indefinitely.] I leased my 1BR/1BA unfurnished apartment at Front Street Apts.in May 2006 & my monthly rent in the last 10 years has increased by 60%. Average of 6% per year. This is now a little over 1/2 of my monthly Retirement Social Security Income to date & with no cost of living allowance for 2015 & '16, for 2017 my: COLA allowance is:(0.03%) \$4.66 rounded up by S.S. to \$5. per month or \$60. per year. If Front Street Apts. is allowed to be removed from their: Affordable Housing Program; at current HUD rental rates for Maui, my monthly rent would double & be more than my monthly SS income. The USA Conforming Mortgage Guidelines are that your housing cost should be no more than 25% of your annual gross income. I'm 78 yrs old & I have been a resident of Maui since APRIL/1984 & I'm a US ARMY CORPS OF ENGINEERS VETERAN. I have planed to spend my remaining life time on Maui. My F.S.A. address is:[1104 Kenui Circle, Lahaina, HI 96761-2354] Mahalo & Aloha, Ray M Rogers Phone: 808 662-0022 Email: rayrogers.onmaui@hawaiiantel.net PS:Senator Roz Baker: Mahalo. I still have & use my: Roz Baker for State Senator 4 3/4" wide red round rubber bottle cap gripper/opener. Works perfectly every time.

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From: mailinglist@capitol.hawaii.gov
Sent: Sunday, April 2, 2017 11:18 PM
To: FINTestimony
Cc: mahalomauiday@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: ALOha - Thank you for the opportunity to share my family's plight if the rent of the only home they have known is not longer available to them due to an increase of rent 100% - I have added my original testimony below. Mahalo for the hard work to maintain the safety, security and stability of a single parent with long term residency status. 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 (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 child. 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 Reply Reply to All Forward More

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Sent: Sunday, April 2, 2017 9:35 PM
To: FINTestimony
Cc: powerdesignmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Peter Power 808-281-8218 please keep front street apts. affordable for working families like us. We have lived here since front st apts. opened and cannot afford to pay more for our rent than we already pay. please vote yes to keep front street apts as it is. thank you Peter, Jami, Alana, Shane Power

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To: FINTestimony
Cc: lgmaui@hotmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Gail Falkenbury	Individual	Support	No

Comments: Aloha. I have lived on Maui for 20 years. My home has been at front street apartments for over 10 years. Losing this affordable housing would be detrimental to myself, as well as to the rest of this community. Honestly, so many families would be displaced. Please keep front street apartments affordable. Thank you so much for supporting the families who have homes here.

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To: FINTestimony
Cc: bjh554@yahoo.com
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SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Barbara Henny	Individual	Support	No

Comments: Submission of testimony from Sharon and Billy Serafica, tenants at 1224 Front Street Apartments. "Even though we have both worked all our lives in honest occupations, our reward of social security barely covers our living accommodations. We, like many others, exist on minimum expenditures and find it difficult to survive even at our "affordable rate". We feel we have contributed to the Lahaiana area in many ways, I was a teacher at Holy Innocents Church and Billy is now a hardworking "handyman" both here in Lahaina and within surrounding environs. WE have family obligations and our apartments allows us to maintain those. Our lives will be severely disrupted should we have to seek alternative accommodations. Please support our needs, we shall continue to do so for all involved. Thank you for your considerations and please assist us in a livable, affordable future. Thank you."

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From: mailinglist@capitol.hawaii.gov
Sent: Sunday, April 2, 2017 5:06 PM
To: FINTestimony
Cc: maryse.nguyen@yahoo.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/2/2017

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Submitted By	Organization	Testifier Position	Present at Hearing
Hong T Nguyen	Individual	Support	No

Comments:

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SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Barbara Henny	Individual	Support	No

Comments: My name is James Purchase and I reside at 1701 Kenui Place, Front Street Apartments. I recently lost my wife of 42 years, I am barely making it as far as living now. There is nowhere for me to go and I have no desire to go anywhere. I am severely disabled, on a low fixed income and rely on my doctors and other local aids. Please stop the greed involved in this and other transaction. Let our people live with dignity and not hasten our deaths by trauma. (Submitted by Barbara Henny)

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Sent: Sunday, April 2, 2017 4:39 PM
To: FINTestimony
Cc: robynpoppe@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
robyn poppe	Individual	Support	No

Comments: Please take into account the children, elderly, and all others who will be made homeless who don't have the financial ability to retain housing without the help of affordable housing complexes. We need your support. Mahalo for thinking with your hearts as well as with your minds. Robyn

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Sent: Sunday, April 2, 2017 1:58 PM
To: FINTestimony
Cc: 1bethjack@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Elizabeth Clapper	Individual	Support	No

Comments: PLEASE SAVE OUR AFFORDABLE HOMES!! MY FAMILY RELIES ON THE FRONT STREET APARTMENTS AS A HOME WE CAN AFFORD TO LIVE IN!!!

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Sent: Sunday, April 2, 2017 11:29 AM
To: FINTestimony
Cc: fromwayne@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: I am a 66 year old disabled veteran, and was so grateful to move to Front Street Apartments. As a Hawaii resident, I was hoping to live out my life here, and grateful to be able to more easily get to many places I need to get to. The thought of moving, or being homeless again is daunting. 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 friends, and trying to find a safe home is unimaginable for me. I am not even sure I have another move left in me. There are families, children, frail people, very frail people, disabled people, and elderly people at our Front Street apartments, and I literally can't imagine what will happen to some of these people if our homes are lost. If so many of us have to leave, there might not be enough available places to live in our small town, or West Maui, especially for families. The lack of affordable housing in Hawaii is getting worse, and it is sad that so many are having to leave their families and homes, and move to the mainland just to be able to have shelter. Mornings, I see the children heading off to school, and feel sad for them. Some of their demeanours seem to have changed since the news broke of our maybe losing our homes, and I can't help wonder what effect it might be having on them personally, and the stress their families must be under 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 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. Thank you so much for your concern, compassion, and help in saving our homes and community. We can't afford teams of high powered real estate attorneys, so you are our hope. Again, mahalo for your help, and our prayers are with you. Sincerely, Ernie Johnson

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Aloha,

I am a mother and a long-time resident of Maui. I moved to Lahaina in 1994 and have always struggled to find a clean and safe place to live that was somehow affordable and have only seen rent prices get higher and higher over the years. Since I became a mother in 2008, this has been even more important. I am married to a public high school special education teacher and am only able to work part time since he commutes to Kahului to work and is kept very busy on the weekends with paperwork for school. I need to have time to run our household and be the primary caregiver for our daughter. We waited for a long time for the opportunity to live in affordable housing and as it is, make sacrifices such as squeezing 3 people into a one bedroom apartment and my husband having to commute across the island each day. We are willing to make these sacrifices however, because if we had to pay more rent we would not be able to make ends meet. Living at Front Street Apartments at an affordable rate has made all the difference for us. If we move, or the rent is set at a standard rate, we will be forced to pay at least \$450 more a month for what we have now and I have no idea how we would manage. As it is we are unable to save any money out of what we make. My husband suffered an injury to his spine and had to have a spinal fusion surgery three years ago that caused us to lose all our savings because he was out of work for two years and we are still trying to recover financially. We could get in line and wait years for an apartment to open at another low-income complex, but in the meantime, we will not be able to make ends meet and there is still no guarantee that we will find another suitable place, especially if all of the current residents at Front St. Apartments are fighting for those few spots as well. Please vote to keep Front Street Apartments Affordable Housing on April 4th. Having Affordable Housing is an important service for the working class and disabled people of Maui and something that we need more of. Reducing the number of opportunities for our children, seniors, people with disabilities and working class families to live in a clean and safe place at a price they can afford would be an absolute tragedy.

Thank You,

Ninoska Somers

123 Kenui Cir.

Lahaina, HI

96761

(808) 276-2385

gardengnomemaui@yahoo.com

From: mailinglist@capitol.hawaii.gov
Sent: Sunday, April 2, 2017 10:33 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: ALOHA, FINANCE COMMITTEE and MEMBERS: Please pass SB1266 to keep the Front Street Apartment (FSA) Complex in Lahaina as affordable housing. My name is Chi Piliialoha Guyer, and I am a 74 year old tenant at FSA Complex in Lahaina. It is important that I remain as a tenant because there is no other affordable housing in west Maui; and when I signed the original contract for rent, I was guaranteed a 50 year term of affordability at FSA (until 2051). FSA is a working model of AFFORDABLE HOUSING for the working, voting, taxpaying residents of West Maui, in that we can walk to Lahaina's schools, needed medical facilities, grocery stores, and bus stops and more. I am a retired senior after an adult lifetime of working, sometimes five jobs simultaneously; and have contributed to the welfare of Maui for the past 16+ years. Currently, I am on a fixed income and physically unable to relocate. Mahalo nui loa for your kind support and consideration, understanding and compassion and assistance in this traumatic and dire circumstance for keeping the 142 affordable apartments in Lahaina as affordable housing, Chi Piliialoha Guyer, Tenant FSA No. 821

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To Whom it may concern:

My name is Janet Draper, I am a single 72 year old woman. I have lived at the Front Street Apartments since they were built some 15 years ago. I moved in under the "medium income" requirement. I retired six years ago and with retirement benefits I am now considered "low income". When I moved into Front Street apartments I thought they would be my home FOR LIFE! Since this debacle with the owners started my health has deteriorated from stress and I am now on blood pressure medication.

PLEASE I implore you to do whatever you can to save, not just my home, but the homes of the many families with young children also living here.

Sincerely,

Janet Draper

808-214-0247

My name is Marialejandra Pocaterra I live on Front Street Apatments Bulding 16 #1622 :

Me and my son need to remain here at Front Street Apartments because it is Affordable, here we have a good quality of life, safe with dignity the school for my son Is King Kamehameha III, at the other end of the street from our home ,Lahainaluna Intermedia School, medical facilities, grocery stores, bank, place to work is all located near by. Many of us Front Street Apartments renters are hard working families with bottom incomes I myself, live here since 2011.

I am a single mom of a 6 year old boy and a Survivor of Domestic Violence , managing two jobs to have meets ends.

Between the Goverment help and my income I have been able to support my child by myself for five years, having the opportunity to live at Front Street Apartments where my son loves to play with his neighbors friends at the playground, suddenly this future was shatter to pieces, my son notice the stress that this situation a sudden increase of the rent cause to me he is on distress also, repeting me often "please mommy I dont want to move out..I Love my house I want to go to school with my friends...if we move out we wil have to change the school too".....It breaks my heart .

This is a disrupting situation and shadows our future with the sole thought of having to move out with my child sets the fear that We may even have to become homeless if the current plan comes to fruition.

The households of this complex are either families with young kids like myself, or senior adults, some dissable who are not able to pay a higher rent, many of us live here for five,fifteen years or more.

I appeal to the common sense and Compassion of all decision makers to please help us by respecting our seniority maintaining our current rent and homes as it is now Affordable as I believe it was supposed to be for at least 50 years when I moved in ... perpetually for the future generations of Hawaii, 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 decission will have a ripple effect on all of us west Maui residents , and ultimatly our children and their pull appart families are the ones who will suffer the consequences.

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. Aloha.

I humble Give Thanks and appeal to the Compassion to all of the Finance Committee and Members for hearing us and helping us All to remain here at Front Street Apartments, our Home.

Att.

Marialejandra Pocaterra.

email: majandra111@hotmail.com

cell: 808 2504580

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 10:21 PM
To: FINTestimony
Cc: michaelmauitaxi1957@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Please help to keep the Front Street Apartments affordable. MAHALO!

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Sent: Saturday, April 1, 2017 8:02 PM
To: FINTestimony
Cc: tuyenkimnguyen2017@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: PLEASE HELP TO KEEP THE FRONT STREET APARTMENTS AFFORDABLE.

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To: FINTestimony
Cc: maivutran2017@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Please help to keep the Front Street Apartments affordable.

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To: FINTestimony
Cc: josephTxvu2017@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: PLEASE HELP TO KEEP THE FRONT STREET APARTMENTS AFFORDABLE.

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To: FINTestimony
Cc: robinonmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
robin t. sullivan	Individual	Support	No

Comments: I am Robin Sullivan and I am a disabled senior residing at Front Street Apts. I have lived here for 12 years. I am on a fixed income. There are no other affordable housing places on West Maui. I would literally be on the street. Please support SB1266. Thank you for your concern.

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To: FINTestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Mai Vu Tran #204 @ FSA. Sr. Citizen on fixed income and have no other options for housing. I have worked decades on Maui in the visitor industry and am grateful to be able to afford living in W. Maui now that I am retired and on a fixed income. Please assist us in keeping FSA AFFORDABLE. Mahalo.

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Testimony by Ratna Heilscher
Tenant at Front Street Apt.
Email:ratnasukaryo@hotmail.com

Aloha from Maui.

My name is Ratna Heilscher. My family live at Front Street Apartment. Both my husband and I work as Educational Assistants at King Kamehameha III Elementary School. We have one child who goes to Lahainaluna High School as a nine grader and he does very well with his grade.

There is a serious shortage of affordable rentals in West Maui. We have live in Front Street Apartment for 14 years and we really can't afford to live anywhere else. Please keep Front Street Apartment affordable.

Thank you.

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Sent: Saturday, April 1, 2017 6:53 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Steve Kolody	Individual	Support	No

Comments: aloha, please pass SB1266 to keep front street apartment complex in lahaina as affordable housing for my family and myself as well as the other 250+ individuals composed of families with children, disabled folks, seniors and working adults so that we will continue to remain in our homes. mahalo for your kind consideration and support, steve kolody, apartment #1702, front street apartments, lahaina, maui, HI

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SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Nhut Nguyen and family	Individual	Support	No

Comments: aloha, please help front street apartment complex remain affordable by passing SB1266 so that the 250+ families with school age children, such as ours, disabled, seniors, and working families will continue to remain in our homes and not be evicted to the streets of lahaina. we are a working family with a school age child and we contribute gladly to the lahaina community in which we work and wherein our girl attends school. mahalo for your support and consideration, Nhut Nguyen and family, tenants, front street apartments

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Sent: Saturday, April 1, 2017 6:46 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Jill, tenant front street apartment complex	Individual	Support	No

Comments: aloha, please pass SB1266 so that front street apartment complex in lahaina will remain as affordable housing for the 250+ folks including families with school age children, seniors, disabled and working adults so that they will not be forced out to live on the streets of lahaina. mahalo nui loa for your kind consideration and support, jill, tenant

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From: mailinglist@capitol.hawaii.gov
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To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
gillian malone	Individual	Support	No

Comments: aloha, please pass SB1266 to keep front street apartment complex affordable for the 250+ tenants including families with school age children, disabled, seniors and working folks so that they can remain in their homes and continue to support the community of Lahaina. otherwise, they will be evicted august of 2019 when the rents are raised to "whatever the market will bear". mahalo for your consideration and kind support, guillian Malone, tenant, apartment no. 1021, front street apartment complex, lahaina, maui

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Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
mike tuttle	Individual	Support	No

Comments: aloha, please pass SB1266 so that the 250+ tenants of the 142 unit front street apartment complex will continue to remain in their homes rather than be evicted to the streets of lahaina. mahalo for your consideration and support, mike tuttle, employed tenant of front street apartments

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Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
meriah hill and family	Individual	Support	No

Comments: aloha, please pass SB1266 to help front street apartment complex remain as affordable housing to provide housing for the 250+ families with children, disabled, seniors and working folks so that they will not be evicted to the streets of lahaina. mahalo for your support and consideration, meriah hill and family, tenants of front street apartments

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To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Maria Graffe	Individual	Support	No

Comments: Aloha, 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 and Domestic Violence Survivor, 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 also repeting me "please mommy I don't want to move out, I want to go to school with my friends"...if we move out we will have to change the school too.....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 become homeless if the current plan comes to fruition. The households of this complex are either families with young kids or senior adults, some disabled who are not able to pay a higher 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 Affordable. Permantly, in perpetuity for the future generations of Hawaii, in my case this is the maximum I can afford. I understand business is business, but we are dealing with peoples 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 morally, our dignity as a person and right to be happy can not be taken lightly, your decision will have a ripple effect on all of us west Maui residents , and ultimately our children and their pull apart families are the ones who will suffer the consequences. Malama Pono, do what is right. Lets keep our Values positive , because our Values becomes our Destiny in Gratitude and Respect for each other lives. Aloha, maria lehandra, tenant

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To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Walter Jones	Individual	Support	No

Comments: please pass SB1266 so that the over 250 folks living at front street apartments will continue to reside in their homes. otherwise, on august 2019, these tenants including families with children, seniors, disabled and working folks will be evicted to the streets of lahaina. mahalo for your support, walter jones, tenant

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Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
nancy silva	Individual	Support	No

Comments: please pass SB1266. front street apartments is composed of 142 apartments housing families with children, seniors, disabled and working folks including over 250 people. please help to maintain the affordability status of this complex so that these folks will continue to have homes and not be forced out onto the streets of lahaina. mahalo for your consideration, nancy silva, tenant, business owner

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Again I would like to have a minute or two of your attention to hear my personal plea to help save Front Street Apts as an affordable complex for the elderly, disabled and low income person as myself. The above statement just about says it all but I would like to take it to another level.

Currently I have been diagnosed with renal end stage disease (kidney failure). To have the quality of life, I go to dialysis for treatment three times a week whereby I am connected to a machine that clean my blood of toxins. I am able to keep all of my appointment weekly because transportation to and from the dialysis center is taken care of by MEO bus system....they pick up at my front door. Picture this....it would be near impossible to keep dialyzing if I were living on the streets somewhere on Maui because my home had been compromised and I am unable to pay the higher rent. What is a 75 year old lady living alone without any outside assistance financially or medically to do to sustain the quality of life?? My thought of solution is simple...KEEP FSA as AFFORDABLE HOUSING. I wouldn't have to be "pushed" out of my home due to increased rent that I can't meet resulting in having no other place to move to other than abandoned homes or the streets of Maui. Nice thought, eh??

My hope and prayer is that our elected Council Members, members of Hawaii's House and Senate will hear my plea and be the fighting champion to keep my quality of life as promised. Thank you for listening to a kupuna, reared on Molokai by immigrant father from Okinawa and mother born and reared in Kohala, HI.....helen bullion/FSA apt 802

The situation at front street apartment complex in Lahaina:

I possess a bachelor's degree in psychology and a master of social work degree from Washington University in Clayton, MO (near St. Louis, MO). Consequently, I worked many years as a social worker in Albuquerque, NM, Denver, CO and Santa Barbara, CA counties. I moved to Maui in 2001.

When the real estate market began to decline rather rapidly, I had to "short sale" the condo in which I was living at Lahaina Residential Condos, next door to where I currently live, as the condo expenses kept increasing while my income kept decreasing. Therefore, I began the search for alternative living situations and was fortunate enough to find a very kind and compassionate manager, Randi Arebaugh, at front street apartments. He put me on the waiting list; and when my name came up, he offered me the condo where I currently live.

The current owners of front street apartments have told our manager that he can "verbally" inform folks who live here that the owners have decided to change the status of the apartments to "market value" rentals. There has been no formal (written) acknowledgment of this situation. As I am given to understand from speaking with Randi, the owners are now renting all new vacancies at the "market value" of \$1,500 for a one bedroom (I live in a one bedroom). and, by august of 2019, all units will go to the "market value" rate so that all the folks who live here, and all the renters who are on the "affordable rate" as our common denominator is that we are all in the lower sociological economic range.

This means that approximately 200 to 300 folks, all the people who live here, will be forced to move. The problem is that there is almost no place for us to move as there are very few "affordable" rentals in Lahaina. So, are we going to have to live on the streets? That is the only alternative I can find for myself as I have explored the alternative rentals in Lahaina area. The folks who live here are working families with children, seniors, disabled and such. We are good tenants, take good care of the property and enjoy living here. We pay our taxes and contribute to the community. I am feeling so desperate that i have entertained the option gathering my cat in her cat carrier and of driving the two of us off the cliff on the road to Wailuku as i cannot survive on the street.

As we have learned about the prospective situation (eviction in august of 2019), we neighbors have begun to gather together and inform the community in every way we can think of about the situation and ask the community to help us.

We are frightened and just reaching out and asking humbly for assistance. If there is any way that you can assist us, please do so.

Sincerely, Chi Piliialoha Guyer, tenant

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 2:07 AM
To: FINTestimony
Cc: sam@swvs.net
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Sam Small	Individual	Support	No

Comments: Please expand and maintain affordable housing stock on Maui.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, March 31, 2017 11:39 PM
To: FINTestimony
Cc: raphiell@gmail.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 3/31/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Raphiell Nolin	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 7:59 PM
To: FINTestimony
Cc: tomtran1958@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Please help to keep the Front Street Apartments affordable.

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Sent: Saturday, April 1, 2017 3:57 PM
To: FINTestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: I am Kazu Matstumoto. After the tsunami damage in Japan, I was relocated very gratefully to Maui at Front St. Affordable Apts. I work full time to support my Family here. Please do not allow for another tsunami to again displace us. Thank you for your concern. Please to pass SB 1266 for all here now.

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Sent: Monday, April 3, 2017 12:40 PM
To: FINTestimony
Cc: lahainasjewels@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Aloha, to the House of Representatives, Mayors, Govenor Ige and all representatives involved in the passing of the bill SB1266 (Front Street Affordable Apartments) in Lahaina on the Island of Maui. Our Beautiful State of Hawaii has worked tirelessly every year to make living in Hawaii affordable. One of our success stories is the Front Street Affordable Apartments in Lahaina, Maui. I did notice when the sign Front Street AFFORDABLE apartments changed to Front Street Apartments not to be confused with Conominiums, as I saw worded in this bill. I immediately became concerned, I have been thru this one other time and it is devastating to say the least. I moved to this wonderful little community of Apartments June 2004 with the understanding that the State of Hawaii had a 50 year contract with HUD as was stated in the original contract when these Apartments were built. The removal of AFFORDABLE will be devastating and life changing to the tenants that have been living here, it will add to the ever growing population of homelessness, the very problem you are trying to fix. I Plead with you to keep these affordable until the year 2051 as promised by the State when these affordable apartments were first built. It is really heartbreaking to see the State of Hawaii back out of their contract with HUD. I am a single 65 yr. old woman this is my home, please don't take it away. Mahalo for listening
Jeanne Stabile

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To: FINTestimony
Cc: mauistar@earthlink.net
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Nancy Silva	Individual	Support	No

Comments: I have resided @Front St Apts for nearly 16 yrs. One of the reasons i chose to live here was because i was told my housing would remain affordable for 51 yrs. I am 63 & run a small cleaning business, work very hard for a low income & even if i never retire, i would not be able to pay the nearly doubled rent in 2019. There is no other affordable housing on W Maui. I can't imagine surviving homelessness. Please do all that you can to keep FSA affordable. Maui needs more affordable housing, not less! Mahalo nui loa for your understanding & compassion in this dire matter. Nancy A Silva

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Sent: Monday, April 3, 2017 12:30 PM
To: FINTestimony
Cc: greeng006@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Mrs Evette Green	Individual	Support	No

Comments: Aloha..I am a tenant here at Front st Apets. I plead with you to pass this bill. My husband and I have raised our two boys here for the past 15 years. It was with the knowledge that our rent would remain affordable for the duration of 50 years. If this bill does not pass we will be priced out of our home.

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To: FINTestimony
Cc: murphymail1000@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Aloha, i really implore you to reconsider taking away the front street apartments from so many families that depend on the rate at which it stands. Maui is a destination for so many others in this world. Which is wonderful. However, if the ones who live here and make the wheels of the world turn cant afford to live here? Then what will you do? I gaurantee our policy makers, politicians, and property owners wont be able to produce the value and pride that the rest of us so eloquently provide. With great respect, The Murphy family

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 11:59 AM
To: FINTestimony
Cc: ihemphi@live.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Denise Key	Individual	Support	No

Comments: Dear Committee, I strongly support this bill and believe Front Street Apartments are vital to West Maui residents. If rents there rise to market rate, the current residents and all of West Maui will see an already dire housing crisis get worse. Also, please encourage the committee to add language that would keep the apartments affordable FOREVER, not just until 2032.

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Sent: Monday, April 3, 2017 11:53 AM
To: FINTestimony
Cc: alexgonsalves125@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: We need this to pass. Otherwise we will have a lot of homeless people in Lahaina.

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Sent: Monday, April 3, 2017 11:51 AM
To: FINTestimony
Cc: punkymail1000@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Aloha, Please Save Our Home! Many Mahalos, The Murphy Family

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 11:48 AM
To: FINTestimony
Cc: tulsigreenlee@icloud.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: I strongly support this bill. Please help keep this affordable for the local people who live here. Thank you for supporting this bill. Tulsi Greenlee

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Sent: Monday, April 3, 2017 11:39 AM
To: FINTestimony
Cc: Don.Guzman@mauicounty.us
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments:

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Sent: Monday, April 3, 2017 11:33 AM
To: FINTestimony
Cc: jpowermaui@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Dear Finance Committee and valued members, Please support to keep Front Street Apartments as affordable housing. The time here produced a whole generation of Kupuna and babies, a tight knit community who looks out for one another. The cost of living continues to rise causing hardships for people to make ends meet. A rise in rents will be devastating on many people, as many households already are working 2 to 3 jobs. The homeless rate is going up as well, our home Maui must be for all of us not just the rich. Please keep our homes affordable so we can afford to work and live here. Thank you for your yes vote, sincerely, Jami Power

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Chair Luke and Finance Coramittee Members: c/o SGT. @ Arms FAX # 1-800-535-3859

My name is Anna Barbeau, and I am writing on behalf of the 250-300 tenants of Front St. AFFORDABLE Apts. (FSA) and the Lahaina Community.

With a growing homeless population, the Lahaina Community has voiced their support of SB 1266 in order to avoid the FSA tenants being forced into homelessness as well. Businesses who employ tenants, educators who teach tenant children and churches, temples, and missions who minister have all given and shown support.

We have been featured on the front page of the Maui News, including a lengthy story with interviews and photos, highlighting the critical situation here at FSA and discussing the extreme lack of affordable housing in West Maui. Mark Veith, Editor of the Lahaina News, has also dedicated his Opinion Column to the plight of FSA and many letters in both publications from tenants and non-tenants have been printed. We were reported upon by the Civil Beat of Honolulu which was widely viewed online.

Maui Chamber of Commerce President, Pamela Tumpap wrote a lengthy and glowing supportive letter for SB 1266 and the tenants it would help.

Our FSA Committee was invited to attend the West Maui Taxpayer's Association Annual Meeting personally by the WMTA Vice Pres., Joe Pluta in order to spotlight this dire emergency in keeping FSA AFFORDABLE, or ideally, as Affordable Housing in perpetuity.

Our Maui Police Department regularly takes classes at the Maui College Satellite classrooms located on property here at FSA. Close and convenient.

Our Maui Music Mission, located on property here at FSA services children and adults from the greater Lahaina Community and is a valued commodity for all.

This complex is a needed resource for the Community within and without, and from the majority of Maui County Council Members to the West Side. Maui Residents and the Tenants themselves all ask to please support SB 1266 and play a positive role in combating homelessness for the tax-paying, voting, working, and deserving citizens of Maui. Our Senior Citizens and working Families have been traumatized by the aspect of homelessness.

Mahalo for your time, consideration and compassion.
A. M. Barbeau (Committee for the Tenants of FSA)

From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 1:32 PM
To: FINTestimony
Cc: cj77701@hotmail.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
chris johnson	Individual	Support	No

Comments:

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Sent: Monday, April 3, 2017 2:17 PM
To: FINTestimony
Cc: keani_nwr@msn.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Keani Rawlins-Fernandez	Individual	Support	No

Comments:

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 2:14 PM
To: FINTestimony
Cc: kimberleelauer@hotmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: I am writing to ask that the Front street apartments remain affordable for the current and future residents who live there. I am a resident and owner of a condo next door, at Lahaina Residential at 1034 Front St., #126, Lahaina, HI 96761. There are not enough affordable apartments on the west side of Maui, and we need to preserve as much affordable housing as possible. A promise was made when these apartments were built that they would remain affordable for 50 years, and our representatives must in sure that we keep this promise to our residents. Please respond and let me know how you intend to vote on this bill. Thank you for your time.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 2:14 PM
To: FINTestimony
Cc: gifts9954@gmail.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 2:42 PM
To: FINTestimony
Cc: lynnmanibog@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Please keep front Street apartments affordable. My daughter lives there and that is the only place she can afford.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 2:52 PM
To: FINTestimony
Cc: qtpie96761@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: Please keep Front Street Apartments affordable! Maui needs more affordable housing! Please, also, consider rent caps! Mahalo, Terri Thomas

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, April 4, 2017 10:13 AM
To: FINTestimony
Cc: raphiell@gmail.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/4/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Raphiell Nolin	Individual	Support	No

Comments:

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LATE

From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 4:33 PM
To: FINTestimony
Cc: carol.reimann@mauicounty.gov
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Carol Reimann	County of Maui	Support	No

Comments: Maui County has a severe shortage of affordable housing units, especially at the very low income levels of Front Street Apartments. The residents who reside in this project are our most vulnerable, as many are disabled and/or elderly with no where else to go. Furthermore, there are no comparably-priced units for these individuals and Maui's homeless shelters are full. We strongly urge you to support this measure that will help to keep these residents from becoming homeless. Submitted by Carol Reimann Director of Housing & Human Concerns

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From: mailinglist@capitol.hawaii.gov
 Sent: Tuesday, April 4, 2017 10:43 AM
 To: FINTestimony
 Cc: penglish757@gmail.com
 Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/4/2017

Testimony for FIN on Apr 4, 2017 15:00PM in Conference Room 308

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

Comments: I urge you to support this bill to retain the Front Street Apartments as affordable housing for the community of West Maui. In order to develop affordable housing for our community, the process of entitlement may take many many years. Only if land is available, a developer interested, financing and construction costs attainable, and the will and stamina to undertake the complex process of developing an affordable community will other apartments be available. Front Street Apartments has provided a home and community in an area of west Maui that is accessible to our workforce, well managed and maintained and in proximity to services, grocery and places of employment. To replace this resource will take years, and leave residents with no alternative for safe, affordable housing. The existing Front Street Apartments should remain affordable for our West Maui residents and I urge you to continue to support this Bill as it passes thru the complex State process. Thank you for seeing this thru for West Maui. Aloha.

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FOUNDATION OF HAWAII

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LATE

April 4, 2017

Representative Sylvia Luke, Chair
Representative Ty J.K. Cullen, Vice Chair
House Committee on Finance

Support of the intent of SB 1266, SD2, HD1 - Relating to Affordable Housing (Directs the Hawaii Housing Finance and Development Corporation 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. Appropriates funds.)

FIN Hrg: Tuesday, April 4, 2017, 3:00 p.m., Conf. Room 308

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. LURF's mission is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources, and public health and safety.

LURF **supports the intent of SB 1266, SD2, HD1.**, which directs the Hawaii Housing Finance and Development Corporation (HHFDC) or any appropriate entity of the State to initiate negotiations to extend the affordable rents for the Front Street Apartments to at least 2032, or acquire the Front Street Apartments real property and improvements, or to commence the condemnation process; appropriates an *unspecified amount* of state funds to HHFDC relating to this measure; provides that no state funds shall be made available unless the County of Maui appropriates an *unspecified amount* in matching funds for the purposes of this bill.

For the above reasons, LURF **supports the intent of SB 1266, SD2, HD1** and respectfully urges your favorable consideration.

Thank you for the opportunity to present testimony regarding this matter.