

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 HOUSING

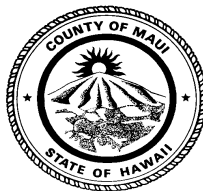
March 16, 2017 at 10:00 a.m.
State Capitol, Room 423

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

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

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

March 15, 2017

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON HOUSING

Thursday, March 16, 2017, 10:00am
Conference Room 423

SB1266 RELATING TO AFFORDABLE HOUSING

Honorable Tom Brower, Chair
Honorable Nadine K. Nakamura, Vice Chair
Honorable Members of the House Committee on Housing

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. **Please change the date on page 3 line 13, page 5 line 7, and page 6 line 1 from 2027 to 2051 in order to protect the original 50 year affordability commitment.**

I urge you to strongly **support** SB1266.

Sincerely,

Alan M. Arakawa
Mayor, County of Maui



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of Hawai'i Appleseed Center for Law and Economic Justice
Supporting SB 1266 Relating to Vacation Rentals
Senate Committee on Economic Development, Tourism and Technology
Senate Committee on Commerce, Consumer Protection and Health
Scheduled for Hearing Thursday, March 16, 2017, 10AM Conference Room 423

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 Brower 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*

March 14, 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 \$150,000 to \$200,000 to build each unit of an affordable rental project, even if the purchase price 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

TESTIMONY OF THE FRONT STREET AFFORDABLE HOUSING PARTNERS

HEARING DATE/TIME: Thursday, March 16, 2017
 10:00 a.m.
 Conference Room 423

TO: Committee on Housing
 Committee on Finance

RE: Testimony in Opposition of SB1266_SD2.

Dear Chairs, Vice-Chairs 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 (the "Subject Property"). The facility on the Subject Property opened in 2001 and since then, FSAHP has maintained a clean, safe and welcoming facility for over 16 years. In 2015, FSAHP submitted a qualified contract per its right within Section 42 of the United States Tax Code and was thereafter released from its affordable housing regulatory agreement in 2016 after no qualified purchase offers were made. FSAHP believes the value of the Subject Property is now significantly higher than the qualified contract price and that it is not now in the best interest of taxpayers to spend significant public funds to acquire the property when there may be more cost effective options such as the utilization of nearby lands owned by the County / State for affordable housing needs.

FSAHP opposes SB1266 SD2.

Respectfully Submitted,

/S/ William G. Meyer, III

On behalf of Front Street Affordable Housing Partners

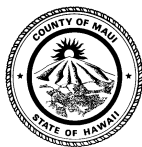
William G. Meyer, III

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

March 15, 2017

TO: The Honorable Scott Y. Nishimoto, Chair
House Committee on Judiciary

FROM: Mike White
Council Chair

A handwritten signature in black ink, appearing to read "Mike White".

SUBJECT: **HEARING OF MARCH 16, 2017; TESTIMONY IN SUPPORT OF SB 1266 SD 2, RELATING TO AFFORDABLE HOUSING**

Thank you for the opportunity to testify in support of this important measure. The purpose of this bill is to initiate negotiations by the state to keep the units of the Front Street Apartments on Maui affordable, or to acquire the Front Street Apartments property.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **support** this measure for the following reasons:

1. This bill is a singular opportunity for the legislature to directly impact the lives of low-income residents in West Maui by exercising its authority to keep the Front Street Apartments in Lahaina affordable long-term. Current residents of the project include seniors on fixed incomes, people with disabilities receiving support, and low-income families with children. Should the Front Street Apartments be allowed to convert to market-rate rentals, more than 250 people are at risk of losing their housing.
2. The measure provides options to extend the affordable rents through negotiation with the owners, purchase of the property and improvements, or the use of the state's power of eminent domain to acquire the property should that become necessary. Whether the legislature decides to fund the project's continued affordability through 2027 or to purchase the property outright, please consider that without state intervention, 142 units will be lost from the affordable housing inventory. The loss will have an unfortunate ripple effect on the demand on affordable housing programs and service providers to meet the needs of displaced residents.
3. The most recent Hawaii Housing Planning Study notes 12,000 housing units on Maui are needed until 2025. The Maui County Council is committed to supporting legislation, methods, and programs that will increase the availability of affordable housing. Despite this commitment, it is an uphill battle. This measure needs the legislature's support before it is too late.

For the foregoing reasons, I **support** this measure.

ocs:proj:legis:17legis:17testimony:sb1266a_sd2

Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

Councilmembers
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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

March 14, 2017

TO: The Honorable Tom Brower, Chair
House Committee on Housing

FROM: Robert Carroll
Council Member

DATE: March 14, 2017

SUBJECT: **TESTIMONY IN SUPPORT OF BILL SB1266 S.D.2; RELATING TO AFFORDABLE HOUSING.**

Thank you for the opportunity to testify as an individual in **support** of this important measure. The purpose of this measure directs Hawaii Housing Finance and Development Corporation (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 strongly **support** this measure for the following reasons:

1. The Front Street Apartments were developed in 2001 as an affordable rental housing project consisting of 142 units using state financing and state tax credits with the expectation that it remain affordable to low income tenants for 50 years.
2. There is a critical shortage of affordable rentals and properties for sale in Maui County. The Front Street Apartments is vital to our lower income West Maui residents. The 142 units housing 250 residents are comprised of below 60% and below 50% of the area median income and removing these units from affordability creates hardship on the residents, leaving them with no prospects of other affordable rentals to move too.
3. The 250 residents consist of many hard working families with children as well as Senior Citizens, our Kupuna. These Seniors contributed into our government system during their decades of employment here in Hawaii, are now on fixed incomes and looked forward to retirement and the secure notion that they would be able to live independently and with dignity.

March 14, 2017

Page 2

4. I fully support State and matching county funds being used to purchase the Front Street Apartments and making those units affordable in perpetuity. That's the only way the local and state government are going to be able to solve our housing crisis in the long term. We can't continue to put public funds toward purchasing units that will only be affordable for a short time. We are one of the few states/counties who don't require affordability in perpetuity.
5. Homelessness is a reality that affects the whole state. Maui is facing a growing increase of homelessness due to the shortage of bed space available in our shelters and the lack of affordable rentals. The sad truth of this matter is Maui isn't equipped to adequately accommodate any displaced residents of the Front Street Apartments.

For the foregoing reasons, I strongly **support** this measure and thank you for your support.

Sincerely,

Robert Carroll
Council Vice Chair, County of Maui

RC:dna

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, March 15, 2017 2:06 PM
To: HSGtestimony
Cc: yukilei.sugimura@mauicounty.us
Subject: *Submitted testimony for SB1266 on Mar 16, 2017 10:00AM*

SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Councilmember Yuki Lei Sugimura	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: Tuesday, March 14, 2017 11:53 AM
To: HSGtestimony
Cc: powerdesignmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Please support this bill with out it my family will not be able to continue to live here. I rent a small shop on the west side of Maui and pay \$2500.00 a month for shop space plus \$500.00 for electric to run my cabinet making business. We Barely make our rents now if our apt. rent goes up we will not be able to stay on Maui. my wife has lived here 46 yrs. and i have lived here since 1988 we have 2 children to support. Please keep rent affordable for working families here on Maui. Thank you, Peter, Jami, Shane And Alana Power 808-281-8218

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 11:42 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Silvana Castillo #301, tenant @ FSA, employed, pay taxes, w/2 children. Please keep Front St Apts. AFFORDABLE. This is our home. We need to remain here so we can continue to attend school. work and live a decent life. We ask you to Pass SB 1266. We support our Legislators, so please support us in this situation. Gracias

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 11:38 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Hi. I relocated to Front St. AFFORDABLE Apts. after a horrible incident in Calif. It was a trumatic breaking/entering/life threatening assult leaving me in fear of my life. The (unknown to me) 300lb. assialiant/a homeless scary person is jailed but due to the severity I left the state and was fortunate to be relocated here in a safe environment.I am not disabled and living on a fixed income and need to remain so. The thought of being put in a position of homelessness restarts the anxiety I now suffer. Please do right by those who depend on our safe AFFORDABLE complex. Do not add to the homeless population that is being sent here from the west coast. Please keep these people safe and secure here as is. Thank you, Charlene, #624.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 11:16 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: #822/Front St. Apts. I am a single female Sr. Citizen in SUPPORT of SB 1266. Those of us here on fixed incomes (earned Social Security). Unable to relocate of pay extreme rents.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 11:13 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: We are 2 Senior Citizens here @ Front St. AFFORDABLE Housing (#803) and at our ages cannot relocate. We are grteful for being able to pay AFFORDABLE rent and need it remain the same.Pass SB 1266. Thank you

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 11:06 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am a female Senior Citizen of 75 years, single w/o support. I cannot live on the street or relocate at this age. I live safely and securely at Front St. AFFORDABLE Apts. (#802) and have close access to markets and medical centers. Neighbors watch out for one another here. Because of the 50 yr. AFFORDABLE term stated I moved here knowing it would be my last move. I need to remain with AFFORDABILITY. Would you put your Grandparents on the street?

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:56 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Aloha. We two are tenants here @ Front St. Apts. #622, and of Hawaiian ethnicity and this is our home. I am employed and it is only right that we have AFFORDABLE rents offered to us. History shows many injustices levied against we Hawaiians. This complex is needed for us, the working people. High rents to force us out is a grave affront. Keep this place for us and affordable. Support and pass SB 1266. Mahalo

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:51 AM
To: HSGtestimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am submitting testimony on behalf of James Purchase, residing at 1701 Front Street Apartments: "My wife of 42 years passed away in December 2016, We shared a one-bedroom apartment, living on fixed income and assistance from HUD. There is no way I could afford to remain here, I am physically disabled and alone. I wish to die here as there is no place for me to go and I can barely make it as it is. I don't want to be the old bum on the street. Please help me and others in similar dire situations.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:34 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am Patty, a tenant here @ Front St. Apts. I have a disability, but being able to live here AFFORDABLY allows me to walk or ride my bicycle to work at Safeway which employs me and others with similar disabilities. Please help us all keep our apartments. I cannot move and there is nowhere to move to and I need to be close to Safeway.Support SB 1266. I cannot be on the streets.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:30 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Tenant Ben Ferari #103, employed, in Support of SB 1266 in able to continue working for the visitor industry, needs affordable rent. There are no available affordable rentals in Lahaina. This is a needed comodity for in need reidents. Mahalo.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:26 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Gwen Wintermyer, employed single Mom w/H.S. daughter doing very well @ Lahainluna very much in SUPPORT of SB 1266 (submitted by neighbor as no online access)

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:23 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: submitting for: Violeta and Leo. Single, working Mother (w/son disability:Down's Syndrom) My son goes to school here and is close to services provided by newly opened IMUA Family Services brance within walking distance. I support SB 1266 so we can continue to live here safely. I work and need the affordable rent we now have. Thank you.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:18 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Aloha. I am a tenant and a teacher employed by the DOE. I can continue to teach in Hawaii if I can remain here @FSA w/AFFORDABLE rent. Please support SB1266. (A. Barbeau on behalf of Neil Somers apt.#123)

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 9:14 AM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
gail, tenant	Individual	Support	No

Comments: aloha, please help keep front street apartment complex in lahaina with its 142 units affordable. mahalo for your support, gail, tenant

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 9:12 AM
To: HSGtestimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: My name is Barbara Henny and I reside at Front Street Apartments in Lahaina.(Apartment 1802) I am a single woman forced to live on a fixed income which includes social security and a small pension. It is difficult to survive but I live frugally in my one-bedroom apartment. It would be a hardship for me to move elsewhere, I do not have a car, I am disabled and through emotional and financial misfortunes in the past 7 years I am totally dependent on having this affordable housing. In good faith and after extensive vetting to live here I believed this would be my final resting place. I implore you to reconsider allowing FSA to continue to provide affordable housing as declared in the contract. Thank you.

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: (using my laptop for: I am Hua, live at #104/Front St. Apts with my son. I do nails. I pay my taxes. Please keep this place affordable. Support SB 1266 Thank you.

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Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: This is Kazu Matsumoto, a tenant @ FSA#223 and am in complete SUPPORT of SB 1266. Please help my wife and children keep our residences here. Even as I am full time employed, this I can afford. I support the economy and pay taxes. Thank you.

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am a Senior Citizen and am in Support of SB 1266 to keep Front Street Apartments affordable for Lahaina residents so they will not be on the streets like the homeless are now. Especially all the Senior Citizens who live there. My name is Requa Gonzalez and I am a Hawaii resident.

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Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: My name is Yarict Olea. I am a tenant @FSA#124 and a single Mother. I work in the service industry and have 2 children to support by myself. There is nowhere to move to I can afford and here we can walk to the market and school. We feel safe here. Please keep this place affordable for people like me.Support SB 1266 please.(submitted by request by A. Barbeau for this tenant who does not have online access)

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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 are working as Educational Assistant at King Kamehameha III Elementary School. We have one child who goes to Lahainaluna High School as a nine grader and doing 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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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM 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) in 2011. I am requesting you support for Aloha, my name is Carmie Spellman. I moved into the Front Street Apartments , Lahaina, Hawaii(FSA) in 2011. I am requesting you support for SB1266 SD2. I have been living in Maui on and off since the 70's living between Alaska and Hawaii. I have been permanently disabled now for approximately 10 years and cannot work. I have 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 this unforeseen tragedy. Nobody plans for misfortune. Now it is worse as I in 2.5 years I will have nowhere 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. SB1266 SD2 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. In fact, the Front Street Apartments is probably one of the only places that facilitate HUD recipients not only on the West Side but the entire Island! 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. We already HAVE this needed complex in perfect

working form. Fix this horrendous error help us find a solution while there is time. I appeal to you. Thank you for your time and understanding of this situation. 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. This is untenable. Your help is greatly appreciated! Mahalo Nui Loa. Carmie Spellman, FSA Resident, Maui, Hawaii.

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: aloha, please keep front street apartment complex in lahaina as affordable housing. your support is very much appreciated. jill, tenant front street apartments

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Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: aloha, please keep front street apartment complex as affordable housing for myself and my two children and the other residents needing your help and support.
mahalo, meriah hill, tenant

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
maril alejandra pocaterra 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 Goverment 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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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Walter Jones	Individual	Support	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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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: aloha, please keep front street apartment complex as affordable housing.
mahalo, nancy silva, tenant front street apartments

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
helen bullion	Individual	Support	No

Comments: I would like to have my voice heard on the plight of affordable housing involving Front St Apts in Lahaina. This is where I live and now understand is under threat of losing the affordability status in the near future of 2017. This will ultimately place myself homeless because I have no place to go nor be able to afford "market value" rent. I am a 75 year old widow living on fixed income. I have no way of increasing my income due to age and being in poor health due to kidney failure and am doing dialysis treatment three times a week. So the question here is where does an old lady like myself turn to for help with maintaining affordable housing and not becoming homeless or a problem for the County or State. I am not the only one who will be affected should Front St Apts does not maintain its affordability status. As you may already know there are a number of ohanas with children as well as kupunas as myself. Many of these people are hard working folks trying to make ends meet while raising a family. Needless to say this is no easy task (Lucky you live in Hawaii, eh). Many of us are busy making a living to keep our affordable "castle" so have no time to personally make a plea to save Front St Apts from going market value. Like I said I am 75 years old and most important for you all to know is that I am in the low-income bracket. Yes....I struggle to make ends meet on my meager monthly income....receive no financial aid from anyone or any State/County freebies or financial/medical assistance. But at this time I make a personal request for help. Help us save Front St Apts from going "what the market will bear". As a whole, the tenants of this affordable complex have no power to save ourselves from this dilemma without your help....hopefully this is where you all come in. We would have a strong voice in State/County council to stand by our plea to keep our "castle" affordable

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: 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 Pili'alo'ha Guyer, tenant

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To: HSGtestimony
Cc: kathrynkms80@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

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Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am writing in support of SB1266 my name is Kathryn Snyder. i am a resident of Front St Apts.

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Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Submitting testimony in SUPPORT of SB 1266 as a long term Maui resident, decades of labor/tax paying history and 16 yr.tenant of FSA, now retired on fixed income. We desperately NEED to remain here in tenancy @ current AFFORDABLE rates. At 74 yrs.of age I cannot be a homeless person. Please support SB 1266.

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SB1266

Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Aloha. I am a voting, tax paying resident since 1968, now retired on fixed income, and a 10 yr.Front St. AFFORDABLE Housing tenant. With a growing homeless population rife with crime, drugs and alcohol abuse, we know our Mayor, Alan Arakawa and our State Legeslature do not want to add to this problem. The 250-300 FSA tenants comprised of working Families, Sr. Citizens of advanced age, and some disabled are fearful of facing homelessness themselves. We appeal to you to support SB 1266. This complex is an excellent example of AFFORDABLE Housing and need be kept as such, rather than force your constituents to the streets. Mahalo, we trust you will do right for the people of West Maui.

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Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Am submitting support of SB 1266 on behalf of Gus Astronomo (no online access) tenant @ FSA.

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SB1266

Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Joe Tx Vu, Sr. Citizen, disabled by stroke,tenant @ FSA has requested I, Anna Barbeau submit his SUPPORT of SB 1266 as he cannot fathom a move to where? he will be unable to make. He worked for many years in transportation, paid taxes, and is grateful for this complex where he expects to remain in his sunset years.

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Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Frank Deak, tenant @ FSA #504 has requested I submit his being in SUPPORT of SB 1266

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Submitted on: 3/13/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Anna Barbeau submitting Testimony ON BEHALF of Marlene Astronomo, 50 yr. resident #604 @ Front St. Aff. Housing. At age 70 we cannot be expected to ousted from our apts. when we moved in with the understanding of a 50 year term of affordability. This is our home, our last move. Consider yourselves in the same situation and feel our angst. Please support SB 1266 and keep FSA affordable as originally stated. We are confident you do what is in the best interests of we, the past and present workforce.

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Sent: Tuesday, March 14, 2017 2:49 PM
To: HSGtestimony
Cc: maryse.nguyen@yahoo.com
Subject: *Submitted testimony for SB1266 on Mar 16, 2017 10:00AM*

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments:

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Sent: Tuesday, March 14, 2017 2:33 PM
To: HSGtestimony
Cc: sunsetgalmd@aol.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Aloha, Please don't make us homeless with the crackheads and rapists down at the harbor or on the beach. We all work hard here to live in this nice complex. Please don't take that away from us. I've lived here for 14yrs and I work hard, I vote and try to do the right thing. The only thing I don't have is a significant other to share my expenses with. I couldn't live on this island without the affordable housing. I would have to quit my job of 10yrs and move back home with my parents. I'm 50 yrs old and educated. Please don't do that to me or the others here who have worked so hard to stay afloat. Mahalo, Michelle

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Sent: Tuesday, March 14, 2017 2:14 PM
To: HSGtestimony
Cc: fromwayne@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM 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 other individuals and families here. I am not even sure I have another move left in me. 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 to live would see an opportunity to rent gouge. Upon first hearing of this, 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 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.

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To: HSGtestimony
Cc: mauimartin@netzero.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Joseph Martin	Individual	Support	No

Comments: Don't have a clue as to what I'm doing. I support the bill. Feel free to call me at 808/268-6569. (I'm old and too swift on the computer...

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 3:21 PM
To: HSGtestimony
Cc: kelly@mauiresorts.com
Subject: *Submitted testimony for SB1266 on Mar 16, 2017 10:00AM*

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Kelly Sullivan	Individual	Support	No

Comments:

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TESTIMONY IN REGARD TO AFFORDABLE HOUSING BILLS:

SB1266 AND HB1533

My name is Sharon Serafica. I have lived at Front Street Apartments for over 12 years. I have lived in Hawaii almost 20 years. Before retirement three years ago, I was a pre-school teacher at Holy Innocents Church, working closely with Kam III helping children with special needs.

I moved into Front Street Apartments (FSA) as a single working adult. For nine years I lived in a one bedroom apartment until I met my husband. We were married in 2010. My husband, Billy, was in construction - building pools. He has lived in Hawaii almost 30 years. When construction slowed down he started up a "Handy Man" business. The cost of insurances, taxes, health insurance and business expenses are great. With my Social Security pension, doing bookkeeping ourselves, and "affordable housing" we are able to make ends meet.

My sister, Carla, recovering from an organ transplant, came to live with us to enjoy Hawaii's beautiful weather and friendly people. We all transferred to a two bedroom apartment (Apartment 1224).

One year ago, my granddaughter at 24 became pregnant and gave birth fo a healthy girl. A month after birth she was diagnosed with severe post- partum depression. She was unable to leave her apartment. She could not take care of her daughter. Baby Sage came to live with us. My granddaughter lost her jobs and apartment. She became homeless.

The demands of a small infant became too much on the health of my sister. She moved back to Texas to live with her daughter.

My granddaughter moved in with us four months ago. She is recovering and

Sage, now 13 months old, and her are bonding. She is back in the work force and planning for the future.

Without "Affordable Housing" my story would have had a completely different outcome!

Front Street Apartments is a family community. We all look out for each other in need and deed: a ride to the store or doctor, babysitting, a warm meal for a sick neighbor, a couple of quarters when short for laundry, a visit to a disabled shut-in and a lot of emotional support.

Our manager, Randi, runs a tight ship with family "Number One". We are a quiet, clean and respectable community. We are proud of our diversity. My great granddaughter, Sage, is learning Vietnamese from our downstairs neighbors. We have pot luck and movie nights, visits from Santa, and engage in fundraisers for our local schools and charities.

Please help us keep our family together.

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 4:28 PM
To: HSGtestimony
Cc: 1bethjack@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Please help us to save the Front Street Apartments and have an affordable place for working class folks like myself. I am a single mother and will not be able to afford housing if our rent is increased. There are many families here as well as elderly who would be displaced as well. Mahalo, Elizabeth Clapper

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Sent: Wednesday, March 15, 2017 9:57 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Thank you for helping us at Front St. Apts. keep it affordable so we can raise our children and be safe. This place is very safe and we take care of it and each other. Please pass SB 1266 and think about the regular working people and their Families. Elva Rico #1602 at FSA.

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: My name is Juan Sanchez and I am a tenanat at Front St. AFFORDABLE Housing #321, helping my partner raise her 2 children. We are able to do this because the rent we can manage as I am fully employed and my partner part time. Please keep it like this so we can continue working to support the Maui economy and live here.
Gracias

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, March 15, 2017 12:07 AM
To: HSGtestimony
Cc: soseasick@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM 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. I live at the Front Street Apartments. I have been on Maui for 26 years and have spent most of that time either living in very low standard living rentals or homeless due to lack of rentals. The situations I have endured during my stay have been atrocious. Without any alternatives I have put up with and endured the circumstances. Striving to better my situation and repair the existing rentals I occupied only to be evicted time after time so that the owner could benefit from my improvements. Either by selling the property or renting it out for an exorbitant amount. I received a notice on 11-30-2016 concerning the affordable housing status of the Front Street Apartments. I am aware of the situation from rumors but have also heard rumors of other tenants dismissing this information as here say or false rumors. the case. I have been told by a neighbor who makes cabinets for the complex that a one bedroom a partment here at the Front Street Apartments for new tenants are renting for \$1500.00 a month and the owner wants \$1600.00 from new applicants. Sounds exorbitant to me!!! What will happen to the rest of the complex in two years and two months? What we will probably see is a big increase in occupancy as tenants sublease their apartments to make rent. Renting out floor space, couches, hide a beds, dividing rooms, and even bunk beds. Doubling the septic waste and overloading the parking facility and infrastructure of Lahaina. I myself can not rationalize paying more than half of my income towards rent. That formula for living is mathematically infeasible. That is an unhealthy formula for living standards. As the Front Street Apartments gear up to cater to tenants with an income of \$4800.00 or more a month. They will leave their working class loyal renting patrons of the past to either over crowding or homeless situations. Although the apartment complex is not sub standard at present time. The situation will become that way and create a Slum Lord situation by definition. I myself would very much like to avoid this situation by all cost. Even if it means leaving my home, unfortunately!!! 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. Sincerely, John Massa

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 10:09 PM
To: HSGtestimony
Cc: rayrogers.onmaui@hawaiiantel.net
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Aloha, This is MY TESTIMONY-SUPPORT FOR BILLS:(SB1266)[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:(0.3%) \$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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Sent: Tuesday, March 14, 2017 9:55 PM
To: HSGtestimony
Cc: 1life2pono@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
MICHAEL TUTTLE	Individual	Support	No

Comments: My name is Michael Tuttle. I live at the Front Street Apartments in apartment #1001. I'm a single father of a 9 and 13 year old daughters. I work full time at Hilo Hattie in Lahaina and can barely afford to support my family at the current rent amount. There are no affordable options in Lahaina for me and many others living here. If the Front Street Apartments do not remain as affordable housing, my family and many others will be homeless. Please do not let that happen.

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am Pippo Maiorino a single Father for my son, Kai. I work hard to support us here at Front St. Affordable Apts and appreciate the ability this affords us to live safely and securely. Kai goes to LIS and has many friends here. Please keep it affordable as we love our home, #324.

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SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am a tenant at Front St. Apartments (#1121) and need the rent kept affordable. I am part Native Hawaiian and this is the least to be done for the Hawaiian people. Leanne Sherman

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Sent: Wednesday, March 15, 2017 10:54 AM
To: HSGtestimony
Cc: Don.Guzman@mauicounty.us
Subject: *Submitted testimony for SB1266 on Mar 16, 2017 10:00AM*

SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments:

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: The website was has not been functioning properly this morning preventing MANY to submit their testimonies b4 10am today. Not fair but neither is trying to put 250-300 tenants here out of our homes. I am a single mom , fully employed trying to raise my 2 kids safely. Please support SB 1266 and keep up able to live and work in Lahaina. Not relocated years from now or extreme rent increase. Nancy M Apt. #1621

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Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: My name is Gary Sherman. I am a Disabled Veteran. I am 1/2 Native American (Souix) and do have rent assistance due to my V.A. disabled status. Be fair and just to Americans. Keep Front St. Apts. AFFORDABLE as promised for 50 years or more as it should be. I am in apt. #1121

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Cipriano Rico tenant at Front St. Apts. I have 2 children to support and am employed full time. I am at my rent limit. Please do not raise our rent, keep FSA affordable and support SB 1266.

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I do not know if the testimony I just submitted went through so I will repeat that I am a single Mother of 2 boys, full time employed and need the affordable rent status Front St. Apt. has. It is a struggle at my current rent of \$800. but I can do it. Please keep it affordable as stated when we first moved in. Support SB 1266. Thank you.

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Sent: Tuesday, March 14, 2017 7:04 PM
To: HSGtestimony
Cc: robinonmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: My name is Robin T. Sullivan and I am a disabled senior. I am a 20 year resident of Hawaii, voter and paid taxes yearly. I depend on the affordable housing here at Front Street Apts. Please keep this complex affordable. Please pass Sb 1266. Mahalo

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am a full time employed single Mother, Rocio Morales, and my son Dylan is employed part time and live here @ Front St. Apts.(#1123) We live conservatively and need to be able to have AFFORDABLE rent like we have here. We are in no position to relocate and consider this our home. Please pass SB 1266. Gracias

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Lara Taamu #1321 tenant @ Front St. Apts. I am a single Mother with 2 children to support. My 1st and oldest son has already married and moved out from this complex. I am employed but depend on the reasonable rent charged so please Support and pass SB 1266. Thank you.

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To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am Tongan, Motuleita, my wife passed away and I am a single Father putting my 2 sons through school. I work hard and have lived here for 15 yrs. because I can afford it. When my wife passed I pay rent by myself but I will not be able to if the rent goes high so please do not do it. Please pass SB 1266 and keep Front St. Apts. AFFORDABLE.Malo

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MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

LATE

**HEARING BEFORE THE HOUSE COMMITTEE ON HOUSING
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 423
THURSDAY, MARCH 16, 2017 AT 10:00 A.M.**

To The Honorable Tom Brower, Chair;
The Honorable Nadine K. Nakamura, Vice Chair; and
Members of the Committee on Housing

TESTIMONY IN SUPPORT OF SB 1266 RELATING TO AFFORDABLE HOUSING

Aloha, my name is Pamela Tumpap and I am the President of the Maui Chamber of Commerce representing approximately 600 businesses and 16,000 employees on Maui. I am writing share our support of SB 1266.

Affordable housing is one of our top priorities as access to affordable housing is an ongoing problem on Maui and we support initiatives that spur more affordable housing and rentals being built or maintained. In the case of the Front Street Apartments, we support this bill to keep units that already exist as affordable housing affordable, especially to those who currently occupy the spaces. The current residents of the Front Street Apartments fall below the Area Median Income for Maui County and some are disabled and/or elderly. If the Front Street Apartments are not kept affordable, most of them will have no other place to live. This is an instance where we can do something now to help ensure these residents have affordable options available to them.

We appreciate the opportunity to testify on this matter and therefore ask that this bill be passed.

Mahalo for your consideration of our testimony and we hope you will move this bill forward.

Sincerely,

Pamela Tumpap

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, March 15, 2017 3:55 PM
To: HSGtestimony
Cc: jpowermaui@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM



SB1266

Submitted on: 3/15/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: please consider keeping the housing in Lahaina, at Front Street Apartments available as affordable housing. The cost of living has increased so much and we have not received an increase of income to match this inflation. Rent costs consume such a large percentage of our incomes. It will be much harder to live close to our workplaces, and cause a strain on social services, as the need for more money to make ends meet will surely increase. Thank you, Jami Power

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, March 16, 2017 8:16 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM



SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: We tried to submit testimony before the deadline but your website was malfunctioning. My Husband & I started MauiMusicMission which has become a well known successful after school program for the youth of west Maui and whomever else wants to learn and improve their life through music. We are a non-profit and have had many success stories of self improvement through music. We preform at Kapalua, The Lahaina Outlet Stores and other venues. My Husband is Native Hawaiian and has strong culteral beliefs of GIVING BACK to further elevate lives. Please do the same by passing SB 1266. We teach Violin, Voice, Guitar, Bass, Flute, Piano, Drums and yes, UKULELE. Our instruments are and costs are donated, and we are invited regularly to preform for the public. (mauimusicmission.com) We are for the good of our Hawaii Residents and we ask you to do the same and keep Front St. Apts. AFFORDABLE. This complex was our beginning, our hub, our safe home base to start out mission of improvement through music. Rhonda & Rubin Pali

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Cc: annamaui2008@yahoo.com
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SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: As a fully employed single Father supporting 2 children I **DEPEND** on the affordability of Front St. Apts. which is why we moved in here. I support our small family and pay child care while I am at work and cannot relocate away from my employment or the school my son attends. Please understand this complex is needed for the many who reside here. It is safe. Please pass SB 1266. C. Russell

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SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: I am a Front St. Apts. tenant (Sr. Citizen) and know there are no rentals available deemed affordable by normal working class standards. The cost of living in Hawaii also reduces what is affordable and MUST be taken into consideration as the common wage does not equal out. This is not Downtown Honolulu or uptown Manhattan where high rents are common, and cannot be compared saying high rents for residents in Lahaina is normal. Please pass SB 1266 and take care of the working class of Lahaina. S. Reyes

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SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: N. Mariquez #1304/tenant @ Front St. Apts. I am a stay-at-home Mom as my husband is fully employed. I have 2 young children and am able to give them a quality upbringing this way. We desperately need our rents to remain affordable. Thank you for your concern for Hawaii residents. Please pass SB 1266

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Categories: Green Category

SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: #1502/tenant @ Front St. Apts. Part time employed assisting daughter who is a single parent raise their 2 children. Combined incomes pays affordable rent and supports this Family. Urges Legislation to keep rent affordable as there is no other option for housing. C. Greenleaf (Sr. Citizen)

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Categories: Green Category

SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Penoimani Kiniseti #1601 tenant @ Front St. Apts. is part time employed supporting 3 children with wife (employed) and depends on the affordable rent. Please Pass SB 1266.

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SB1266

Submitted on: 3/16/2017

Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Tenant @ FSA 5yrs. We work and require affordable rent to live and work. Please pass SB 1266 so we can keep doing so. Unable to send testimony earlier because the site did not take it. Melody K.

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SB1266

Submitted on: 3/16/2017
Testimony for HSG on Mar 16, 2017 10:00AM in Conference Room 423

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

Comments: Your website did not take my earlier testimony. I am a tenant at Front St. Apts. and need the rent remain where I can pay it and support my 2 children as a single adult. Even as I am fully employed it difficult and would be impossible should the rent increase as proposed in 2 years. Please do not allow the increase. Pass SB 1266. Mahalo.Earlson-Sean Unemoto

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