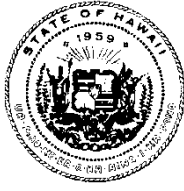


DAVID Y. IGE
GOVERNOR



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

January 30, 2018 at 9:30 a.m.
State Capitol, Room 423

In consideration of
H.B. 2006
RELATING TO AFFORDABLE HOUSING.

HHFDC *supports the intent* of H.B. 2006, provided its passage does not replace or adversely impact priorities indicated in our Executive Supplemental Budget. H.B. 2006 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.

HB-2006

Submitted on: 1/28/2018 10:15:05 PM

Testimony for HSG on 1/30/2018 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Councilmember Yuki Lei Sugimura	Maui County Council	Support	No

Comments:

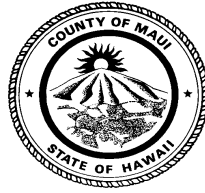
Maui County Council has heard the cries of many of our residents who are in need of affordable housing. Many residents from the Front Street Apartments came to testify at our council meetings to ask for these affordable apartments to stay as affordable units.

I support Senator Roz Baker for her efforts to work to keep these units affordable for our residents

Yuki Lei Sugimura

Maui County Councilmember

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

January 30, 2018

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON HOUSING

Tuesday, January 30, 2018, 9:30 a.m.
Conference Room 423

HB2006 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 HB2006.

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.
- The developer entered into a 201G agreement with the county and received several exemptions based on the representation that the homes would remain in the affordable category for 51 years

I strongly urge you to pass HB2006.

Sincerely,

Alan M. Arakawa
Mayor, County of Maui

HB-2006

Submitted on: 1/27/2018 5:47:44 PM

Testimony for HSG on 1/30/2018 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	OCC Legislative Priorities	Support	No

Comments:

**PRESENTATION OF THE
OAHU COUNTY COMMITTEE ON LEGISLATIVE PRIORITIES**

DEMOCRATIC PARTY OF HAWAII
TO THE COMMITTEE ON HOUSING
HOUSE OF REPRESENTATIVES
TWENTY-NINTH LEGISLATURE
REGULAR SESSION OF 2018

Tuesday, January 30, 2018

9:30 a.m.

Hawaii State Capitol, Conference Room 423

RE: Testimony in Support of HB 2006, RELATING TO AFFORDABLE HOUSING

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

Good morning, my name is Melodie Aduja. I serve as Chair of the Oahu County Committee ("OCC") Legislative Priorities Committee of the Democratic Party of Hawaii. Thank you for the opportunity to provide written testimony on House Bill No. 2006, relating to Front Street Apartment Property. The OCC Legislative Priorities Committee is in favor of House Bill No. 2006 and support its passage.

House Bill No. 2006, is in alignment with the Platform of the Democratic Party of Hawai'i ("DPH"), as it is designed to keep the units at the Front Street Apartments,

Island of Maui, Hawaii, affordable. Specifically, the DPH Platform states, “Housing is a basic human need and we believe that adequate, accessible, affordable, and safe housing should be available to all residents on Hawai’i. Affordable housing that is fair in proportion to individual income is the basis of prosperity for our citizens and stability in our economy. Recent and past real estate bubbles have fueled disproportionate rent increases, a key contributor to homelessness. Therefore, we support efforts to promote truly affordable housing for all citizens who rent. . . . We believe in the concept of “Housing First” to develop affordable, state housing and support services to break the cycle of homelessness for people with the fewest housing options.” (Platform of DPH, P. 7, Lines 340-344, 352-353 (2016)).

Given that House Bill No. 2006 is designed to preserve the affordability component of the Front Street Apartment to keep the cost of rent from increasing for those who currently reside at these Apartments, and thereby reducing the risk of homelessness, it is the position of the OCC Legislative Committee to support this measure.

Thank you very much for your kind consideration.

Sincerely yours,

/s/ Melodie Aduja

Melodie Aduja, Chair, OCC Legislative Priorities Committee

Email: legislativepriorities@gmail.com, Tel.: (808) 258-8889



January 26, 2018

Hawaii State House of Representatives
Committee on Housing
Rep. Tom Brower, Chair
Rep. Nadine K. Nakamura, Vice Chair
State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Hearing: January 30, 2018
Time: 9:30AM, Room: 423
Subject: HB2006 Regarding Front Street Apartments

TESTIMONY IN SUPPORT

Chair Brower, Vice Chair Nakamura and members of the Committee:

I am Kevin Carney, Vice President of EAH Housing. EAH is a 50 year old non-profit public benefit corporation whose mission is to develop, manage and promote affordable rental housing. We are one of the largest non-profit affordable rental housing developers in the western United States. We have developed over 100 affordable rental properties, manage over 100 rental properties and we serve over 20,000 residents in communities in Northern California and Hawaii. The people we serve are primarily those with incomes at or below 60% of the area median income (AMI).

EAH fully supports the intent of preserving Front Street Apartments as affordable rental housing. EAH began operations in Hawaii in 1996 with the urging of HUD because of our preservation work in California. At that time we preserved two properties on Oahu, one in Mililani and one in downtown Honolulu, a total of 499 units that had reached the end of their affordability periods. We accomplished this with the assistance of Senator Inouye in securing a large grant from HUD to acquire the properties. SB 2293 mentions Act 288 of 2006 and the preservation of Kukui Gardens in Honolulu as a precedent. EAH advocated strongly for preserving Kukui Gardens and worked closely with HHFDC to acquire in leasehold, 10 acres, 20 buildings, containing 389 of the 857 units via the Low Income Housing Tax Credit Program. We closed on that purchase in December 2007 and recently celebrated our 10th anniversary of preserving its affordability. In 2008 we worked with A&B on Maui to preserve the Kahului Town Terrace, a 72 unit family project also serving those with incomes below 60% AMI. EAH continues to manage all of these projects, a total of 960 units, today.

I mention this to advise the Committee of our expertise in low income rental preservation and in serving the low income rental community and to express our interest in working with the State and the County of Maui in keeping Front Street Apartments an affordable low income rental community. No one denies the demand for rental housing. Preservation is a much more economical option than trying to replace these units, particularly given their excellent location in Lahaina.

Mission oriented non-profits like EAH are long-term caretakers. In our 50 year history we have not sold a property. Governmental entities are encouraged to support nonprofit ownership of affordable housing where long-term affordability is never in question.

We encourage the legislature's strong support of HB 2006. Thank you for allowing us to share our thoughts on this issue.

Sincerely,

Kevin R. Carney, (PB), NAHP-E, RB-16444
Vice President, Hawaii
EAH Housing, RB-16985

HB-2006

Submitted on: 1/28/2018 9:25:28 PM

Testimony for HSG on 1/30/2018 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
De MONT R. D. CONNER	Ho'omanapono Political Action Committee (HPAC)	Support	Yes

Comments:

HB-2006

Submitted on: 1/26/2018 11:12:17 PM

Testimony for HSG on 1/30/2018 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Tamara Paltin		Comments	No

Comments:

Aloha Representatives,

I am not sure if I should mark support or oppose for this bill regarding the Front St apartments. I support keeping the Front St apartments affordable especially since they have gotten so many tax breaks and that was what was promised when this "affordable housing" project was developed right up until the owners found a "loophole." I support appropriating funds to address this issue. What I oppose is that the funds are for negotiation. Negotiation? We are in an affordable housing crisis, the promises made are not being honored what we need is to begin the eminent domain process and use the money that was going toward "negotiations" as this bill is written and put that instead towards the "fair market value" required by the eminent domain process. Please reword this bill to reflect this and you will have my full support and efforts to rally many more additional supporters. Together we can do this, together we can save the Front street apartments and make a big difference for so many of our most vulnerable community members. Wasn't that the reason you ran for office? To make a positive difference? For accountability to the promises made? Here's your opportunity, lets work together!

Mahalo

Tamara Paltin 808-870-0052

HB-2006

Submitted on: 1/27/2018 7:54:26 AM

Testimony for HSG on 1/30/2018 9:30:00 AM

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

Comments:

aloha, as a responsible senior, i am appealing to you to help pass this bill to keep front street apartments (FSA) as an affordable complex. there are 142 units housing approximately 250 families with school age children, responsible working adults, veterans, seniors and more who cannot afford to pay the "market rate" which the owners of FSA are going to begin charging as of august 2019 as rents at that rate will be doubled what they currently are. this conceivably means that approximately 250 folks will be evicted to the streets of lahaina on maui thus complicating the homeless issue on maui and forcing hard working folks into a dangerous homeless situation. available rental units on west maui, location of lahaina on maui, are hard to find as there are long waiting lists for the few rental complexes in lahaina. therefore, the tenants at FSA will have no alternative regarding housing. mahalo nui loa for listening and hopefully for your considerate support. chi pilialoha guyer, tenant at FSA and retired social worker with M.S.W. degree.

TESTIMONY OF THE FRONT STREET AFFORDABLE HOUSING PARTNERS

HEARING DATE/TIME: Tuesday, January 30, 2018
9:30 PM
Conference Room 423

LATE

TO: Committee on Housing

RE: **Testimony in Opposition to HB2006.**

LATE

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 HB2006 (the "Subject Property"). FSAHP strongly opposes HB2006 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 1½ years left on the hold period. When the hold period expires, FSAHP is legally entitled to raise rents to market as FSAHP sees fit. Since August 2016, and as of January 29, 2018, 14 units have turned over and have been leased to non-restricted tenants.

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 1½ 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-Five and Fifty 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	Value/Unit
4.0%	\$52,679,351	\$370,981
5.0%	\$42,143,480	\$296,785
6.0%	\$35,119,567	\$247,321

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 HB2006 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 HB2006 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. It is simply unreasonable for the state to provide public housing for a select group of residents in a highly desirable location is. 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 35 and 50 million dollars or more, not including the value of the fee simple land. Such amount would be additional to legal fees incurred through protracted litigation.

HB2006 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

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.

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.

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.

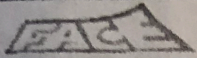
Respectfully Submitted,

/S/ William G. Meyer, III

On behalf of Front Street Affordable Housing Partners

William G. Meyer, III

Faith Action for



Community Equity

FACE Hawaii

Keith Webster
State President

Napua Amina
Maui President

Kathleen Jaycox
Oahu President

Kehaulani Filimoe'atu
State Treasurer & Maui
Representative

Rev. Piula Ala'ilima
Oahu Representative

Karen Ginoza
Oahu Representative

Mary Weir
Oahu Representative

Joyce Afalla
Maui Representative

Thelma Akita-Kealoha
Maui Representative

Christy MacPherson
Executive Director

Rev. Tasha Kama
Maui Lead Organizer

January 8, 2018

Senator Roz Baker and Representative Angus McKelvey
Hawaii State Legislature
Honolulu, Hi 96813

LATE

LATE

Dear Senator Baker and Representative McKelvey,

At our January 2, 2018, the FACE Maui Housing Committee decided to support the Tenants of Front Street Apartments to keep their homes affordable as was promised to them 15 years ago. Especially in Lahaina with a very inadequate supply of affordable homes for our tourism workers we cannot afford to lose apartments built to fit the incomes of the people living there now.

When the State Department of Business and Economic Development reports the need in the next ten years for 14,000 units of which at least 10,000 need to build for people with incomes for 0% to 120% of Area Median Income. We know all the statistics that Maui is a very expensive to live and we have the highest rate per capita of homeless persons.

For us, the movement of affordable apartment units to market while Maui is in a housing crisis does not make sense on an island we call No Ka Oi (the best).

When these units were built our people through their representatives spent millions of the people's money to create an affordable housing project which promised 50 years of affordability. The builders of this apartment complex basically lied to the people of Maui to profit for themselves and we must not allow the millions of dollars invested by the people to turn into private profit.

Let us restate that FACE Maui supports the efforts of the tenants of Front Street Apartments and ask you to do everything in your power to convince your colleagues in the legislature to secure Front Street Apartments as affordable housing units for the current and future residents for the next 35 years.

Thank you,

Lawrence S. Franco

Face Maui Housing Co-Chair

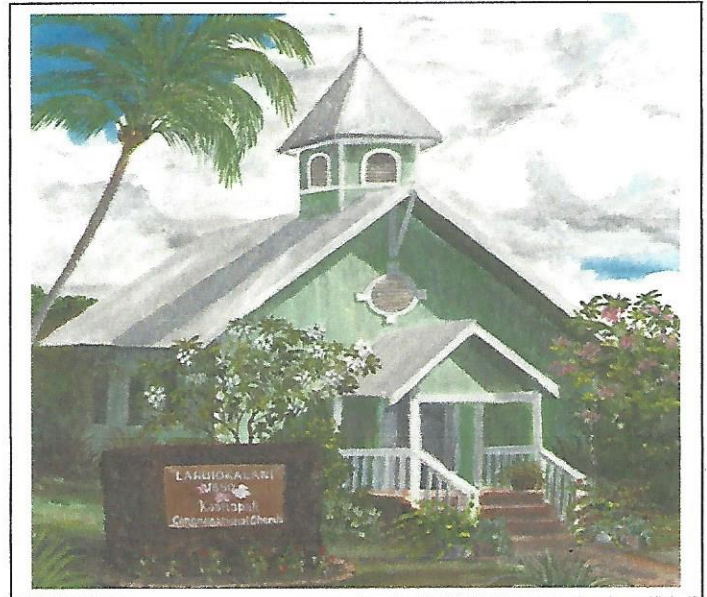
Kehau Filimoeatu

Face Maui Housing Co-Chair

**Lāhuiokalani Kā`anapali
Congregational Church
3650 Lower Honoapi`ilani Rd
Lahaina, HI 96761**

*Mailing address:
1270 Nahale Place
Lahaina, HI 96761*

**808-661-9890
808-987-2536**



January 19, 2018

Representative Angus McKelvey
House District 10
Hawai`i State Capitol
Room 444
Honolulu, HI 96813

Aloha Representative McKelvey:

As concerned people of the Lahaina community, the members of the Lāhuiokalani Kā`anapali Congregational Church supports your efforts to preserve affordable housing for the Front Street Apartment tenants.

Affordable housing is non-existent, especially on the West Side. It was a good thing, when in 1999, investors worked collaboratively with the State and County govt. to develop affordable housing in a location that provided easy access to work, shopping, and health services. The Front Street Apartments is a model example where affordable housing has been integrated in the fabric of the community and the residents have thrived. Having the ability to work and live in the same community is invaluable to a family's well-being.

In the next few years, the Lahaina community will feel the effects of the new housing development between Front Street Apartments and the Cannery Mall. In addition, the newly proposed traffic patterns for the intersection of Keawe and Highway 30, will cause much disruption. The tenants and all Lahaina residents need to know that this affordable housing will continue to serve Lahaina residents. I mirror the words of Joe Pluta of the West Maui Taxpayers Assn.: *"We want to do the good and right thing, and prevent worsening the homeless situation in West Maui."*

Mahalo nui for your continued work to support the needs of the Lahaina community.

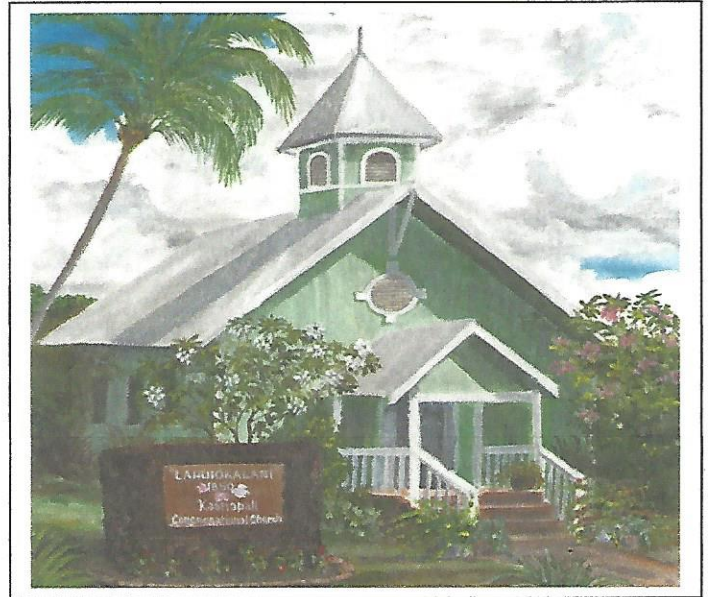
Aileen L. Trout

Aileen L Trout
Moderator, Lāhuiokalani Kā`anapali Congregational Church

**Lāhuiokalani Kā`anapali
Congregational Church
3650 Lower Honoapi`ilani Rd
Lahaina, HI 96761**

*Mailing address:
1270 Nahale Place
Lahaina, HI 96761*

**808-661-9890
808-987-2536**



January 19, 2018

Senator Roz Baker
Senate District 6
Hawai`i State Capitol
Room 230
Honolulu, HI 96813

Aloha Senator Baker:

As concerned people of the Lahaina community, the members of the Lāhuiokalani Kā`anapali Congregational Church supports your efforts to preserve affordable housing for the Front Street Apartment tenants.

Affordable housing is non-existent, especially on the West Side. It was a good thing, when in 1999, investors worked collaboratively with the State and County govt. to develop affordable housing in a location that provided easy access to work, shopping, and health services. The Front Street Apartments is a model example where affordable housing has been integrated in the fabric of the community and the residents have thrived. Having the ability to work and live in the same community is invaluable to a family's well-being.

In the next few years, the Lahaina community will feel the effects of the new housing development between Front Street Apartments and the Cannery Mall. In addition, the newly proposed traffic patterns for the intersection of Keawe and Highway 30, will cause much disruption. The tenants and all Lahaina residents need to know that this affordable housing will continue to serve Lahaina residents. I mirror the words of Joe Pluta of the West Maui Taxpayers Assn.: *"We want to do the good and right thing, and prevent worsening the homeless situation in West Maui."*

Mahalo nui for your continued work to support the needs of the Lahaina community.

Aileen L. Trout

Aileen L Trout
Moderator, Lāhuiokalani Kā`anapali Congregational Church



Monique R. Yamashita
Chief Executive Officer

January 14, 2018

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Lahaina, HI 96761
(808) 662-0076

www.khako.org



The Honorable Representative Angus Mc Kelvey

**415 S Beretania St # 427
Honolulu, HI 96813**

Re: Front Street Apartments

Dear Representative Mc Kelvey,

It is my pleasure to write a letter in support for the tenants and supporters of the Front Street Apartments in Lahaina, Maui.

As the CEO of Ka Hale A Ke Ola Homeless Resource Centers, I am responsible for leading and managing an agency that has helped and will continue to help hundreds of individuals in our community to transition from homelessness to self-sufficiency and permanent housing.

The need for affordable, permanent housing on Maui is on-going and critical for the most vulnerable community members on our island and in the State of Hawaii. HUD has stated it best, "In an era when more than one-third of all American families rent their homes, we face a housing market that does not create and sustain a sufficient supply of affordable rental homes, especially for low-income households. In many communities, affordable rental housing does not exist without public support". We share a common goal to ensure our most vulnerable community members are housed and have affordable rentals units, and the Front Street Apartments in Lahaina has fulfilled such a goal.

Ka Hale A Ke Ola offers support and commendation for your efforts to keep the Front Street Apartments affordable and available for the current and future tenants. The fact that tenants experiencing disabilities and low-income may continue to have a safe and affordable place to live is of significant importance. Your support to keep the Front Street Apartments affordable demonstrates your commitment to keeping our community strong, safe, and healthy.

As a service provider to the homeless community on Maui, KHAKO will support your efforts to help the tenants of the Front Street Apartments retain their housing at an affordable rate.

Sincerely,

Monique R. Yamashita
Chief Executive Officer

Cc: Gary Kubota

Jan. 14, 2018
Yvette Burdett
President
Ota Camp Makibaka Association
Waipahu, Hawaii

State Reps. Henry Aquino & Ty Cullen
State Sen. Mike Gabbard
Hawaii State Legislature
Honolulu, Hawaii

Aloha Reps. Aquino and Cullen and Sen. Gabbard:

On behalf of the current 250 residents living at the Front Street Apartments in Lahaina, Maui, we the people and community of Ota Camp Makibaka would like to go on record as a paramount supporter of the continuation of the affordable rental housing program that was implemented and promised to them. We hope that you will work very diligently with the Maui legislators in maintaining the affordability of their housing expenses.

We also support the Maui County Council resolution passed on Dec. 5, 2017, urging Gov. David Ige and state lawmakers to help the tenants stay in their low-income housing project.

As you might know, in the early 1970's. after a long-fought battle and with much help from a few lawmakers of the Honolulu city, state lawmakers and community members, our association became the first beneficiary of affordable homes — an opportunity that resulted in our families eventually being able to purchase their homes and to provide a sound foundation for future generations. Ota Camp families have produced notable individuals — the parents of World Lightweight Boxing Champion Andy Ganigan lived in Ota Camp, the late Ota Camp president Pete and Sally Tagalog's granddaughter Jhanteigh Kupihea, a senior editor at Simon & Schuster in New York City and myself an entrepreneur and successful business owner of YB Builders.

As a grandchild whose ohana suffered through and survived an eviction fight, I know the trauma the families are going through. It sickens me to think that anyone could allow the elderly and disabled to be thrown out of their homes on Maui, after being promised that their Apartments would be low-income for 50 years. Any less than what was promised, would be a huge disappointment and will be a major blow to these families and their lives. Your help in this matter is our only chance in helping this community continue in having hope in living a full and productive life here in Hawai'i where we call home.

Your time and support is greatly appreciated.

Much Mahalo and Makibaka,

Yvette Burdett,
President, Ota Camp Association
94- 111 Leowaena St
Waipahu HI 96797
(808) 230-9695

cc. state lawmakers, Gov. David Ige

Jan. 14, 2018
Yvette Burdett
President
Ota Camp Makibaka Association
Waipahu, Hawaii

State Reps. Henry Aquino & Ty Cullen
State Sen. Mike Gabbard
Hawaii State Legislature
Honolulu, Hawaii

Aloha Reps. Aquino and Cullen and Sen. Gabbard:

On behalf of the current 250 residents living at the Front Street Apartments in Lahaina, Maui, we the people and community of Ota Camp Makibaka would like to go on record as a paramount supporter of the continuation of the affordable rental housing program that was implemented and promised to them. We hope that you will work very diligently with the Maui legislators in maintaining the affordability of their housing expenses.

We also support the Maui County Council resolution passed on Dec. 5, 2017, urging Gov. David Ige and state lawmakers to help the tenants stay in their low-income housing project.

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TEMPLE EMANU-EL

State Rep. Sylvia Luke
House Finance Chair (D-Dist. 25),
Hawaii State Capitol, Room 306
Honolulu, Hawaii 96813.

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Honorary Members
SHLOMO BENDERLY
SEN. DANIEL K. INOUE, z"l
RABBI AVI MAGID
ANDRE S. TATIBOUET

z"l - of blessed memory

Dear Representative Luke:

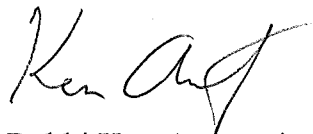
A member of my congregation recently made me aware of the tremendous challenge faced by the tenants of the Front Street Apartments in Lahaina, Maui. My understanding is that the residents either work multiple service sector jobs, have physical challenges or are on fixed retirement incomes. Combined with the building owner's plan to institute a market rate rental structure, this will certainly lead to mass evictions.

In the spirit of a central tenet of Judaism, "Love your neighbor as yourself," I am asking you to join Senator Rosalyn Baker and Representative Angus McKelvey in moving forward the legislation they are working on which is designed to prevent the two hundred fifty Front Street residents from becoming homeless.

I am writing to you in your capacity as Chair of the Finance Committee of the State Legislature and as the representative of the 25th House District on Oahu. Given your position in the legislature and Governor Ige's pledge on affordable housing in his recent State of the State address, something surely can be done in this case.

Thank you for doing what you can to help the tenants of the Front Street Apartments in their time of need.

Sincerely,



Rabbi Ken Aronowitz
Temple Emanu-El

Jan. 16, 2018
Patricia Royos,
President
Waiahole Community Association
Waiahole, Hawaii

State Sen. Jill Tokuda sentokuda@capitol.hawaii.gov
State Rep. Jarrett Keohokalole repkeohokalole@Capitol.hawaii.gov
State Rep. Sean Quinlan repquinlan@Capitol.hawaii.gov
Hawaii State Legislature
Honolulu, Hawaii

Dear Sen. Tokuda and Reps. Keohokalole and Quinlan:

Aloha! Given our past history of successfully fighting an eviction ourselves, we hold a special place in our hearts for those facing similar perils and urge you to work with Maui legislators in saving the low-income Front Street Apartments in Lahaina.

The Maui County Council has unanimously passed a resolution in support of the 250 people who live there, including retirees, the disabled, and working poor people. It seems unjust to allow the building owner to raise rents and force them out, after the owner promised in the 2000s that the apartments would remain affordable until 2051.

We hope the Front Street Apartment tenants do not have to go to the extent Waiahole residents had to go to obtain a just solution. There are many old and sick people at the Front Street Apartments — a woman on dialysis, a Hawaiian who is on crutches from a broken back, a veteran fighting cancer. Enough is enough already!

We hope you will do the right thing.

Aloha e Malama Pono,

Elizabeth "Pat" Royos,
President,
Waiahole Community Association
(808) 239-9611

WAIOLA CHURCH, UCC
535 Waine'e Street
Lahaina, HI 96761
Office/Fax: 808.661.4349
Web: www.waiolachurch.org
Email: jen@waiolachurch.org

January 7, 2018

Representative Angus McKelvey
House District 10
Hawaii State Capitol
Room 444
Honolulu, HI 96813



Dear Representative McKelvey,

The Board of Trustees of Waiola Church, UCC supports the Maui County Council resolution of December 5, 2017, urging our Governor and State legislature to find a way to maintain affordable housing at the Front Street Apartments in Lahaina, Hawaii.

As the oldest church on Maui, soon to celebrate our 195 anniversary, Waiola has had a long standing interest in the need for affordable housing, which has become even more critical in recent years. We are concerned for the current tenants facing eviction, who will be unable to find affordable options in the area, or even on the island. Our homeless population grows larger every year as low income families and individuals join their ranks...a situation that impacts us all.

Taxpayer money was lost and favors were granted to allow these units to be built - on the premise that they would remain affordable. A remedy for the IRS loophole voiding that contract needs to be found.

Please find a way to retain these units for those who call them home.

Sincerely,
Kahu Anela Rosa 
and
Jean Brew 
Moderator, Board of Trustees
Waiola Church, UCC

WAIOLA CHURCH, UCC
535 Waine'e Street
Lahaina, HI 96761
Office/Fax: 808.661.4349
Web: www.waiolachurch.org
Email: jen@waiolachurch.org
January 7, 2018

Office of the Governor

The Honorable David Y. Ige
Governor, State of Hawaii
Executive Chambers
State Capitol
Honolulu, Hawaii 96813

Dear Governor David Ige,


The Board of Trustees of Waiola Church, UCC supports the Maui County Council resolution of December 5, 2017, urging our Governor and State legislature to find a way to maintain affordable housing at the Front Street Apartments in Lahaina, Hawaii.

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January 7, 2018

Office of the Lieutenant Governor
The Honorable Shan S. Tsutsui
Lieutenant Governor, State of Hawaii
State Capitol
Honolulu, Hawaii 96813


Dear Lieutenant Governor Shan Tsutsui,

The Board of Trustees of Waiola Church, UCC supports the Maui County Council resolution of December 5, 2017, urging our Governor and State legislature to find a way to maintain affordable housing at the Front Street Apartments in Lahaina, Hawaii.

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January 7, 2018

Senator Roz Baker
Senate District 6
Hawaii State Capitol
Room 230
Honolulu, HI 96813

Dear Senator Baker,

The Board of Trustees of Waiola Church, UCC supports the Maui County Council resolution of December 5, 2017, urging our Governor and State legislature to find a way to maintain affordable housing at the Front Street Apartments in Lahaina, Hawaii.

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