

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

SENATE COMMITTEE ON WAYS AND MEANS

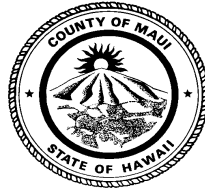
February 28, 2017 at 1:30 p.m.
State Capitol, Room 211

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

The HHFDC *supports the intent* of S.B. 1266, S.D. 1, 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 provide written comments on this measure.

ALAN M. ARAKAWA
MAYOR



200 South High Street
Wailuku, Maui, Hawai'i 96793-2155
Telephone (808) 270-7855
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OFFICE OF THE MAYOR
Ke`ena O Ka Meia
COUNTY OF MAUI – Kalana O Maui

February 27, 2017

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE SENATE COMMITTEE ON WAYS AND MEANS

Tuesday, February 28, 2017, 1:30 p.m.
Conference Room 211

SB1266 RELATING TO AFFORDABLE HOUSING

Senator Jill N. Tokuda, Chair
Senator Donovan M. Dela Cruz, Vice Chair
Honorable Members of the Senate Committee on Ways & Means

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

The purpose of this bill is to authorize the Hawaii Housing Finance and Development Corporation (HHFDC) or any entity of the State to initiate negotiations to keep the units of the Front Street Apartments on the island of Maui affordable or to acquire the Front Street Apartments property.

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

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

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

I urge you to strongly support SB1266. **Please change the date on page 3 line 13, page 5 line 7, and page 6 line 1 from 2027 to 2051**

Sincerely,

Alan M. Arakawa
Mayor, County of Maui

Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

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




Director of Council Services
Sandy K. Baz

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

February 26, 2017

TO: Honorable Jill N. Tokuda, Chair
Senate Committee on Ways and Means

FROM: Stacy Helm Crivello
Councilmember 

DATE: Tuesday, February 28, 2017

SUBJECT: **SUPPORT OF SB 1266 S.D. 1, RELATING TO AFFORDABLE HOUSING**

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

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

1. There is a critical shortage of affordable rentals and properties for sale in Maui County. The Front Street Apartments consisting of 142 units housing 250 residents was developed under the Low Income Housing Tax Credit Program with the intent of remaining affordable for 50 years.
2. The residents are comprised of below 60% and below 50% of the area median income and removing these units from affordability because of a loophole creates a severe hardship for the residents, leaving them with no prospects of other affordable rentals to move to.
3. The stark reality of homelessness affects the entire State. Maui too is facing a growing level of homelessness due to the lack of affordable rentals. The residents of the Front Street Apartments are facing the very possibility of being on the streets and with the critical shortage of bed space available in our shelters, Maui isn't equipped to adequately accommodate any displaced residents of the Front Street Apartments.

For the foregoing reasons, I support this measure.

2017SB1266SD1Support

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 24, 2017 6:35 PM
To: WAM Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/24/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: please support front street apartment complex remaining affordable. nancy silva, tenant, no. 822 kenui circle, lahaina, HI

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Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/24/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: "Please help save front street apartment complex affordability status, Mike Tuttle, tenant front street apartments, Lahaina, Maui".

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Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/24/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: Again I would like to have a minute or two of your attention to hear my personal plea to help save Front Street Apts as an affordable complex for the elderly, disabled and low income person as myself. The above statement just about says it all but I would like to take it to another level. Currently I have been diagnosed with renal end stage disease (kidney failure). To have the quality of life, I go to dialysis for treatment three times a week whereby I am connected to a machine that clean my blood of toxins. I am able to keep all of my appointment weekly because transportation to and from the dialysis center is taken care of by MEO bus system....they pick up at my front door. Picture this....it would be near impossible to keep dialyzing if I were living on the streets somewhere on Maui because my home had been compromised and I am unable to pay the higher rent. What is a 75 year old lady living alone without any outside assistance financially or medically to do to sustain the quality of life?? My thought of solution is simple...KEEP FSA as AFFORDABLE HOUSING. I wouldn't have to be "pushed" out of my home due to increased rent that I can't meet resulting in having no other place to move to other than abandoned homes or the streets of Maui. Nice thought, eh?? My hope and prayer is that our elected Council Members, members of Hawaii's House and Senate will hear my plea and be the fighting champion to keep my quality of life as promised. Thank you for listening to a kupuna, reared on Molokai by immigrant father from Okinawa and mother born and reared in Kohala, HI.....helen bullion/FSA apt 802

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SB1266

Submitted on: 2/24/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: aloha, please keep front street apartments complex in lahaina affordable. tenant

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To: WAM Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/25/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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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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.

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, February 25, 2017 7:37 AM
To: WAM Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/25/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
sharon serafica	Individual	Support	No

Comments: 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. 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. Mr 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 espectable 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. Sharon Serafica, apt. no. 1224, FSA Please help us keep our family together.

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Sent: Saturday, February 25, 2017 10:49 AM
To: WAM Testimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/25/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: Lahaina suffers from a growing homeless population, the majority being sent to Hawaii on a 1-way airline fare. Our Social Services System (which we Hawaii residents have long paid into) is painfully distressed. The 250-300 tenants of Front Street Affordable Housing face homelessness as well, contrary the 50 yr. term of AFFORDABILITY set @ time of occupancy. We working, voting, tax-paying, contributing citizens of Hawaii request of our Government to PASS SB1266 (w/2 attachments). Please support your constituents by passing these Bills. Mahalo, A.M.Barbeau/Co-President of the Committee for Front St. AFFORDABLE Apartments

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SB1266

Submitted on: 2/25/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
kathy miller	Individual	Support	No

Comments: aloha, please keep front street apartment complex in lahaina as affordable housing. a very concerned lahaina area taxpayer, Kathy miller

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To: WAM Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/25/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: aloha, please be so kind as to support both HB1553 and SB 1266 to keep front street apartment complex in lahaina affordable. mahalo nui loa, lahaina resident ginger

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

IN REGARD TO S.B. NO. 1266

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

There has been a travesty of justice and a betrayal of people's rights taken to remove our Affordable Income housing late last year during a private meeting of the MCC. Information regarding the outcome of this meeting was delayed and never officially conveyed to residents, who have faithfully committed to their contracts after months/sometimes years of vetted certification for qualification.

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

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

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

We, the people at Front Street Apartments, are diverse in all socio-economic

backgrounds but conscientious. dignified and respectful. It is a safe haven, well managed by compassionate and experienced personnel. Not all of us are eloquent in our presentations, not all of us are computer literate or able to communicate well, but we are all humans with our basic needs of appropriate housing and care.

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

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

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

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

overwhelming medical costs in New York. My story is only one of many.

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

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

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

From: mailinglist@capitol.hawaii.gov
Sent: Sunday, February 26, 2017 11:03 AM
To: WAM Testimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/26/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: tESTIMONY FROM James R. Purchase, Apt 1701, Front Street Apartments. ALOHA! i AM SUBMITTING TESTIMONY ON BEHALF OF MY NEIGHBOR WHO HAS NO ACCESS TO A COMPUTER. His identity and location may be verified. "I am on a fixed income, just lost my wife of 42 years. I cannot afford to move as was told upon move in a 50 years lease was in contract. I feel the County is adding to an already out of control homeless problem. All this is for one reason. Greed, greed Thank you for hearing me"

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Sent: Sunday, February 26, 2017 11:30 AM
To: WAM Testimony
Cc: fromwayne@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/26/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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 would see an opportunity to rent gouge. I looked on the web for information, and found only one little PDF, but I am not good with computers. In that PDF was stated "the buyer must continue to operate the low-income portion of the building as "a qualified low-income building in accordance with the IRC." I'm not sure what that means, but it seems that the original intent, was to keep it affordable low income housing? Every morning, I see the children heading off to school, and feel so sad for them. Some of their demeanours seem to have changed since this news broke, and I can't help wonder what effect it might be having on them personally, and how their family life is affected because of this. We are all so grateful to have our little community, but now people are scared. All this is why I am supporting SB 1266. Please, for the sake of the children, families, elderly, disabled, health challenged people, and for people getting back on their feet after unfortunate life events, help us. Sincerely, Ernie Johnson

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Cc: robinonmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/26/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: My name is Robin T. Sullivan. I am a disabled Senior Citizen and a grateful tenant at Front St. Affordable Apts. in Lahaina. As a voting, tax-paying Hawaii resident for 20 yrs., I ask your support of SB 1266 so the almost 300 tenants here may remain as tenants per our original move in contract, or, for the future good of Maui, keep this complex Affordable in perpetuity. We all are traumatized here as we face homelessness. I feel assured our Government will protect us, your constituents. Mahalo for your concern for us.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2017 7:32 AM
To: WAM Testimony
Cc: cspellman@hawaii.rr.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/27/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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 SB1266 SD1. 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 SD1 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.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2017 7:30 AM
To: WAM Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/27/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
maria lehandra	Individual	Support	No

Comments: Aloha, Many of us Front Street Apartments renters are hard working families with bottom incomes I myself, live on Maui since 2003 I am a single mom of a 5 year old and Domestic Violence Survivor, managing two jobs to have meets ends because my child`s father refuses to help raised his kid. Between the Government help and my income I have been able to support my child by myself for five years, having the opportunity to live here at Front Street Apartments where my son loves to play with his neighbors friends at the playground, where the Elementary School is at the end of Front Street ,here where we live a good quality life, safe with dignity, solidarity and a brighter future was possible until now..suddenly this future was shatter to pieces, my son notice the stress that this situation cause to me and he is on distress also repeting me "please mommy I don't want to move out, I want to go to school with my friends"...if we move out we will have to change the school too.....It breaks my heart and shadows his future with the sole thought of having to move out with my child sets the fear that We may even have to become homeless if the current plan comes to fruition. The households of this complex are either families with young kids or senior adults, some disabled who are not able to pay a higher rent, many of us live here for five, fifteen years or more. I appeal to the common sense of all decision makers to please help us by respecting our seniority maintaining our current rent and homes as it is now Affordable. Permantly, in perpetuity for the future generations of Hawaii, in my case this is the maximum I can afford. I understand business is business, but we are dealing with peoples lives here. Can we please do this together?, can we agree and work as a team on a solution that is viable and we all win by finding a happy medium for All and Forever, affordable housing Is a priority and an issue that affect us all at many levels, individually, socially and morally, our dignity as a person and right to be happy can not be taken lightly, your decision will have a ripple effect on all of us west Maui residents , and ultimately our children and their pull apart families are the ones who will suffer the consequences. Malama Pono, do what is right. Lets keep our Values positive , because our Values becomes our Destiny in Gratitude and Respect for each other lives. Aloha, maria lehandra, tenant

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From: mailinglist@capitol.hawaii.gov
Sent: Sunday, February 26, 2017 5:34 PM
To: WAM Testimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/26/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: Submitting testimony on behalf of Mai Vu Tran, tenant @ Front St. Affordable Apts. since 2001, unit #204. Not everyone has online access so we assist each other as needed. The Vu Senior Citizens, husband and wife ask your support of SB 1266 in WAM Committee as facing possible homelessness is tragic and upsetting. They both have paid taxes and have supported the Hawai economy and need this Affordable Housing desperately. Thank you for your help and concern. (neighbor, Anna Barbeau for Mai Vu Tran)

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2017 10:07 AM
To: WAM Testimony
Cc: tomtran1958@gmail.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM

SB1266

Submitted on: 2/27/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: Aloha. My Family and I are tenants at Front St. AFFORDABLE Apts. and are very grateful to be able to rent here. Our children do well in the west side educational system and we are able to support them and ourselves by having rent we can afford. My wife and I both work and support the economy of Hawaii. Please pass SB 1266 for the good of Lahaina residents. Thank you.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2017 11:52 AM
To: WAM Testimony
Cc: Don.Guzman@mauicounty.us
Subject: *Submitted testimony for SB1266 on Feb 28, 2017 13:30PM*

SB1266

Submitted on: 2/27/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 28, 2017 1:09 AM
To: WAM Testimony
Cc: soseasick@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 28, 2017 13:30PM



SB1266

Submitted on: 2/28/2017

Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

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

Comments: here it is: My name is John Massa and 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 11-30-2016 at NOON 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 hearsay or false rumors. I noticed that in the letter, the reference email listed to express concern was mistyped on the bottom of the page. I wish I had more time to inform my neighbors but that doesn't seem to be the case. I have been told by a neighbor who makes cabinets for the complex that a one bedroom apartment here t 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 eight 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 cannot 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 substandard at present time; the situation will become that way and create a Slumlord situation by definition. I myself would very much like to avoid this situation by all costs, 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, tenant

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LATE

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 28, 2017 9:54 AM
To: WAM Testimony
Cc: elle.cochran@mauicounty.us
Subject: *Submitted testimony for SB1266 on Feb 28, 2017 13:30PM*

SB1266

Submitted on: 2/28/2017
Testimony for WAM on Feb 28, 2017 13:30PM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Elle Cochran	Individual	Support	No

Comments:

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