

SB 1266

Measure Title: RELATING TO AFFORDABLE HOUSING.

Report Title: HHFDC; Affordable Housing; Maui; Front Street Apartments; Appropriation (\$)

Description: Directs 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. Appropriates funds.

Companion: HB1553

Package: None

Current Referral: HOU, WAM

Introducer(s): BAKER, ENGLISH, ESPERO, HARIMOTO, KEITH-AGARAN, K. Kahele, Kim

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 HOUSING

February 9, 2017 at 3:00 p.m.
State Capitol, Room 225

In consideration of
S.B. 1266
RELATING TO AFFORDABLE HOUSING.

The HHFDC supports the intent of S.B. 1266. If it is the Committee's intent to move this measure forward, we respectfully request that the following amendments be made to the bill.

On page 4, line 9, the following should be deleted: ", in perpetuity". Affordable housing projects cannot be financed with this condition imposed, so this language should be deleted.

On page 5, line 16, the word "approval" should be replaced by "disapproval." The sale of HHFDC property is subject to Legislative disapproval pursuant to §171-64.7, HRS.

Thank you for the opportunity to testify.

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:54 AM
To: HOU Testimony
Cc: pluta@maui.net
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: The WMTA STRONGLY SUPPORTS SB1266 and requests that it be passed without delay. Affordable housing has been on the top of the WMTA priority List for over 15 years and the current situation is in crisis proportions. This Bill will address a way to stop making the crisis worse than it already is. The WMTA has represented thousands of Maui Property Owners and residents the past 328 years. Please pass this Bill! Malama Pono ame Mahalo, Joseph D Pluta, President Emeritus, Founding Board Member

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, February 7, 2017 8:35 PM
To: HOU Testimony
Cc: stacy.crivello@mauicounty.us
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM
Attachments: SB1266Support.PDF

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Councilmember Stacy Helm Crivello	Individual	Support	No

Comments:

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Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

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




Director of Council Services
Sandy K. Baz

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

February 6, 2017

TO: Honorable Will Espero, Chair
Senate Committee on Housing

FROM: Stacy Helm Crivello 
Councilmember

DATE: Thursday, February 9, 2017

SUBJECT: **SUPPORT OF SB 1266, RELATING TO AFFORDABLE HOUSING**

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

I support this measure for the following reasons:

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

For the foregoing reasons, I support this measure.

2017SB1266Support

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:38 AM
To: HOU Testimony
Cc: vmoralesvazquez@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Violeta	Individual	Support	Yes

Comments: I'm single mom with a special needs child. I need your help for keep front street apartment with the rent low. I work only when my son is at the school. It is really hard for me to pay the bills. We live here since 10 years. Sometimes i can't sleep thinking about the rent.. ,ect. Please we and Our neighbors we need your help for keep front street Apartments with the rent low. Please help us. God bless.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 1:05 PM
To: HOU Testimony
Cc: cspellman@hawaii.rr.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: SB 1266 is critical to Maui County's residents in Lahaina, West Maui. I Support SB 1266. The homeless situation is overwhelming to our social services and jeopardizes the safety of our tax paying, voting residents. Front Street AFFORDABLE Apartments was built in 2001 with a 50 year term as Affordable, meant for the hard-working classes, Families, Retirees on fixed incomes, permanently disabled and all struggle financially day-to-day. With a small percentage of HUD recipients, this complex is depended upon by the 250-300 tenants currently residing at the Front Street Apartments (FSA). The children of working Families and working single parents thrive securely in our West Maui schools. We desperately appeal to you to assist us in our need to keep FSA Affordable Apts. Affordable, as deemed at the inception dated 2001, for the 50 yr. term as originally stated. However, as the need for affordable housing increases for Maui County residents, it is most beneficial for all to keep it affordable in perpetuity. There is an enormous need, and rather than do costly funding for land lease and construction of the same, while ejecting those being proposed to assist, makes no sense. We already HAVE the needed complex in perfect working form. Please do not allow the retracting of its affordability aspect only to rebuild again elsewhere. To use the hard working tenants as pawns, as financial space holders to be disposed of for private investor gain is cruel beyond measure. We, the tenants are united in our struggle to reach out to all willing and able to assist us in securing our lives and future. We appeal to you directly. Thank you for your time and understanding of this situation. We feel you will do your foremost for us, the public, now in dire straits. Please help us we have nowhere to go. In the last 4 years 30,000 Hawaiians have moved from the West Maui area to the Mainland as they cannot afford to live in Hawaii. Mahalo Nui Loa. CSpellman, FSA's, Lahaina, Maui 9676

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 1:25 PM
To: HOU Testimony
Cc: fromwayne@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 1:38 PM
To: HOU Testimony
Cc: elle.cochran@mauicounty.us
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Aloha, As the West Maui County Council Member, I can tell you that the Front St. Apartments is vital to our lower income West Maui residents. There is a severe shortage of affordable rentals in West Maui, and losing the Front St. Apartments will make the situation even worse. I fully support State and matching county funds being used to purchase the Front St. Apartments, and making those units affordable in perpetuity. The only way local and state government are going to be able to solve our housing crisis in the long term is to make units affordable in perpetuity. We cannot continue to put public funds toward purchasing units that will only be affordable for a short time. My office has been working on ways to make units affordable in perpetuity through deed restrictions or by putting the land in trust. I would be happy to offer the committee chair and it's members some insight about the possibilities. We are one of very few states/counties who don't require affordability in perpetuity. Please don't hesitate to contact my office with any questions, Mahalo Elle Cochran 808 270 5504

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 11:38 AM
To: HOU Testimony
Cc: autumn.ness@mauicounty.us
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
autumn ness	Individual	Support	No

Comments: I support the purchase of Front St. Apartments, and especially encourage the state to purchase it with the requirement that it be affordable in perpetuity. Local and state governments can not continue to allow our affordable housing solutions to go onto the open market after a short period of time. We are putting valuable public resources into only temporary solutions unless we make units affordable in perpetuity. The housing crisis on Maui and in Hawaii is large and needs to be solved with long term thinking.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 2:03 PM
To: HOU Testimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM
Attachments: FSA.rtf

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Testimony by Barbara J. Henny, 1802 Kenui Place, Front Street Apartments, Lahaina. SB 1266 There has been a travesty of justice and a betrayal of people's rights by the Maui county council, the Mayor and Hawaii state members who supposedly "serve" us, the residents of Front Street Apartment and the Maui Ohana. A deceitful, backhanded action was taken to remove our Affordable Income housing late last year during a private meeting of the MCC. Information regarding the outcome of this meeting was delayed and never officially conveyed to residents, who have faithfully committed to their contracts after months/sometimes years of vetted certification for qualification. Both the Bills referenced attest to what is known. Hopefully copies are available for all to read and digest. I am no lawyer but it is markedly clear that options can be made available. An investigation needs to be initiated on what transpired during the meetings with the investor/new owner (still anonymous) and why the State could not fulfill its obligations to provide extra funding, even under advisement? from the Maui County Council. Homelessness on these islands is a horrific issue and negating the Affordable Housing program in buildings where they were available and promised to the people of the island will only exarcebate 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.

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

January 29, 2017

IN REGARD TO S.B. NO. 1266

IN REGARD TO S.B. NO. 1553

HB1553

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

SB1266

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

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

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

SB 1266 There has been a travesty of justice and a betrayal of people's rights by the Maui county council, the Mayor and Hawaii state members who supposedly "serve" us, the residents of Front Street Apartment and the Maui Ohana.

A deceitful, backhanded action was taken to remove our Affordable Income housing late last year during a private meeting of the MCC. Information regarding the outcome of this meeting was delayed and never officially conveyed to residents, who have faithfully committed to their contracts after months/sometimes years of vetted certification for qualification.

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

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

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

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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: Monday, February 6, 2017 5:15 PM
To: HOU Testimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Aloha. My name is Anna Barbeau, I am a consistent voting, tax paying resident of Maui County since 1968. Single, I have worked to self support in the visitor industry, sales, an educator for DOE 20 years. I have found it increasingly difficult to secure housing within my means. Front St. Affordable Housing, built in 2001, became my affordable residence in 2007. Having researched it's status, it posted online a term of 50 yrs. as Affordable Housing for our deserving working class, retirees on fixed incomes, some disabled, and was under the umbrella of HUD. Feeling secure in the future, I became a tenant understanding this would be my last residence due to advancing age. I would only vacate my unit, 'feet first'. Moving is traumatic, and a forced move even worse. It is also cost prohibitive. There are between 250-300 tenants residing in this Affordable complex. Working families with children, employed single parents as well. Studies and common sense show that young children experience insecurities when uprooted from their schools, classmates, friends and all that has become familiar when forced to relocate. For children of single parents, the early loss of a parent doubles this unstable foundation which can easily lead to early involvement into drug experimentation and petty crime. This is fact and it knows no economic status. For the aged, it is a crushing, hopeless feeling of despair as a fixed income an inability to pack belongings search hopelessly for unavailable residences lead to defeat. There is nowhere to go. We became tenants under false pretenses regarding the 50 yr. term of security and WE WERE NEVER informed otherwise. To be used as space holders for income for 10 yrs. only to be disposed of in favor of outside private investor financial gains cannot be allowed. At time of this offer to sell the leasehold, it was ONLY presented to Oahu who did not have enough funds. Our West side Representatives (Council members Elle Cochran, Don Guzman and others) were NOT INFORMED and state (view videotaped Maui County Council Meeting 12/1/16) They had/have funds in the County's coffers which, combined with State funds, could have, WOULD have bought the leasehold. This needs now to be done in view of not putting 250-300 residents onto the streets and onto already stressed social services. It will be by all accounts less costly to keep FRONTS ST. AFFORDABLE APARTMENTS as is, rather than spending even more money to acquire land, and finance the building of more complexes. Our infrastructure and schools are at critical mass. FSA is already here and working. PLEASE consider your constituents. We ask that you perform your honored public service we all respectfully believe you capable of doing well. Thank you. Anna Barbeau and Gung Hee Fat Choy Anna Barbeau [annamaui2008@yahoo.com]

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From: Anna Barbeau <annamaui2008@yahoo.com>
Sent: Monday, February 6, 2017 1:23 PM
To: HOU Testimony
Subject: Fw: HB 1553 SB 1266

Aloha, attached is my testimony, resent as it had been submitted too early.

Sent from Yahoo Mail on Android

On Sat, Feb 4, 2017 at 1:32 PM, Anna Barbeau
<annamaui2008@yahoo.com> wrote:

I had submitted my following testimony 2 early. I need ur assistance in submitted 4 me. I will send u my CODE and PASSWORD I recd frm enabling u 2 submit 4 me. I had sent it via email, but do not know if it need also be through their website testimony system.

Sent from Yahoo Mail on Android

On Mon, Jan 30, 2017 at 9:24 AM, HSGtestimony
<hsgtestimony@capitol.hawaii.gov> wrote:

Aloha, thank you for your email. Unfortunately, the bill you submitted testimony for is not scheduled for hearing at this time. Please follow the directions on the state capitol website and re-submit your testimony at the appropriate time.

From: Anna Barbeau [mailto:annamaui2008@yahoo.com]
Sent: Saturday, January 28, 2017 5:23 PM
To: HSGtestimony <hsgtestimony@capitol.hawaii.gov>; HUSTestimony <hustestimony@capitol.hawaii.gov>; HOU Testimony <HOUTestimony@capitol.hawaii.gov>
Subject: HB 1553 SB 1266

Aloha. My name is Anna Barbeau, voting, tax paying residents of Maui County since 1968. As a single being, I have worked to self support in the visitor industry, sales, and 20 yrs. for the DOE, I have found it increasingly difficult to secure housing within my means. Front St. Affordable Housing, built in 2001, became my affordable residence in 2007. Having researched it's status, it posted online a term of 50 yrs. as Affordable Housing for our deserving working class, retirees on fixed incomes, some disabled, and was under the umbrella of HUD. Feeling secure in the future, I became a tenant understanding this would be my last residence due to advancing age. I would only vacate my unit, 'feet first'. Moving is traumatic, and a forced move even worse. There are between 250-300 tenants residing in this Affordable complex. Working Families with children, employed single parents as well. Studies and common sense show that young children experience insecurities when uprooted from their schools, classmates, friends and all that has become familiar when forced to relocate. For children of single parents, the early loss of a parent doubles this unstable foundation which can easily lead to early involvement into drug experimentation and petty crime. This is fact and it knows no economic status. For the aged, it is a

crushing, hopeless feeling of despair as a fixed income and inability to pack belongings search hopelessly for unavailable residences lead to defeat. There is nowhere to go. We became tenants under false pretenses regarding the 50 yr. term of security and WE'RE NEVER informed otherwise. To be used as space holders for income for 10 yrs. only to be disposed of in favor of outside private investor financial gains cannot be allowed. At time of this offer to sell the leasehold, it was ONLY presented to Oahu who did not have enough funds. Our West side Representatives (Councilmembers Elle Cochran, Don Guzman and others) were NOT INFORMED and state (view videotaped Maui County Council Meeting 12/1/16) They had/have funds in the County's coffers which, combined with State funds, could have, WOULD have bought the leasehold. This needs now to be done in view of not putting 250-300 residents onto the streets and onto already stressed social services. It will be by all accounts less costly to keep FRONTS ST. AFFORDABLE APPARTMENTS as is, rather than \$\$\$ aquire land, and finance the building of more complexes.

FSA is already here and working. PLEASE consider your constituents. We ask that you perform your honored public service we all respectfully believe you able to do. Thank you. Anna Barbeau and Gung Hee Fat Choy

Sent from Yahoo Mail on Android

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 5:18 PM
To: HOU Testimony
Cc: kkburdtd@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: As a Maui resident, I strongly support SB1266 and commend the legislature for taking this important action to maintain affordable housing.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 5:45 PM
To: HOU Testimony
Cc: maria.bacalso@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: It is imperative that Front Street Apartments remain affordable. To remove this quantity of affordable housing in Lahaina, when any housing, let alone affordable housing is extremely hard to come by currently, it would have devastating effects on the community.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 5:50 PM
To: HOU Testimony
Cc: tampaltin@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: We need more affordable rentals. We are in an affordable housing crisis in Maui and especially in Lahaina. It is compounding the traffic during rush hour because no one that works in West Maui can afford to live in West Maui. We need workers to staff the hotels and restaurants that serve the tourist that visit. We need affordable rentals and affordable housing in perpetuity, we can't afford to loose any of what we already have because we are in a desperate need for more. The quality of life for residents and the quality of experience for visitors is at stake. Kaanapali brings in more tourist dollars per square foot than anywhere else in the State we need housing. Please act now to save the Front st. apartments, to help West Maui.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 3:55 PM
To: HOU Testimony
Cc: tulsigreenlee@icloud.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 9:15 PM
To: HOU Testimony
Cc: laurenelaine721@yahoo.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Lauren Ampolos	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 8:32 PM
To: HOU Testimony
Cc: ihemphi@live.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Aloha Senators, I've lived on Maui for 8 years and can't afford to buy a house. Rent keeps going up every year between \$100-200/mo Please pass this bill and bring us affordable housing to rent and buy. Mahalo for the opportunity to testify

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 7:45 PM
To: HOU Testimony
Cc: bkdl@hotmail.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 6:59 PM
To: HOU Testimony
Cc: kathrynkms80@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Kathryn Snyder 1122 Keʻnui Circle Lahaina, HI 96761 281-6909 I am 81 years old and have live at FSA for 11+ years. I had planned to live here for the rest of my life. It would be very difficult to find another place in Lahaina that is so convenient to everything at a price that I could afford. The thought of having to move is just overwhelming to me. Please help my neighbors stay at FSA. Thank you. s

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 6:36 PM
To: HOU Testimony
Cc: mary@mauivortex.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Overbay	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 6:28 PM
To: HOU Testimony
Cc: mauijazz@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: JANET DRAPER = 808-214-0247 I am a 72 year old female senior citizen, living alone at the Front Street Apartments. I have been a resident there since they were built 15 years ago, and thought I would be here until the end of my life. To have to think about moving has been so stressful to me. But the prospect of paying DOUBLE rent in 2 years, which is what is proposed by the owner, is beyond my comprehension. Living on Social Security and a small pension this would be IMPOSSIBLE FOR ME. I respectfully ask that you do all in your power to keep the Front Street Apartment in Lahaina AFFORDABLE for us low income SENIORS and families.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 7:51 AM
To: HOU Testimony
Cc: alexgonsalves125@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Please keep this affordable. Almost 5 years ago we were homeless and I thank god we were able to get in. We as poor Hawaiian s need more places in Lahaina that people can afford. So please leave it as is.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:34 AM
To: HOU Testimony
Cc: greeng006@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM
Attachments: Untitleddocument.pdf

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: To the Powers that Be, Thank you for taking the time to read my testimony. Aloha, my name is Evette Green. I am an original tenant here at Front St., Apts. My husband, Godfrey Green is a born and raised Mauian. We have been married for 25 years and have two children. Jett, 15, is a 10th grader at Lahainaluna High School and Ace, 12, is home schooled. Having decided to raise children here we knew the only place we could give our family a real chance was Font St., Apt. It is because of this place we have been able to be productive consumers in society. We have been able to fuel the local economy with the ability to pay our own way. We have been able to give back to the community with volunteering and spearheading events. I have made it a priority to make Front St., Apts. a community by hosting events such as clean up day and outdoor movie nights for all tenants in the complex. Having our rent more than double will price my family out of the market and our home and stability will be threatened. Front St., Apts. is a model example of what the housing should be like in Hawaii. I humbly ask you to consider maintaining this complex for the health of our Ohana and all who benefit. Evete Green

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To the Powers that Be,

Thank you for taking the time to read my testimony.

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

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

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

Evete Green

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:35 AM
To: HOU Testimony
Cc: sunsetgalmd@aol.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: I have lived at Front St. Apartments for 13yrs. I am a hard working single female which means I don't have a significant other to help share in my expenses. This community is quiet and respectful of others. We keep this property clean. If this property becomes no longer affordable I will either 1) be homeless and have to live down at the harbor with all the crack heads and get food stamps and go to the soup kitchen and accept the free groceries weekly from the state or 2) have to quit my job of over 10yrs and move back to Ca. with my parents. Please.... I'm 50 yrs old. Don't make me lose all that I have established and accomplished on this island. I've paid my dues and have earned the right to live here and this affordable housing is the key to my success. Please continue to allow Front St. Apartments to be "Affordable" indefinitely. I beg of you. Mahalo, Michelle

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:05 AM
To: HOU Testimony
Cc: matthewdbritt@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Please help keep Front Street Apartments affordable indefinitely. Matthew Britt

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:36 AM
To: HOU Testimony
Cc: mauistar@earthlink.net
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Front Street Apts has lost its' affordable status. Over 300 residents w/families, disabled, seniors & many low income taxpayers have no place to move to & who cannot pay the higher, often doubled rents. Please help us find a way to return status to affordable in perpetuity. Sincerely, Nancy A Silva, 822 Kenui Circle, Lahaina, HI

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Marlene Uesugi

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:49 AM
To: HOU Testimony
Cc: kimt2@hotmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:13 AM
To: HOU Testimony
Cc: greeng006@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:04 AM
To: HOU Testimony
Cc: drgnflid@gmail.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:44 AM
To: HOU Testimony
Cc: Cambriareiter@hotmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: I am supporting this bill. We are a young family of four. My husband and I both work on the west side. By living in Front Street Apartments as an affordable housing, we are able to actual live by our work places (hotels) and care for our young children. Our wages do not match the market value and we will be forced to move elsewhere, either across island adding to more traffic problems or off island which we would prefer not to. Please keep Front Street Apartments affordable.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 12:11 PM
To: HOU Testimony
Cc: riyagawa@gmail.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 1:29 PM
To: HOU Testimony
Cc: kai.nishiki@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Please save these apartments!

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From: Ray Rogers <rayrogers.onmaui@hawaiiintel.net>
Sent: Tuesday, February 7, 2017 5:45 AM
To: HOU Testimony
Subject: Tuesday 2-7-2017 This is MY TESTIMONY-SUPPORT FOR BILLS:(SB1266)(HB1553) Front Street Apartments Lahaina 96761

Importance: High

Aloha, This is MY TESTIMONY-SUPPORT FOR BILLS:(SB1266)(HB1553) [For:Front Street Apartments to remain affordable indefinitely.]

I leased my 1BR/1BA unfurnished apartment at Front Street Apts.in May 2006 & my monthly rent in the last 10 years has increased by 60%. Average of 6% per year. This is now a little over 1/2 of my monthly Retirement Social Security Income to date & with no cost of living allowance for 2015 & '16, for 2017 my: COLA allowance is:(0.3%) \$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@hawaiiintel.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.

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:07 PM
To: HOU Testimony
Cc: nataliejeanf@gmail.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:34 PM
To: HOU Testimony
Cc: katieislands@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:54 PM
To: HOU Testimony
Cc: tamiko2579@netzero.net
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:41 PM
To: HOU Testimony
Cc: rebeccabrooking808@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: My concern today is for the lower income locals who currently live at Front Street Apartments. I personally know one family and one single person there who could be looking at homelessness if forced to move out. These are people who have no other options. It's not as if the County is overflowing with affordable housing opportunities. We are already in a crisis and I respectfully urge you to TAKE ACTION and address this shameful situation as the emergency that it is. The people of Hawaii depend on you to be their advocates and not allow big money, outside money, to run roughshod over them. Mahalo.

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February 7, 2017

RE: Bills SB1266 and HB 1553

Dear Legislators:

I have been a responsible resident of Front Street Apartments since 2005. My rent is \$1,161 for a 2 bedroom 2 bath unit. In the 12 years I have lived there, I have fulfilled my financial obligations despite it being very difficult to do so for several years after the 2008 recession. Although I have recovered and am now able to pay my rent comfortably, I would not be able to afford "market rate" rents estimated at around double my current rent.

Until the sale of FSA, I was contented with the idea of being a life-long renter, especially considering the price to buy a home here has also been out of reach for me. Fortunately, the announcements of the Makila Kai and Kahoma Village developments have given me a little hope that I may be able to own a decent home on Maui after all, and this news about FSA has been the catalyst for me to take more serious steps toward buying a home.

However, for many of my neighbors, homeownership is still not an option and neither is finding another affordable rental because there just aren't any left in West Maui (they're all full or have long waitlists)! There are families, the elderly, and those who are disabled who will be forced to crowd into extended families' homes or otherwise join the ever-growing homeless population.

There are so many who need affordable rental homes. For some, it will allow them to save up for homeownership. For others, it has and will be all they can afford for generations. As limited as affordable housing already is, it is so upsetting to know that there are those who would take any of it away for the sake of greed. Please pass bills SB1266, HB 1553 and any future efforts to keep Front Street Apartments affordable in perpetuity.

Sincerely,

Tara-Lynn Kahaialii

703 Kenui Circle

Lahaina, HI 96761

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:15 PM
To: HOU Testimony
Cc: powerdesignmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Please support this bill i have lived on Maui for 29 years and still cannot afford to purchase property. i have lived at front st. apts with my wife and children since it opened and will not be able make my rent if prices increase.Affordable housing is really needed here for familys in the service industry. I own a small cabinet shop on the west side and with the shop rent and electric as well as rent at our apt. we as a family are barely able to make rent with the prices as they are. An increase will put us under. Thanks for your consideration on this matter vote in support of sb1266

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:54 PM
To: HOU Testimony
Cc: jpowermaui@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 5:43 PM
To: HOU Testimony
Cc: jen.mather@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Aloha, My name is Jennifer Mather and I currently reside in Lahaina on the West Side of Maui. I support the preservation of the affordability of the Front Street apartments. Without these apartments being kept affordable in perpetuity for our low-income community members, West Maui will see an epidemic rise in homelessness and our already taxed affordable housing (what little we currently have) will be negligible. Those of us who have found something that we can afford but still takes up 60%+++ of our monthly income, will find our own rents raised as the demand grows greater. We, ourselves, will be forced into homelessness or made to leave the area or even the state. As a Kanaka Maoli this is a bleak, and yet very real, outlook. Humbly submitted in support of the State of Hawaii acquiring and using the Front Street apartments as low-income housing in perpetuity for the residents of Maui County. Jennifer Mather 441 Dickenson Street Lahaina, HI 96761

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Marlene Uesugi

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 7:34 PM
To: HOU Testimony
Cc: lincolnmichele@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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Sent: Tuesday, February 7, 2017 8:33 PM
To: HOU Testimony <HOUTestimony@capitol.hawaii.gov>
Cc: ratnasukaryo@hotmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Ratna Heilscher	Individual	Support	No

Comments:

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

Aloha from Maui.

My name is Ratna Sukaryo. 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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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 8:59 PM
To: HOU Testimony
Cc: kelseyshultz13@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:28 PM
To: HOU Testimony
Cc: tomtran1958@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 6:53 PM
To: HOU Testimony
Cc: sernamada@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Please allow front street apartments to remain affordable

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:06 PM
To: HOU Testimony
Cc: maivutran2017@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:23 PM
To: HOU Testimony
Cc: erika.lechugadisalvo@gmail.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:31 PM
To: HOU Testimony
Cc: 1bethjack@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Please help to save our affordable housing at Front Street Apartments in Lahaina. I am a single mother who relies heavily on the lower rent to raise my kids and have a safe place to live. We have been here for 8 years and are so grateful and happy here. There are many families here and elderly people who will be forced to move out if the rents are raised. Many, like myself, cannot afford market rates and may end up homeless. This housing is so important for our community and needs to continue. Thank you, Elizabeth Clapper

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:32 PM
To: HOU Testimony
Cc: josephtxvu2017@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 12:20 AM
To: HOU Testimony
Cc: soseasick@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 12:59 AM
To: HOU Testimony
Cc: marianalanderos@hotmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: I am a single mother that has lives at Front Street Apartments since it first open over 15 years ago, when we moved here my son was only 8 months old, this is the only place he has called home, he is now 16 years old. I can't explain how stress I am that we probably won't have a home in couple years., at what the rent prices are right now we'll probably end up homeless.He will be graduating from Lahainaluna in two years,I want him to pursue a college degree not have to worry that his mom is living on the street. FRONT STREET APARTMENTS NEED TO REMAIN AFFORDABLE INDEFINITELY.

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 10:22 AM
To: HOU Testimony
Cc: gabeshave@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 11:28 AM
To: HOU Testimony
Cc: psolomonlcs@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Paul Solomon	Individual	Support	No

Comments: Aloha, I am writing in support of SB1266. Currently we have a huge lack of affordable housing on Maui. In addition many residents, including myself, are having a difficult time making ends meet financially. Many native Hawaiians have had to move to the mainland because they cannot afford to live here anymore. We need help to have access to affordable housing. This bill gives state funding to purchase Front St. Apartments and keep them affordable. Please support this bill. Also, please approve language which would keep these apartments affordable in perpetuity. Mahalo, Paul Solomon

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:44 PM
To: HOU Testimony
Cc: gifts9954@gmail.com
Subject: *Submitted testimony for SB1266 on Feb 9, 2017 15:00PM*

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:49 PM
To: HOU Testimony
Cc: stanfranco@hawaiiantel.net
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: I believe that, when government funding or tax credits are used for a housing project, that project should be affordable long term (50 or more years). Otherwise, we will continue to have affordable housing projects going to market like Front Street Apartments. I support this legislation.

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Sent: Wednesday, February 8, 2017 6:17 AM
To: HOU Testimony <HOUTestimony@capitol.hawaii.gov>
Cc: mauimusicmission@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments:

February 8, 2017

Aloha Committee,

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

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

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

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

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

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

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

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

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

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

Marlene Uesugi

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:38 PM
To: HOU Testimony
Cc: mahalomauiday@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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Sent: Tuesday, February 7, 2017 3:43 PM
To: HOU Testimony
Cc: jacksonholmes@sbcglobal.net
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
jack a holmes	Individual	Comments Only	No

Comments: hello, my name is jack holmes, resident at front st apartments in lahaina for 4 years. i moved here because it was affordable housing and i was accepted here in a one bedroom. i work full time in lahaina, and dont know where i would live and where i can afford. My hopes for everyone that lives here now is that this property will stay affordable housing. And we also need more affordable housing for other families. thank you for your concern. mahalo and aloha jack holmes

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 2:28 PM
To: HOU Testimony
Cc: chiguyer@hawaii.rr.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:42 AM
To: HOU Testimony
Cc: mlssingram.mi@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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Marlene Uesugi

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 7:48 AM
To: HOU Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/8/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: Interesting to see the different perspectives regarding "affordable" How confusing that two "affordable housing projects" are slated and/or in process in Lahaina area: Kahoma Village on Front Street in Lahaina and Makila Kai in Launiupoko. Please note that neither of these two projects offer rental units, only "for sale" housing. Taking a quote directly from promo to buy: "permitting for the new 'affordable projects' prohibit short term rentals and the owners have come together to provide "real affordable housing to our...friends and neighbors." I would like to attempt to clarify this quote. Senior citizens on a limited income living at Front Street Apartments, are wondering how we can qualify for the one of the two new "affordable projects". This is important why? Because those of us who live in the 142 unit complex of Front Street Apartments are going to be forced to move out on August 2019, when the owners find that they are no longer required to offer "affordable housing" to the folks who live here including over 300 working class families with children doing well in Lahaina schools, disabled, seniors on fixed incomes and just low income folks with "no west side affordable tenancy options". So, the question in our minds is how do we qualify to PURCHASE one of the new "affordable units"? What would it take for us to qualify for a loan for an "affordable unit"? Would a financial institution even consider us for a loan so that we could purchase say a low end \$251,580 unit? What would the down payment be for such a loan; should we assume it would be 10 percent down, or \$25,158? Would we low income tenants have \$25,158 in savings that we could use as a down payment? Would you know any private party who would: 1) lend us the down payment of \$25,158 AND cosign for us on a 20 year mortgage for the remainder of \$226,422 plus interest at the current market rate for a "fixed" loan? So if you knowledgeable government officials could please support and pass SB 1266 and HB 1533, with your support I, a senior citizen, may finish the sunset of my life at Front Street Affordable Apartments. Mahalo for your concern, Chi P. Guyer (apt.#821)

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:47 AM
To: HOU Testimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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SB1266

Submitted on: 2/6/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

Comments: aloha, please help save front street apartments in lahaina as "affordable" housing as the 142 units affect families with children, seniors, disabled and generally low income folks with no place to relocate. thanks, chi pilialoha guyer

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SB1266

Submitted on: 2/7/2017

Testimony for HOU on Feb 9, 2017 15:00PM in Conference Room 225

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

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

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