

HHT Committee

From: Jon Doe <soseasick@gmail.com>
Sent: Tuesday, November 14, 2017 11:38 PM
To: HHT Committee
Subject: SAVING FRONT STREET APARTMENTS (ONE OF TWO)
Attachments: HB1553_TESTIMONY_HSG_02-09-17_.PDF; SB1266_HD1_TESTIMONY_FIN_04-04-17_.PDF

ATTENTION HOUSING AND HUMAN CONCERN----- Maui County Council Resolution HHT-39

Dear sir,

I am writing in regards to saving the affordable housing project of the FRONT STREET APARTMENTS. We here at the complex have been anxiously trying to save our homes for quite some time now. There have been two bills one house and one senate that have been permanently deferred HB1553 and SB1266. With SUPPORTIVE testimonies given to both from many residents. We have tried hard to keep together in this fight to save our homes. Unfortunately due to the bills being deferred and the long duration many people are loosing hope. Tenants have been verbally warned against soliciting any information on the property to save their home by threatening eviction. By request of the owner. The landlord was observed taking pictures of an elderly tenant while passing out flyers and verbally warned. We live in America and our right to assemble is a threat to our home. Due to the lengthy duration and threats to our homes. I have seen it upon myself to submit the past testimonies of the tenants who have all supported the saving of the FRONT STREET APARTMENTS. People are becoming discouraged and fearful of the situation and I urge you to help them.

Enclosed to this email are the testimonies in PDF format. Please use them at the next Thursday meeting on 11-16-2017 Maui County Council Resolution HHT-39.....

I and the tenants of Front Street Apartments SINCERELY THANK YOU !!!

John Massa

PS. DUE TO THE SIZE OF THE PDF FILES I HAD TO SEND 2 EMAILS !!!

HHT Committee

From: Jon Doe <soseasick@gmail.com>
Sent: Tuesday, November 14, 2017 11:42 PM
To: HHT Committee
Subject: SAVING FRONT STREET APARTMENTS (TWO OF TWO)
Attachments: SB1266_SD1_TESTIMONY_WAM_02-28-17_.PDF; SB1266_SD2_TESTIMONY_HSG_03-16-17_.PDF; SB1266_TESTIMONY_HOU_02-09-17.PDF; SB1266_TESTIMONY_HOU_02-09-17-LATE.PDF

ATTENTION HOUSING AND HUMAN CONCERN----- Maui County Council Resolution HHT-39

Dear sir,

I am writing in regards to saving the affordable housing project of the FRONT STREET APARTMENTS. We here at the complex have been anxiously trying to save our homes for quite some time now. There have been two bills one house and one senate that have been permanently deferred HB1553 and SB1266. With SUPPORTIVE testimonies given to both from many residents. We have tried hard to keep together in this fight to save our homes. Unfortunately due to the bills being deferred and the long duration many people are loosing hope. Tenants have been verbally warned against soliciting any information on the property to save their home by threatening eviction. By request of the owner. The landlord was observed taking pictures of an elderly tenant while passing out flyers and verbally warned. We live in America and our right to assemble is a threat to our home. Due to the lengthy duration and threats to our homes. I have seen it upon myself to submit the past testimonies of the tenants who have all supported the saving of the FRONT STREET APARTMENTS. People are becoming discouraged and fearful of the situation and I urge you to help them.

Enclosed to this email are the testimonies in PDF format. Please use them at the next Thursday meeting on 11-16-2017 Maui County Council Resolution HHT-39.....

I and the tenants of Front Street Apartments SINCERELY THANK YOU !!!

John Massa

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STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

February 9, 2017 at 9:00 a.m.
State Capitol, Room 423

In consideration of
H.B. 1553
RELATING TO AFFORDABLE HOUSING.

The HHFDC **supports the intent** of H.B. 1553. If it is the Committee's intent to move this measure forward, we respectfully request that the following amendments be made to the bill.

1. Delete or revise the mandated set-aside of units for households at fifty or sixty percent of the area median income (AMI) on page 3, lines 15-20 and page 4, lines 10-17. Front Street Apartments is a Low-Income Housing Tax Credit (LIHTC) project which targets all units at 50 percent AMI. The new requirement for 70 units to be retained for households at 50 percent AMI may adversely affect current tenants.
2. Delete the "perpetuity" requirement on page 4, line 9, as it makes it more challenging to obtain financing.
3. On page 5, line 16, the word "approval" should be replaced by "disapproval" to conform to the provisions of section 201H-13, HRS, which governs HHFDC's eminent domain authority.

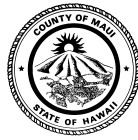
Thank you for the opportunity to testify.

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 Tom Brower, Chair
Senate Committee on Housing

FROM: Stacy Helm Crivello
Councilmember 

DATE: Thursday, February 9, 2017

SUBJECT: **SUPPORT OF HB 1553, 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.

2017HB1553Support

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:30 AM
To: HSGtestimony
Cc: pluta@maui.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: The WMTA STRONGLY SUPPORTS THIS BILL HB1553. PLEASE PASS THIS WITHOUT DELAY! The West Maui Taxpayers Association Inc. a non profit community organization for the past 38 years representing thousands of Maui Property Owner and Residents, has had the need for more Affordable Housing in West Maui at the top of it's priority list for the past 15 years. The situation has gone from bad to worse and is at crisis proportions at this time together with homelessness. This Bill aims at preventing the existing crisis from getting worse should those currently residing at the front street apartments get economically forced out with market rents. Please Support and Pass this Bill without delay! Malama Pono ame Mahalo...Joseph D Pluta., President Emeritus, Founding Board Member, WMTA

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 4:22 PM
To: HSGtestimony
Cc: mauijazz@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: JANET DRAPER = 808-214-0247 I am a resident of the Front Street apartments, and have been since they were built 15 years ago. I am a 72 year old woman, living on Social Security and a small pension. There is no way I could afford to pay DOUBLE THE RENT I am paying now, which is what the owner proposes. When I moved in I thought I was set for life, the prospect of finding a new home and moving at my age is more than daunting! PLEASE do all you can to keep these apartments affordable for low income seniors like myself and the many families that live here.

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 8:35 AM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: aloha, regarding front street apartments in lahaina. this 142 apt. complex is in danger of losing its "affordable status". there are over 300 tenants consisting of families with children, disabled, seniors and others on low income status who have no place to move to and who cannot pay the double rents that the loss of "affordability" status will demand as of august 2019 when the owners have decided to change the complex status to "market rent, or whatever rents the market will allow". now the owners are renting apts. that have been vacated to double the rent that the current residents are paying, i.e. a one bedroom will now rent for \$1,500 and that rent can go higher if the owners find that people will pay the price. please find it in your hearts to help us. mahalo nui loa for your time and consideration and Hawaiian spirit. chi pilialoha guyer, tenant at front street. apartments, lahaina

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:45 AM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
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Categories: Green Category

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 kenui circle, front street apartments lahaina, HI 96761

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HSGtestimony

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 2:25 PM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
chi guyer	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 1:30 PM
To: HSGtestimony
Cc: kai.nishiki@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 12:12 PM
To: HSGtestimony
Cc: riyanagawa@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 11:46 AM
To: HSGtestimony
Cc: Cambriareiter@hotmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Please keep Front Street Apartments affordable.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 11:16 AM
To: HSGtestimony
Cc: mlssingram.mi@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Aloha, 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 unfortunate 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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To all of our state and county representatives, I am writing today on behalf of the Hb1553 bill. I am in support of this bill and I know that Maui needs this bill to pass. A lot of families' lives are at stake here and we all work hard and give back to community. I am a mother of the two and trying to get into the front St. Apartments for a while now. With the rent going up I can't afford it. I am full time mother and full time employee and as a family we give back to community often. It takes a village to raise a family and the subdivision is not just a subdivision but a family who takes care of one another and grounds around them. PLEASE SUPPORT THIS BILL. Kari Alexander

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:14 AM
To: HSGtestimony
Cc: greeng006@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 9:50 AM
To: HSGtestimony
Cc: kimt2@hotmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 9:49 AM
To: HSGtestimony
Cc: mauistar@earthlink.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Nancy Silva	Individual	Support	Yes

Comments: Over 300 tenants are @risk of becoming homeless since Front St Apts has lost affordability status & affordable rentals are extremely limited. We are families, seniors, disabled & many are hardworking low income taxpayers. Please help us to return the complex to affordability status & keep it so in perpetuity! This is a very urgent matter!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:47 AM
To: HSGtestimony
Cc: sunsetgalmd@aol.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Aloha, I have lived at Front St. Apartments for 13 yrs. I need this property to continue to be affordable indefinitely in order to maintain my success on this island. If this becomes no longer affordable housing I will be forced out on the streets and the beaches. Please don't make me live down at the harbor with the crack heads. I wouldn't survive. I'd have to move off island to live with my parents and have to give up my job of over 10 yrs. That would then leave me unemployed and draining the government of more funds. I am a hard working gal and have no one to help me pay my bills. I may have gecko roommates but they don't pay rent. Please continue to keep this complex "Affordable" indefinitely. That's the only way 245 people who live here shall survive. We've all paid our dues to get into this place and have earned the right to be here.

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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 9:07 AM
To: HSGtestimony
Cc: matthewdbritt@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Please help keep Front Street Apartments affordable indefinitely.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 8:14 AM
To: HSGtestimony
Cc: fromwayne@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: I was sad to hear that where I have lived since the summer, Front Street Apartments, has been sold, and that I, and the other many individuals and families who live here, will have to move. I had never heard about this until it was evidently a done deal. I am a 66 year old disabled veteran, and was so grateful to move here to Front Street Apartments last summer and as a Hawaii resident, hoping to live out my life here. The thought of moving, or being homeless again is daunting. I try not to think about it, but it is impossible to forget the scariness, and humiliation of not having a home. Even the thought of packing up at my age, losing my new found security, leaving familiar surroundings, and trying to find a home is unimaginable for me, as it must be for 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: Tuesday, February 7, 2017 7:57 AM
To: HSGtestimony
Cc: alexgonsalves125@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: We need to keep this affordable in Lahaina and then some. We have a lot of homeless.

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Sent: Tuesday, February 7, 2017 6:35 AM
To: HSGtestimony
Cc: gkvierra@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
George Vierra	Individual	Support	No

Comments: More affordable housing not less!

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 7:56 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 6:03 PM
To: HSGtestimony
Cc: tampaltin@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: We need more affordable rentals in West Maui. We cannot afford to loose any of the inventory we have right now. We are in crisis mode and the effect on traffic is a sad addition to the crisis. West Maui has some of the highest room rates for hotels in the State but because of the lack of affordable housing and rentals the quality of life for residents and the quality of visitor experience is going down hill. We can't afford to loose the Front St apartments, we need affordable in perpetuity!

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 6, 2017 5:17 PM
To: HSGtestimony
Cc: kkburdtd@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/6/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: As a Maui resident, I strongly support HB1553 and commend the legislature for taking this important action to maintain affordable housing.

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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.

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 actSB 1266 There has been a travesty of justice and a betrayal of people's rights ion 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.

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: Tuesday, February 7, 2017 3:35 PM
To: HSGtestimony
Cc: katieislands@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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.
Thanks!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:13 PM
To: HSGtestimony
Cc: nataliejeanf@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 3:55 PM
To: HSGtestimony
Cc: tamiko2579@netzero.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: please let the front street apartments be affordable indefinitely

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 3:47 PM
To: HSGtestimony
Cc: bkdl@hotmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:18 PM
To: HSGtestimony
Cc: powerdesignmaui@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Peter Power 808-281-8218 Please keep Front St. Apts. Affordable for working Familys We barely make our bills now an increase will put us under.

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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

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, survivor of domestic violence, 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 repeting me "please mommy I dont want to move out, I want to goto school with my friends"...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 be homeless if the current plan comes to fruition.

The households of this complex are either families with young kids or senior adults, some dissable who are not able to pay a higer 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 ,in perpetuity for the future generations, in my case this is the maximun I can afford. I understand busines is busines, but we are dealing with people`s lives here.

Can we please do this together?, can we agree and work as a team on a solution that is viable and we all win by finding a happy medium for all and forever, affordable housing Is a priority and an issue that affect us all at many levels, individually, socially and moraly, our digntity as a person and right to be happy can not be taken lighthly, your decission will have a ripple effect on all of us west Maui residents , and ultimatly our children and disperse families are the ones who will suffer the consequences. Malama Pono, do what is right.

Lets keep our Values possitive , because our Values becomes our Destiny in gratitude and respect for each other lives.

Att.

Marialejandra Pocatererra.

email: majandra111@hotmail.com

cell: 808 2504580

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:08 AM
To: HSGtestimony
Cc: tuyenkimnguyen2017@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Tuyen K. Nguyen	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 12:50 AM
To: HSGtestimony
Cc: tomtran1958@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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: Wednesday, February 8, 2017 12:38 AM
To: HSGtestimony
Cc: cspellman@hawaii.rr.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Aloha, my name is Carmie Spellman. I moved into the Front Street Apartments (FSA) 6 years ago. At the time I was critically ill, permanently disabled with 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 unforeseen tragedy. Nobody plans for misfortune. Now it is worse as I in 2.5 years I will have no where 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. Although We need your help please. HB 1553 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 jeopardizing the safety nets in place for our tax paying, voting residents and over-tasking police and fire departments. 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. With a small percentage of HUD recipients, this complex is depended upon by the 250-450 tenants currently residing at the Front Street Apartments (FSA). However, as the need for affordable housing increases for Maui County residents, we need your help in keeping us in our homes please. Development and lacking infrastructure along with losing your work force for the rich and famous is not prudent or humane. Rather than build more condos for people from out of state please think about our Ohana here who are going to be homeless. We already HAVE this needed complex in perfect working form. Fix this horrendous error help us find a solution while there is time. To use the

hard working tenants as pawns, essentially financial space holders to be disposed of for private investor gain is cruel beyond measure. It is unethical and it is not the Hawaiian Way nor was it the intent of the Weinberg Foundation when they allowed this lease initially. This deviation from the original intent of this Affordable Housing Project, Front Street Apartments is Untenable! I appeal to you. I support HB 1553. Thank you for your time and understanding of this situation. We feel you will do your foremost for us, 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. Mahalo Nui Loa. Carmie Spellman, Resident.

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 12:22 AM
To: HSGtestimony
Cc: soseasick@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Many Families live in this Complex who rely on it being an Affordable dwelling. Woman and children, elderly, disabled, dying, Babies too. People who make this community. Please help these people and vote this bill through. 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 9:52 AM
To: HSGtestimony
Cc: michaelmautaxi1957@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 10:33 PM
To: HSGtestimony
Cc: josephtxvu2017@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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: Tuesday, February 7, 2017 10:24 PM
To: HSGtestimony
Cc: erika.lechugadisalvo@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 10:11 PM
To: HSGtestimony
Cc: maivutran2017@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 10:01 PM
To: HSGtestimony
Cc: vmoralesvazquez@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: my name is Violeta Morales I am resident of the Front street apartments, (804 Kenui Circle) #802 since live here the rent has gone from \$640.00 to \$980.00 I am living in a one bedroom apartment with my 13 year old son, He has Down Syndrome. he has problem from birth. please help us, buy back the land so i can afford to keep taking care of my son and pay my bills. this is very upsetting , I can not sleep and am worried for our future. I do not know how I will take care of my son and my self if you don't help me, I am at your complete disposal God Bless you for taking care of my special needs and my self

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:46 PM
To: HSGtestimony
Cc: mahalomauiday@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
LARA TAAMU	Individual	Support	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 (currently 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 children. Affordable rent at Front St Apt gave my family that gift. 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 808-866-6670 mahalomauiday@yahoo.com

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 9:00 PM
To: HSGtestimony
Cc: kelseyshultz13@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Kelsey Shultz	Individual		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 7:37 PM
To: HSGtestimony
Cc: lincolnmichele@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 you!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 6:54 PM
To: HSGtestimony
Cc: sernamadai@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 5:58 PM
To: HSGtestimony
Cc: snow.oconnor@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Flagged

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
eileen sealey	Individual	Support	No

Comments: I have lived at Front street apartments for eight years, there is no other place I could afford to live. I am 73 years old, I am retired and have to work part time to get by. Besides the affordable rent it is conveniently located. I am able to walk to work, to the market and to the bus stop. If I have to pay market value rent I honestly don't know where I could live. Thank you for reading my testimony. Sincerely, Eileen Sealey

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 5:44 PM
To: HSGtestimony
Cc: jen.mather@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:55 PM
To: HSGtestimony
Cc: jpowermaui@yahoo.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 4:53 PM
To: HSGtestimony
Cc: taralynn2u@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

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HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Tara-Lynn Kahaialii	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 7, 2017 4:44 PM
To: HSGtestimony
Cc: rebeccabrooking808@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

Follow Up Flag: Follow up
Flag Status: Flagged

HB1553

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Please keep the Front Street Apartments affordable and protect what little affordable housing we have on Maui! Mahalo.

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LATE

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:55 PM
To: HSGtestimony
Cc: stanfranco@hawaiiantel.net
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments: Maui needs affordable housing especially in the Lahaina area to house workers for the tourist industry. We cannot allow units built as affordable units to be turn into market units in 15 years.

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:46 PM
To: HSGtestimony
Cc: tulsigreenlee@icloud.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 1:46 PM
To: HSGtestimony
Cc: gifts9954@gmail.com
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

LATE

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments:

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LATE

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 11:38 AM
To: HSGtestimony
Cc: Don.Guzman@mauicounty.us
Subject: *Submitted testimony for HB1553 on Feb 9, 2017 09:00AM*

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 10:23 AM
To: HSGtestimony
Cc: gabeshave@gmail.com
Subject: Submitted testimony for HB1553 on Feb 9, 2017 09:00AM

HB1553

Submitted on: 2/8/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

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 affordable and bring more affordable options to hawaii. mahalo!

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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:	<u>HB1553</u>
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

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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
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Don S. Guzman
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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.

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: 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 Kenai 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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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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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@hawaiiantel.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@hawaiiantel.net

PS:Senator Roz Baker: Mahalo. I still have & use my: Roz Baker for State Senator
4 3/4" wide red round rubber bottle cap gripper/opener.
Works perfectly every time.

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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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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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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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

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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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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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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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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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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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Sent: Wednesday, February 8, 2017 2:02 AM
To: HOU Testimony <HOUTestimony@capitol.hawaii.gov>
Cc: majandra111@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
Marialejandra Pocaterra	Individual	Support	No

Comments:

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, survivor of domestic violence, managing two jobs to have meets ends because my child's father resfuses to help raised his kid. Between the Goverment help and my income I have been able to support my child by myself for five years, having the opportunity to live here at Front Street Apartments where my son loves to play with his neighbors friends at the playground, where the Elementary School is at the end of Front Street, here where we live a good quality life, safe with dignity, solidarity and a brigther 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 repeting me "please mommy I dont want to move out, I want to goto school with my friends"...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 be homeless if the current plan comes to fruition.

The households of this complex are either famiies with young kids or senior adults, some dissable who are not able to pay a higer 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 ,in perpetuity for the future generations, in my case this is the maximun I can afford. I understand busines is busines, but we are dealing with people's lives here.

Can we please do this together?, can we agree and work as a team on a solution that is viable and we all win by finding a happy medium for all and forever, affordable housing Is a priority and an issue that affect us all at many levels, individualy, socially and moraly, our digntity as a person and right to be happy can not be taken lighly, your decission will have a ripple effect on all of us west Maui residents , and ultimatly our children and disperse families are the ones who will suffer the consequences. Malama Pono, do what is right.

Lets keep our Values possitive , because our Values becomes our Destiny in gratitude and respect for each other lives.

Att.

Marialejandra Pocaterra.

email: majandra111@hotmail.com



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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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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From: mailinglist@capitol.hawaii.gov
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 unfortunate 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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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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To: HOU Testimony
Cc: chiguyer@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
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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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

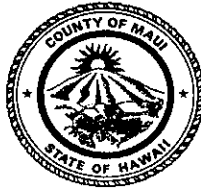
Submitted By	Organization	Testifier Position	Present at Hearing
chiguyer	Individual	Comments Only	No

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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ALAN M. ARAKAWA
MAYOR



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

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

LATE TESTIMONY

February 8, 2017

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE SENATE COMMITTEE ON HOUSING

Thursday, February 9, 2017, 3:00 p.m.
Conference Room 225

SB1266 Relating to Affordable Housing

Senator Will Espero, Chair
Senator Breene Harimoto, Vice Chair
Honorable Members of the Senate Committee on Housing

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

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

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

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

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

I urge you to strongly support SB1266.

Sincerely,

Alan M. Arakawa
Mayor, County of Maui

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 9:57 PM
To: HOU Testimony
Cc: lori.koyama@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
Lori Ann Koyama	Individual	Support	No

Comments: I am in support of SB1266. We need affordable housing! We are getting priced out of our homes. The people that live at Front Street Apartments are working class families that work hard for every penny they earn. These apartments provide them a home at a rate that they can afford without worrying about how to pay for other utilities. Families need a place to call home. They need a dwelling that houses just their family and not a place where multiple families have to live just to pay the rent or lease. Please you must approve this bill so that these families dont get priced out of paradise like so many already have.

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LATE TESTIMONY

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 9, 2017 9:43 AM
To: HOU Testimony
Cc: kalona2260@aol.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

Follow Up Flag: Follow up
Flag Status: Completed

SB1266

Submitted on: 2/9/2017

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

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

Comments: Born and raised Lahaina and with the cost of living here, our kids needs affordable housing here. My son resides at the Front Stret apartments and is barely making ends meet. Working as a food runner at \$10 an hour, he won't be able to pay the market cost. Please, please don't take away the roof over our children's heads. We actually need more affordable housing for the local people on Maui! Mahalo for your time!

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LATE TESTIMONY

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 9, 2017 11:02 AM
To: HOU Testimony
Cc: arika.hultquist@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/9/2017

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

Submitted By	Organization	Testifier Position	Present at Hearing
Arika Rains	Individual	Support	No

Comments: This bill will help hundreds of families who are very involved in our small community stay in a safe and affordable rent housing which is extremely needed here in Lahaina. There are so many measures trying to be taken to fix the expensive rents here in Lahaina how could you even think of taking one large one away??? This is outrageous and ridiculous that these people will basically have to move to another city or state to get the help they need to survive on our small incomes here. Please pass this bill to protect them.

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SB1266

Submitted on: 2/9/2017

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

Submitted By	Organization	Testifier Position	Present at Hearing
Arika Rains	Individual	Support	No

Comments: This bill will help hundreds of families who are very involved in our small community stay in a safe and affordable rent housing which is extremely needed here in Lahaina. There are so many measures trying to be taken to fix the expensive rents here in Lahaina how could you even think of taking one large one away??? This is outrageous and ridiculous that these people will basically have to move to another city or state to get the help they need to survive on our small incomes here. Please pass this bill to protect them.

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Sent: Thursday, February 9, 2017 11:11 PM
To: HOU Testimony
Cc: ggb7676@gmail.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM
Attachments: Affordable Housing.pages

SB1266

Submitted on: 2/9/2017

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

Submitted By	Organization	Testifier Position	Present at Hearing
George Burnette	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 9, 2017 8:04 PM
To: HOU Testimony
Cc: audgere@yahoo.com
Subject: Submitted testimony for SB1266 on Feb 9, 2017 15:00PM

SB1266

Submitted on: 2/9/2017

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

Submitted By	Organization	Testifier Position	Present at Hearing
Audrey Tamashiro-Kamii	Individual	Support	No

Comments: I am writing as a concerned citizen in support of this bill SB1266. Any action that will help keep our local families in homes, sheltered and safe to me should be a priority. Thank you for considering my testimony and supporting bill SB1266.

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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

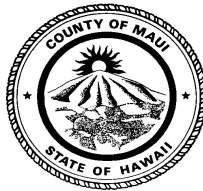
February 28, 2017 at 1:30 p.m.
State Capitol, Room 211

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
Fax (808) 270-7870
E-mail: mayors.office@mauicounty.gov

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

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
Alikea 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

A handwritten signature in cursive script, appearing to read "Stacy Helm Crivello", is written over the printed name.

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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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 24, 2017 6:36 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
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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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 24, 2017 6:38 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
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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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 24, 2017 6:39 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
chi guyer	Individual	Support	No

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, February 25, 2017 4:50 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
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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From: mailinglist@capitol.hawaii.gov
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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Sent: Saturday, February 25, 2017 5:23 PM
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
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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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, February 25, 2017 5:26 PM
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 (Kenai 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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From: mailinglist@capitol.hawaii.gov
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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From: mailinglist@capitol.hawaii.gov
Sent: Sunday, February 26, 2017 3:26 PM
To: WAM Testimony
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 patients, 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 Goverment help and my income I have been able to support my child by myself for five years, having the opportunity to live here at Front Street Apartments where my son loves to play with his neighbors friends at the playground, where the Elementary School is at the end of Front Street ,here where we live a good quality life, safe with dignity, solidarity and a brighter future was possible until now..suddenly this future was shatter to pieces, my son notice the stress that this situation cause to me and he is on distress also repeting me "please mommy I don't want to move out, I want to go to school with my friends"...if we move out we will have to change the school too.....It breaks my heart and shadows his future with the sole thought of having to move out with my child sets the fear that We may even have to become homeless if the current plan comes to fruition. The households of this complex are either families with young kids or senior adults, some disabled who are not able to pay a higher rent, many of us live here for five, fifteen years or more. I appeal to the common sense of all decision makers to please help us by respecting our seniority maintaining our current rent and homes as it is now Affordable. Permantly, in perpetuity for the future generations of Hawaii, in my case this is the maximum I can afford. I understand business is business, but we are dealing with peoples lives here. Can we please do this together?, can we agree and work as a team on a solution that is viable and we all win by finding a happy medium for All and Forever, affordable housing Is a priority and an issue that affect us all at many levels, individually, socially and morally, our dignity as a person and right to be happy can not be taken lightly, your decision will have a ripple effect on all of us west Maui residents , and ultimately our children and their pull apart families are the ones who will suffer the consequences. Malama Pono, do what is right. Lets keep our Values positive , because our Values becomes our Destiny in Gratitude and Respect for each other lives. Aloha, maria lehandra, tenant

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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 desperatly. 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

LATE

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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DAVID Y. IGE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

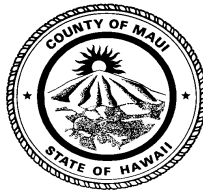
March 16, 2017 at 10:00 a.m.
State Capitol, Room 423

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

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

Thank you for the opportunity to testify.

ALAN M. ARAKAWA
MAYOR



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

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

March 15, 2017

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON HOUSING

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

SB1266 RELATING TO AFFORDABLE HOUSING

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

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

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

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

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

We are hopeful that the State will be able to negotiate to acquire the property so that the 142 very low income individuals and families are able to remain in their units. **Please change the date on page 3 line 13, page 5 line 7, and page 6 line 1 from 2027 to 2051 in order to protect the original 50 year affordability commitment.**

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

Sincerely,

Alan M. Arakawa
Mayor, County of Maui



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

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

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

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

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

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

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

*Hawaii Appleseed Center for Law and Economic
Justice*

March 14, 2017

A recent report by the Department of Economic Development and Tourism determined Hawaii will need 65,000 more homes to house our residents by 2025. That estimation is similar to the projection by the Hawaii Housing Finance & Development Corporation's (HHFDC) that between 2015 and 2020 we have a housing shortage of 29,500 units. At the current range of \$150,000 to \$200,000 to build each unit of an affordable rental project, even if the purchase price was as high as \$10 million, each unit would cost the state only approximately \$70,000 per unit.

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

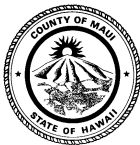
Aloha,
Victor Geminiani
Hawaii Appleseed center for Law and Economic Justice

Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

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



Director of Council Services
Sandy K. Baz

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

March 15, 2017

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

FROM: Mike White
Council Chair

A handwritten signature in black ink, appearing to be "Mike White", is written over the printed name and title.

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

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

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

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

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

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

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

Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

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



Director of Council Services
Sandy K. Baz

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

March 14, 2017

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

FROM: Robert Carroll
Council Member

DATE: March 14, 2017

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

Thank you for the opportunity to testify as an individual in support of this important measure. The purpose of this measure directs Hawaii Housing Finance and Development Corporation (HHFDC) or any appropriate entity of the State to initiate negotiations to keep the units of the Front Street Apartments on the island of Maui affordable or to acquire the Front Street Apartments property.

I strongly support this measure for the following reasons:

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

March 14, 2017

Page 2

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

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

Sincerely,

Robert Carroll
Council Vice Chair, County of Maui

RC:dna

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

SB1266

Submitted on: 3/15/2017

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

Submitted By	Organization	Testifier Position	Present at Hearing
Councilmember Yuki Lei Sugimura	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 11:53 AM
To: HSGtestimony
Cc: powerdesignmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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Submitted on: 3/14/2017

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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

Aloha from Maui.

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

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

Thank you.

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SB1266

Submitted on: 3/14/2017

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

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

Comments: Aloha, my name is Carmie Spellman. I moved into the Front Street Apartments (FSA) in 2011. I am requesting you support for Aloha, my name is Carmie Spellman. I moved into the Front Street Apartments , Lahaina, Hawaii(FSA) in 2011. I am requesting you support for SB1266 SD2. I have been living in Maui on and off since the 70's living between Alaska and Hawaii. I have been permanently disabled now for approximately 10 years and cannot work. I have Traumatic Brain Injury (TBI) and resultant Anterograde Amnesia. In my lifetime, I have worked hard and volunteered to multiple community and national events. I have worked for Congress, State Senate and State House in Alaska plus Legislative Affairs and Chamber of Commerce. I owned my own International Company for 10.5 years. I was successful and loved working. But now in my Golden Years, I wake up in the middle of the night crying because I am worried about homelessness due to this unforeseen tragedy. Nobody plans for misfortune. Now it is worse as I in 2.5 years I will have nowhere to live. It is a horrible feeling as I spent a good deal of time looking for my forever home. I feel deceived by FSA. Worse yet my shelter based needs are causing me undue duress because it is slipping away. When I moved in here I mentioned repeatedly how important this move was to me and I was not moving again for all the right reasons. I did my research and it was clearly stated in writing that this place has a 50 year Affordable Housing Contract. SB1266 SD2 is critical to Maui County's residents in Lahaina, West Maui. The homeless situation here in W. Maui is gigantic an overwhelming bogging down social services. In fact, the Front Street Apartments is probably one of the only places that facilitate HUD recipients not only on the West Side but the entire Island! FSA was built in 2001 with a 50 year Affordable Housing term contract to expire 2051. This specific project is intended for certain price point recipients where they accepted and administered the Voucher 8 Program via HUD. Residents of FSA are limited income groups of hard-working class individuals, families, retirees all on fixed incomes, permanently disabled, Hospice patents, Elderly, each with their own hardships. We already HAVE this needed complex in perfect

working form. Fix this horrendous error help us find a solution while there is time. I appeal to you. Thank you for your time and understanding of this situation. Please help us we have nowhere to go. One last thing, think about how in the last 4 years 30,000 Hawaiians have moved from the West Maui area to the Mainland as they cannot afford to live in Hawaii. This is untenable. Your help is greatly appreciated! Mahalo Nui Loa. Carmie Spellman, FSA Resident, Maui, Hawaii.

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SB1266

Submitted on: 3/14/2017

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

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

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

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

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

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Submitted By	Organization	Testifier Position	Present at Hearing
maril alejandra pocaterra graffe	Individual	Support	No

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

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

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

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SB1266

Submitted on: 3/14/2017

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

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

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

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Sent: Tuesday, March 14, 2017 2:44 AM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

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

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Sent: Tuesday, March 14, 2017 2:40 AM
To: HSGtestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

Comments: The situation at front street apartment complex in Lahaina: I possess a bachelor's degree in psychology and a master of social work degree from Washington University in Clayton, MO (near St. Louis, MO). Consequently, I worked many years as a social worker in Albuquerque, NM, Denver, CO and Santa Barbara, CA counties. I moved to Maui in 2001. When the real estate market began to decline rather rapidly, I had to "short sale" the condo in which I was living at Lahaina Residential Condos, next door to where I currently live, as the condo expenses kept increasing while my income kept decreasing. Therefore, I began the search for alternative living situations and was fortunate enough to find a very kind and compassionate manager, Randi Arebaugh, at front street apartments. He put me on the waiting list; and when my name came up, he offered me the condo where I currently live. The current owners of front street apartments have told our manager that he can "verbally" inform folks who live here that the owners have decided to change the status of the apartments to "market value" rentals. There has been no formal (written) acknowledgment of this situation. As I am given to understand from speaking with Randi, the owners are now renting all new vacancies at the "market value" of \$1,500 for a one bedroom (I live in a one bedroom). and, by august of 2019, all units will go to the "market value" rate so that all the folks who live here, and all the renters who are on the "affordable rate" as our common denominator is that we are all in the lower sociological economic range. This means that approximately 200 to 300 folks, all the people who live here, will be forced to move. The problem is that there is almost no place for us to move as there are very few "affordable" rentals in Lahaina. So, are we going to have to live on the streets? That is the only alternative I can find for myself as I have explored the alternative rentals in Lahaina area. The folks who live here are working families with children, seniors, disabled and such. We are good tenants, take good care of the property and enjoy living here. We pay our taxes and contribute to the community. I am feeling so desperate that i have entertained the option gathering my cat in her cat carrier and of driving the two of us off the cliff on the road to Wailuku as i cannot survive on the street. As we have learned about the prospective situation (eviction in august of 2019), we neighbors have begun to gather together and inform the community in every way we can think of about the situation and ask the community to help us. We are frightened and just reaching out

and asking humbly for assistance. If there is any way that you can assist us, please do so. Sincerely, Chi Piliialoha Guyer, tenant

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 8:38 PM
To: HSGtestimony
Cc: kathrynkms80@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 7:21 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 5:51 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 7:13 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 7:09 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 7:05 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 13, 2017 7:02 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/13/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

Comments:

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 2:05 PM
To: HSGtestimony
Cc: mauimartin@netzero.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

Comments:

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TESTIMONY IN REGARD TO AFFORDABLE HOUSING BILLS:

SB1266 AND HB1533

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

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

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

One year ago, my granddaughter at 24 became pregnant and gave birth to 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 job and apartment. She became homeless.

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

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

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

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

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

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

Please help us keep our family together.

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/15/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, March 15, 2017 9:53 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/15/2017

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

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

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

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

SB1266

Submitted on: 3/15/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

Comments: Aloha, This is MY TESTIMONY-SUPPORT FOR BILLS:(SB1266)[For:Front Street Apartments to remain affordable indefinitely.] I leased my 1BR/1BA unfurnished apartment at Front Street Apts.in May 2006 & my monthly rent in the last 10 years has increased by 60%. Average of 6% per year. This is now a little over 1/2 of my monthly Retirement Social Security Income to date & with no cost of living allowance for 2015 &'16, for 2017 my: COLA allowance is:(0.3%) \$4.66 rounded up by S.S. to \$5. per month or \$60. per year. If Front Street Apts. is allowed to be removed from their: Affordable Housing Program; at current HUD rental rates for Maui, my monthly rent would double & be more than my monthly SS income. The USA Conforming Mortgage Guidelines are that your housing cost should be no more than 25% of your annual gross income. I'm 78 yrs old & I have been a resident of Maui since APRIL/1984 & I'm a US ARMY CORPS OF ENGINEERS VETERAN. I have planed to spend my remaining life time on Maui. My F.S.A. address is:[1104 Kenui Circle, Lahaina, HI 96761-2354] Mahalo & Aloha, Ray M Rogers Phone: 808 662-0022 Email: rayrogers.onmaui@hawaiiantel.net PS:Senator Roz Baker: Mahalo. I still have & use my: Roz Baker for State Senator 4 3/4" wide red round rubber bottle cap gripper/opener. Works perfectly every time.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, March 14, 2017 9:55 PM
To: HSGtestimony
Cc: 1life2pono@gmail.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

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

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Sent: Tuesday, March 14, 2017 8:28 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/15/2017

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

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

Comments:

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

SB1266

Submitted on: 3/15/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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Sent: Tuesday, March 14, 2017 8:07 PM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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

SB1266

Submitted on: 3/14/2017

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

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

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

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MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

LATE

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

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

TESTIMONY IN SUPPORT OF SB 1266 RELATING TO AFFORDABLE HOUSING

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

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

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

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

Sincerely,

Pamela Tumpap

Pamela Tumpap
President

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

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

LATE

SB1266

Submitted on: 3/15/2017

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

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

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

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

LATE

SB1266

Submitted on: 3/16/2017

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

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

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

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

LATE

SB1266

Submitted on: 3/16/2017

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

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

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

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Sent: Thursday, March 16, 2017 7:53 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

LATE

SB1266

Submitted on: 3/16/2017

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

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

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

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

LATE

SB1266

Submitted on: 3/16/2017

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

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

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

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Sent: Thursday, March 16, 2017 7:41 AM
To: HSGtestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Mar 16, 2017 10:00AM

Categories: Green Category

SB1266

Submitted on: 3/16/2017

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

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

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

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

Categories: Green Category

SB1266

Submitted on: 3/16/2017

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

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

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

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

SB1266

Submitted on: 3/16/2017

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

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

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

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

SB1266

Submitted on: 3/16/2017

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

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

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

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DAVID Y. IGE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON FINANCE

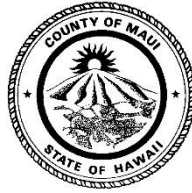
April 4, 2017 at 3:00 p.m.
State Capitol, Room 308

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

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

Thank you for the opportunity to testify.

ALAN M. ARAKAWA
MAYOR



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

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

April 3, 2017

TESTIMONY OF ALAN M ARAKAWA
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON FINANCE

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

SB1266 RELATING TO AFFORDABLE HOUSING

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

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

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

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

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

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

I urge you to strongly support SB1266.

Respectfully yours,

Alan M Arakawa
Mayor

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

SB1266

Submitted on: 4/3/2017

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

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

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

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.

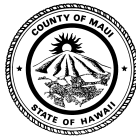
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Council Chair
Mike White

Vice-Chair
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Presiding Officer Pro Tempore
Stacy Crivello

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




Director of Council Services
Sandy K. Baz

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

April 2, 2017

TO: Honorable Sylvia Luke, Chair
House Committee on Finance

FROM: Stacy Helm Crivello
Councilmember 

DATE: Hearing on Tuesday, April 4, 2017

SUBJECT: **SUPPORT OF SB 1266 S.D. 2, H.D. 1, RELATING TO AFFORDABLE HOUSING**

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

I support this measure for the following reasons:

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

For the foregoing reasons, I support this measure.

2017SB1266SD1HD1FINSupport



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

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

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

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

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

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

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

*Hawaii Appleseed Center for Law and Economic
Justice*

April 3, 2017

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

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

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

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

SB1266

Submitted on: 4/1/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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Carmie Spellman

Front Street Apartments

Lahaina, Hawaii 96761

April 3, 2017

Dear House Finance Chairman Luke and House Committee on Finance:

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

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

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

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

Respectfully,

Carmie Spellman

Resident FSA

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

SB1266

Submitted on: 4/3/2017

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

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

Comments: Attention Finance Committee and Members, Many Families live in this Complex who rely on it being an Affordable dwelling. Woman and children, elderly, disabled, dying, Babies too. People who make this community. Please help these people and vote this bill through. Without your help they will have no place to go. This is the working class residents of Maui who have for years provided services to the community and will hopefully continue to with your support. Please don't make these people homeless!!! Acquiring this property would be a great asset to the community and a wise investment.

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

SB1266

Submitted on: 4/2/2017

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

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

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

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

SB1266

Submitted on: 4/2/2017

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

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

Comments: ALOha - Thank you for the opportunity to share my family's plight if the rent of the only home they have known is not longer available to them due to an increase of rent 100% - I have added my original testimony below. Mahalo for the hard work to maintain the safety, security and stability of a single parent with long term residency status. aloha My name is Lara Taamu and I am very grateful to have lived at Front St Apt since 2003. I have raised 4 children as a single parent since 2013, ages 22, 19, 14 and 12. I have received less than \$500 in child support since the divorce and am the sole provider. My income 2016 was \$24,500. I do not receive HUD assistance because their list has been closed for years and I am currently attempting to apply for housing assistance. I have not had a car since the divorce 2013 and i am able to support and provide for my family because of Front St Apt's affordable rent and location in central Lahania town that allows me to walk to work and walk all groceries home. Currently, I am not able to afford a car or any increase in rent, I currently pay \$949 for a two bedrooms. My goal is to maintain residency at this location so that my youngest child can graduate from Lahainaluna HS as his older siblings have. This is the only residence my children have known and raising the children in this neighborhood has allowed them to be safe and have the experience of trusting neighbors and security that eludes a family after a divorce and absent father. I have been able to have my children experience the security of their home because this unit is affordable and although i can not afford a car I have been able to afford the rent at \$949. An increase in rent will force my two sons and I to move into a studio apt. and I am not prepared to describe the hardships that would create. My two sons (8th and 6th grade) are honor straight A students. The stress of losing the only home they know will affect their future. My sons are so happy to be in their home that when i entered a contest to win a million dollars, my youngest said to me "if we win can we still live here". With him telling me he wouldn't want to leave even if we could afford a house makes me see how wonderful this home is to my child. Please ensure that families like mine can maintain this sense of security and pride without the fears of low income. Thank You very much for allowing me to share my experience as a long time tenant of Front St Apt. Mahalo - Lara Taamu Reply
Reply to All Forward More

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

SB1266

Submitted on: 4/2/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Sunday, April 2, 2017 8:21 PM
To: FINTestimony
Cc: lgmaui@hotmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

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

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

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

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Sent: Sunday, April 2, 2017 5:08 PM
To: FINTestimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

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

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

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

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

SB1266

Submitted on: 4/2/2017

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

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

Comments:

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Sent: Sunday, April 2, 2017 4:46 PM
To: FINTestimony
Cc: bjh554@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/2/2017

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

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

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

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

SB1266

Submitted on: 4/2/2017

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

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

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

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

SB1266

Submitted on: 4/2/2017

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

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

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

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

SB1266

Submitted on: 4/2/2017

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

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

Comments: I am a 66 year old disabled veteran, and was so grateful to move to Front Street Apartments. As a Hawaii resident, I was hoping to live out my life here, and grateful to be able to more easily get to many places I need to get to. The thought of moving, or being homeless again is daunting. It is impossible to forget the scariness, and humiliation of not having a home. Even the thought of packing up at my age, losing my new found security, leaving familiar surroundings and friends, and trying to find a safe home is unimaginable for me. I am not even sure I have another move left in me. There are families, children, frail people, very frail people, disabled people, and elderly people at our Front Street apartments, and I literally can't imagine what will happen to some of these people if our homes are lost. If so many of us have to leave, there might not be enough available places to live in our small town, or West Maui, especially for families. The lack of affordable housing in Hawaii is getting worse, and it is sad that so many are having to leave their families and homes, and move to the mainland just to be able to have shelter. Mornings, I see the children heading off to school, and feel sad for them. Some of their demeanours seem to have changed since the news broke of our maybe losing our homes, and I can't help wonder what effect it might be having on them personally, and the stress their families must be under because of this. We are all so grateful to have our little community, but now people are scared. All this is why I am supporting SB 1266. Please, for the sake of the children, families, elderly, disabled, health challenged people, and for people getting back on their feet after unfortunate life events, help us. Thank you so much for your concern, compassion, and help in saving our homes and community. We can't afford teams of high powered real estate attorneys, so you are our hope. Again, mahalo for your help, and our prayers are with you. Sincerely, Ernie Johnson

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Aloha,

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

Thank You,

Ninoska Somers

123 Kenui Cir.

Lahaina, HI

96761

(808) 276-2385

gardengnomemaui@yahoo.com

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

SB1266

Submitted on: 4/2/2017

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

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

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

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To Whom it may concern:

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

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

Sincerely,

Janet Draper

808-214-0247

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

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

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

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

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

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

I appeal to the common sense and Compassion of all decision makers to please help us by respecting our seniority maintaining our current rent and homes as it is now Affordable as I believe it was supposed to be for at least 50 years when I moved in ... perpetually for the future generations of Hawaii, in my case this is the maximun I can afford. I understand busines is busines, but we are dealing with people`s lives here.

Can we please do this together?, can we agree and work as a team on a solution that is viable and we all win by finding a happy medium for All and Forever?.

Affordable housing Is a priority and an issue that affect us all at many levels, individually, socially and moraly, our dignntity as a person and right to be happy can not be taken lighthly, Your decission will have a ripple effect on all of us west Maui residents , and ultimatly our children and their pull appart families are the ones who will suffer the consequences.

Malama Pono, do what is right.

Lets keep our Values possitive , because our Values becomes our Destiny in Gratitude and Respect for each other lives. Aloha.

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

Att.

Marialejandra Pocatererra.

email: majandra111@hotmail.com

cell: 808 2504580

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 10:21 PM
To: FINTestimony
Cc: michaelmautaxi1957@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 7:56 PM
To: FINTestimony
Cc: maivutran2017@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 7:54 PM
To: FINTestimony
Cc: josephtxvu2017@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 5:10 PM
To: FINTestimony
Cc: robinonmaui@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 2:47 PM
To: FINTestimony
Cc: annamaui2008@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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

Aloha from Maui.

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

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

Thank you.

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

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:49 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:44 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:41 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:38 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:36 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:34 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Saturday, April 1, 2017 6:32 AM
To: FINTestimony
Cc: chiguyer@gmail.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/1/2017

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

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

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

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

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

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

The situation at front street apartment complex in Lahaina:

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

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

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

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

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

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

Sincerely, Chi Pilialoha Guyer, tenant

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

SB1266

Submitted on: 4/1/2017

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

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

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

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

SB1266

Submitted on: 3/31/2017

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

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

Comments:

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

SB1266

Submitted on: 4/1/2017

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

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

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

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

SB1266

Submitted on: 4/1/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 12:40 PM
To: FINTestimony
Cc: mauistar@earthlink.net
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, April 3, 2017 12:07 PM
To: FINTestimony
Cc: murphymail1000@yahoo.com
Subject: Submitted testimony for SB1266 on Apr 4, 2017 15:00PM

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

Comments:

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

Comments:

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

SB1266

Submitted on: 4/3/2017

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

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

Comments:

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

SB1266

Submitted on: 4/3/2017

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

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

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

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To: FINTestimony
Cc: gifts9954@gmail.com
Subject: *Submitted testimony for SB1266 on Apr 4, 2017 15:00PM*

SB1266

Submitted on: 4/3/2017

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

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

Comments:

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/3/2017

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

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

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

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

SB1266

Submitted on: 4/4/2017

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

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

Comments:

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LATE

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

SB1266

Submitted on: 4/3/2017

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

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

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

Submitted by Carol Reimann Director of Housing & Human Concerns

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

SB1266

Submitted on: 4/4/2017

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

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

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

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LATE

April 4, 2017

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

Support of the intent of SB 1266, SD2, HD1 - Relating to Affordable Housing (Directs the Hawaii Housing Finance and Development Corporation or any appropriate entity of the State to initiate negotiations to keep the units of the Front Street Apartments on the island of Maui affordable or to acquire the Front Street Apartments property. Appropriates funds.)

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

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

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

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

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