

HHT Committee

From: c guyer <chiguyey@gmail.com>
Sent: Monday, November 28, 2016 12:17 PM
To: HHT Committee; Elle Cochran; Randi Arebaugh
Subject: Fwd: affordable housing issue

aloha,

elle Cochran has informed me that you will be meeting on 12/1/2016 to discuss affordable housing issues. below the is the situation at front st. apts. in lahaina. this (below) is the message I sent to elle Cochran. we are in great jeopardy of losing our housing (140 units); many of the residents here are low income/HUD and there is really no other place where we can relocate. can you please help us. I am elderly and not able to make the trip to Kahului for your meeting; so could you please read this message to your committee to help us?

many thanks,
chi pilialoha guyer
808 280 7658
821 kenuei cr., front st. apts., lahaina, HI 96761

aloha ms. Cochran and committee members,

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.

according to your column in "lahaina news" on 11/22/16, you stated:

"As the chair of the TIG, the West Maui councilmember and a lifelong resident of Maui, I will continue to do everything in my power to produce solutions that create more homes for our residents countywide."

the land upon which the front street apartments sits apparently is a lease hold and the improvements are owned by a private company, front street affordable housing partners.

my pressing question and that of many of the 141 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?"

sincerely,

chi pilialoha guyer
821 kenui cr., lahaina, maui, HI 96761
808 280 7658

chiguyer@gmail.com

----- Forwarded message -----

From: **Elle Cochran** <Elle.Cochran@mauicounty.us>

Date: Mon, Nov 28, 2016 at 11:35 AM

Subject: RE: affordable housing issue

To: c guyer <chiguyer@gmail.com>, Randi Arebaugh <rarebaugh@cirrusami.com>

Cc: "Sarah D. Pajimola" <sarah.pajimola@mauicounty.us>

Aloha guys,

The Housing, Human Services and Transportation Committee will talk about this issue this Thursday, December 1 at 1:30. The committee needs to hear from you, and other residents that will be affected when Front St. Apartments rents go up. I am assuming that representatives, and possibly the director, of the County Housing Department will be there too, so this is a perfect chance to ask questions and get answers about possible solutions.

If you can be here to talk in person, each person gets 3 minutes to talk at the beginning of the committee meeting. It's on the 8th floor of the county building, at 200 S. high street, Wailuku. If you can't make it, you can send an email to the committee at hht.committee@mauicounty.us

I can't stress how important it is for the committee to hear from you. In order for any action to be taken to save the apartments, they really must understand the situation.

Thanks so much,

Autumn Ness

Executive Assistant

Council Member Elle Cochran

808 270 5512

From: c guyer [mailto:chiguyer@gmail.com]
Sent: Wednesday, November 23, 2016 10:44 AM
To: Randi Arebaugh <rarebaugh@cirrusami.com>
Cc: Elle Cochran <Elle.Cochran@mauicounty.us>
Subject: Fwd: affordable housing issue

hi, Randi,

is there a mailing list of front street tenants that you have that I could forward to elle Cochran?

thanks, chi

----- Forwarded message -----

From: **Elle Cochran** <Elle.Cochran@mauicounty.us>
Date: Wed, Nov 16, 2016 at 3:51 PM
Subject: RE: affordable housing issue
To: c guyer <chiguyer@gmail.com>, Elle Cochran <Elle.Cochran@mauicounty.us>
Cc: "Autumn R. Ness" <Autumn.Ness@mauicounty.us>

Aloha Chi,

Thank you very much. Is there a mailing list that I can reach out to perhaps, to try and garner further testimony from the residents there?

Please let me know.

We will do absolutely everything that we can to save these affordable rentals in West Maui.

Mahalo,

Sarah

From: c guyer [mailto:chiguyer@gmail.com]
Sent: Wednesday, November 16, 2016 3:13 PM
To: Elle Cochran <Elle.Cochran@mauicounty.us>
Subject: Re: affordable housing issue

mahalo for responding. I have sent the letter I sent to you regarding affordable housing at front street apartments in lahaina to the site in your email.

if there is anything you can do to further assist us, please do so. desperate situation for about 144 families just in this complex.

chi pilialoha guyer

821 kenui cr.

lahaina, Maui, HI 9761

808 280 7658

On Wed, Nov 16, 2016 at 3:03 PM, Elle Cochran <Elle.Cochran@mauicounty.us> wrote:

Aloha Chi,

Thank you so much for your email. Member Cochran shares your concerns and understands that something must be done to save these affordable rentals before they are lost -and keep them affordable in perpetuity.

Tomorrow there is a bill being discussed in Housing and Human Services and Transportation Committee **HHT-2 Amendments to the Residential Workforce Housing Policy** wherein the committee will be tightening up language in Section 2.96.050 Maui County Code to address (in part) residential workforce housing restrictions for rental units.

There is a specific section that already exists within that particular section of the Maui County Code that states: "Within ninety days of the expiration of the thirty year affordability period, the owner shall offer the County the right to purchase the property at market value as determined by the owner." What this means is that the County shall have the opportunity to buy the property in order to keep the rental property at its current rental rate forever.

The County is not usually in the business of managing rentals, but we could certainly consider buying the property and putting it in trust with a third party entity like Hale Mahaolu. The county has an "Affordable Housing Fund" which is a pot of money that is set aside every year appraised of Real Property Tax dollars, specifically for this use.

If you would like to submit testimony to the committee today and ask others that live there to do the same; there is a section in the bill that currently states: "The rental unit must remain affordable for thirty years from initial occupancy" (This is what is happening to you folks now and why.)

The proposed amendment that will be discussed tomorrow would instead read: "The rental residential workforce housing unit shall be subject to the requirements of this chapter for thirty years commencing on the date of initial occupancy."

It would be better if the section was amended to remove the "thirty years" clause completely, and instead change it to "In perpetuity", so that situations like Front Street Apartments never occur again. We MUST keep our affordable housing, affordable forever!

If you feel so inclined as to submit testimony, please send it to hht.committee@mauicounty.us, so that the members have time to read it before the meeting. You can also come and testify in person if you would prefer. The meeting is Thursday November 17th at 1:30 p.m. at the county building. Testimony is taken at the beginning of the meeting. Member Cochran will be there to ask questions and to propose the sections amendments necessary to benefit affordable housing and rentals in perpetuity. This was one of her main focuses while she chaired the Temporary Investigative Group on Increasing Housing Inventory.

If the change does not occur immediately, or garner the support needed from the other committee members, member Cochran still plans to inquire with the Administration regarding the purchase of this rental property before it goes to market price rentals.

Please feel free to ask me any questions that you may have, or for any assistance that you may need.

Mahalo,

Sarah Freistat Pajimola

Executive Assistant

Council Member Elle Cochran

200 South High Street

Wailuku, Hi. 96793

(808)270-5504

From: c guyer [mailto:chiguyer@gmail.com]
Sent: Wednesday, October 19, 2016 8:30 AM
To: Elle Cochran <Elle.Cochran@mauicounty.us>
Subject: affordable housing issue

aloha ms. Cochran,

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chi pilialoha guyer

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when nothing goes right, go left...