

HHT Committee

From: D Austin <impervious12@hotmail.com>
Sent: Sunday, December 31, 2017 9:09 AM
To: HHT Committee
Subject: Lahaina affordable housing + federal program which may provide assistance

Honored members of the council:

I had just learned about the tax changes which affect the Lahaina Front Street Apartment Complex.

Are we - as a county or as a state - able to purchase the complex, at its appraised value of 8.7 million? Is there a way we can negotiate a lower price tag?

You may be already aware that the federal government has a finance program for low-income housing through the USDA.

Interestingly, as of this morning, the address of the Front Street apartments of 2001 Kenui Place is within the eligibility guidelines for this assistance.

Here is [more information](#).

Although it may not be the function of local or state level government to own/manage affordable housing, Hawaii's housing situation may require our government to perceive its role differently than other states.

Further, whatever small profit that is made from owning/managing this complex could be directed to a fund which would provide for maintenance, repair and possibly purchase of future properties for affordable housing clients.

On a related topic, is it feasible to pass an island-wide / state-wide moratorium on the purchase of housing by off-island interests, until such time that housing on-island could be deemed within reach of a set percentage of the island's population?

If Hawaii cannot provide affordable housing for its residents, then our state's money will then naturally flow toward supporting a larger homeless population. Either way, we are spending money, but our dollars are better spent with the intent of *preventing* homelessness.

Respectfully,

D Austin

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