



RESOLUTION

RELATING TO THE HONOLULU AFFORDABLE HOUSING PRESERVATION INITIATIVE.

WHEREAS, on February 15, 2012, as part of its Honolulu Affordable Housing Preservation Initiative ("HAHPI") the City and County of Honolulu issued a request for proposals (the "RFP") for the lease of twelve City-owned affordable housing projects: Bachelors Quarters, Chinatown Gateway Plaza, Chinatown Manor, Harbor Village, Kanoa Apartments, Kulana Nani Apartments, Manoa Gardens, Marin Tower, Pauahi Hale, Westlake Apartments, West Loch Village and Winston Hale (collectively, the "Projects"); and

WHEREAS, a total of seven initial proposals were received for the Projects by the April 20, 2012 deadline, and after follow-up discussions between the City and the proposers, seven "best and final offers" were received by the May 22, 2012 deadline; and

WHEREAS, an evaluation of the proposals was conducted by a five-member selection committee (one of whom was designated by the Council), with the committee members individually scoring each of the proposals; and

WHEREAS, upon conclusion of the RFP evaluation process, the City selected Honolulu Affordable Housing Partners, LLC ("HAHP") to be the lessee of the Projects; and

WHEREAS, the Council is currently considering Resolution 12-228, Authorizing Execution of a purchase and sale agreement relating to the acquisition of leases of twelve city-owned affordable housing projects by Honolulu Affordable Housing Partners, LLC, as part of the Honolulu Affordable Housing Preservation Initiative; and

WHEREAS, according to the Administration in Departmental Communication 640 (2012), HAHP, LLC, is proposing to restructure the unit mixes in these rental housing complexes that may reduce unit availability to tenants at certain income levels; and

WHEREAS, some of the twelve properties may have potential for redevelopment by HAHP, LLC, and such development may displace current tenants; and

WHEREAS, rent increases of potentially 10% per year may be unaffordable for current tenants, and these increases may also result in their displacement; and



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WHEREAS, the Council is concerned about the current residents of the twelve City-owned affordable housing projects and would like to ensure that no residents are at risk of homelessness due to the sale of the housing projects; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it urges the administration to identify the tenants who are at risk for homelessness and provide the following information regarding the Honolulu Affordable Housing Preservation Initiative to the Council:

1. Information, as provided by the City to the United States Department of Housing and Urban Development, regarding tenant employment status and income levels and the number of tenants on fixed incomes;
2. The number of current tenants, including all household members, who will no longer qualify for housing under the Honolulu Affordable Housing Preservation Initiative, as proposed by the administration;
3. The number of projects that may be redeveloped by HAHP, LLC, and number of tenants that may be displaced due to the redevelopment;
4. The number of tenants, including all household members, who may be displaced by potential rent increases; and
5. The administration's strategy for assisting current residents who are at risk of being displaced due to the HAHPI, including any transitional options the City will provide;

and



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, the Managing Director, the Director of Budget and Fiscal Services, and the Director of Community Services.

INTRODUCED BY:

Ray A. Smith

DATE OF INTRODUCTION:

SEP 12 2012

Honolulu, Hawaii

Councilmembers