



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
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Statement of
Chad K. Taniguchi
Hawaii Public Housing Authority
Before the

HOUSE COMMITTEE ON HOUSING

February 4, 2009 9:00 a.m.
Room 325, Hawaii State Capitol

In consideration of
H.B. 1441
RELATING TO PUBLIC HOUSING

The Hawaii Public Housing Authority (HPHA) opposes H.B. 1441, which requires Hawaii Public Housing Authority to 1) implement policies that reduce vacancies in public housing by 20% each year for the next 4 years; 2) annually assess tenant income to determine their continued eligibility for public housing; and 3) submit annual reports to the legislature on the number of vacant units in public housing projects and related information.

- 1) HPHA is targeting 95% occupancy by June 30, 2009. Following that, achieving 97% occupancy is realistic, and is HUD's standard. However there will always be a 1% occupancy rate because of transitions. Reaching 99% may be difficult because more funds for capital improvements will be needed, which may not be available from state or federal sources.
- 2) HPHA annually assesses tenant income. Under the federal Department of Housing and Urban Development (HUD) regulations, once a person has proved eligibility to enter public housing, they cannot be disqualified for later acquiring assets or income that exceeds initial eligibility standards. Their rent is re-assessed and recalculated annually under current law and regulations; however increased income or assets cannot be a basis for evicting them at the annual review, after their initial qualification to enter public housing. Under asset management having a mixed-income group of tenants is good fiscal and social policy.
- 3) Monthly vacancy reports are submitted to HUD and these reports can be provided to the Legislature upon request.