
From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 01, 2010 9:59 AM
To: HSGtestimony
Cc: kananikb2@hawaii.rr.com
Subject: Testimony for HB2358 on 2/3/2010 9:00:00 AM
Attachments: HB2358 020310.doc

Testimony for HSG 2/3/2010 9:00:00 AM HB2358

Conference room: 325
Testifier position: support
Testifier will be present: Yes
Submitted by: KananiKaaiawahia B
Organization: Individual
Address:
Phone: 808 888 0369
E-mail: kananikb2@hawaii.rr.com
Submitted on: 2/1/2010

Comments:
I'm in SUPPORT WITH COMMENTS!

Kanani Kaaiawahia Bulawan

TESTIMONY – SUPPORT w/ COMMENTS

HB 2358: RELATING TO PUBLIC HOUSING; MINIMUM RENT

TO: Rep. R. Cabanilla, Chair, Rep. P. Chong, Vice Chair, and members of House Committee on Housing

HEARING: Wednesday February 3, 2010 9:00 AM CR: 325

Aloha Chair Cabanilla, Vice Chair Chong, and members of the committee:

I request for your **SUPPORT with comments offered to HB 2358** relating to minimum rent and charges of damages to the tenant. I'm Kanani Kaaiawahia Bulawan, a homeowner resident of Waianae and the retired executive director of Waianae Community Outreach, a non-profit agency managing the emergency homeless shelter in Kalaeloa and providing homeless outreach services to those on the leeward coast.

I support the intent of this bill and the language written; however, I would be cautioned about the "no less than \$250.00 per month" without addressing a family's financial hardship in meeting this requirement. I do agree we need to set a standard but we also need a way to determine how this minimum will be addressed if the family loses income for one reason or another. I fully support that tenants need to be responsible and charged for the cost of any damages to their units. This would include the materials and labor if they cannot provide the labor themselves as a way of apology.

Every tenant should be paying a fair share of rent to any landlord and the cost of repairs. I'm only concern with the way a family will be accountable and responsible for meeting this requirement, and how this will eventually affect the homeless population. Setting a minimum rent is a good policy which challenges tenants to assure they meet the rent; however, there are a few that that will experience income challenges which will provide additional stresses in the family unit. We need to assure a way in which these families have flexibility in addressing the rent owed and how to maintain future rents.

Mahalo once again, this makes sense; however, we need some flexibility.

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 02, 2010 12:34 PM
To: HSGtestimony
Cc: alan.r.sarhan@hawaii.gov
Subject: Testimony for HB2358 on 2/3/2010 9:00:00 AM
Attachments: HB2358_min rent_HSG 3Feb10.pdf

Testimony for HSG 2/3/2010 9:00:00 AM HB2358

Conference room: 325
Testifier position: support
Testifier will be present: Yes
Submitted by: Alan Sarhan
Organization: Hawaii Public Housing Authority
Address:
Phone: 832-4681
E-mail: alan.r.sarhan@hawaii.gov
Submitted on: 2/2/2010

Comments:

LINDA LINGLE
GOVERNOR



BARBARA E. ARASHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

EXECUTIVE ASSISTANT

Statement of
Barbara E. Arashiro
Hawaii Public Housing Authority
Before the

HOUSE COMMITTEE ON HOUSING`

February 3, 2010 9:00 A.M.
Room 325, Hawaii State Capitol

In consideration of
H.B. 2358
RELATING TO PUBLIC HOUSING

The Hawaii Public Housing Authority (HPHA) supports the intent of H.B. 2358 to increase rents in state public housing, and to recoup state costs for damages caused by residents. However, this bill is unnecessary for two reasons:

1. In response to House Concurrent Resolution 282 passed by the 2009 Legislature, the HPHA Board of Directors adopted Resolution No. 16 on June 18, 2009 (attached). This Resolution calls for HPHA to implement a minimum rent schedule for state public housing. As soon as staffing availability permits, this will be implemented. Hiring restrictions and furloughs necessitated by the budget deficit have delayed it.
2. HPHA already charges for repair of resident-caused damage, and is in the process of increasing the charges to reflect current costs. Effective February 1, 2010 the labor rate for such work was increased from \$11.70 to \$20 per hour. Staff are in the process of determining appropriate increases in the schedule of "common charges" used for a specified list of commonly needed repairs. Increasing these costs requires a public comment period. The schedule should be updated by May of 2010.

RESOLUTION NO. 16

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION TO COMPLY WITH HOUSE CONCURRENT RESOLUTION NO. 282
URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO INCREASE THE MINIMUM
RENT SCHEDULE FOR STATE PUBLIC HOUSING TO A MINIMUM OF \$250 PER
MONTH

WHEREAS, House Concurrent Resolution 282 (HCR 282) was adopted by the 2009 Hawaii State Legislature and transmitted by the Clerk of the House to the HPHA Executive Director; and

WHEREAS, HCR 282 urges the Hawaii Public Housing Authority to set a minimum rent of at least \$250 per month for all state public housing units, and to increase the amount annually based on a cost of living index; and

WHEREAS, HCR 282 further states that rent should not increase during the remainder of the existing lease for current tenants who are on fixed income.; and

WHEREAS, Hawaii Revised Statutes section 356D-43 provides that the Hawaii Public Housing Authority

“shall fix the rates of the rentals for dwelling units and other facilities in state low-income housing projects provided for by this subpart, at rates that will produce revenues that will be sufficient to pay all expenses of management, operation, and maintenance, including the cost of insurance, a proportionate share of the administrative expenses of the authority to be fixed by it, and the costs of repairs, equipment, and improvements, to the end that the state low-income housing projects shall be and always remain self-supporting...;” and

WHEREAS, the current rents for state family public housing were set in 2001 and provide for a minimum rent of \$108 per month for a one bedroom, up to \$212 per month for the largest units; and for state elderly housing, minimum rents were last set in 2005 and are \$170 and \$195 for studio and one-bedroom units, now therefore;

BE IT RESOLVED by the Board of Directors of the Hawaii Public Housing Authority that the rent structure for all state public housing units may be increased to no less than \$250 per month, with provision for annual increases based on a consumer price index; and

BE IT FURTHER RESOLVED that prior to implementing a minimum rent increase, the HPHA staff are instructed to analyze the current rent structure, tenant incomes, and rent collections to determine the impact on existing tenants; and that the increased rents shall be applied to all new leases and, for existing tenants, at the time of lease renewal after a thorough analysis;

BE IT FURTHER RESOLVED that the HPHA shall comply with all requirements for public notice, including providing adequate opportunity for the resident comments on the proposed plan to implement rent increases;

BE IT FURTHER RESOLVED that the proposed rent schedule shall be submitted for action by the Board of Directors at a regularly scheduled meeting prior to implementation;

BE IT FURTHER RESOLVED that the HPHA will provide a written progress report to the Legislature no later than 20 days prior to the start of the 2010 Legislative Session; and

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on June 18, 2009.

Travis O. Thompson, Chairperson

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 02, 2010 2:26 PM
To: HSGtestimony
Cc: lt@acluhawaii.org
Subject: Testimony for HB2358 on 2/3/2010 9:00:00 AM
Attachments: 2.3.10.pdf

Testimony for HSG 2/3/2010 9:00:00 AM HB2358

Conference room: 325
Testifier position: oppose
Testifier will be present: No
Submitted by: Laurie Temple
Organization: ACLU of Hawaii
Address:
Phone:
E-mail: lt@acluhawaii.org
Submitted on: 2/2/2010

Comments:



Committee: Committee on Housing
Hearing Date/Time: Wednesday, February 3, 2010, 9:00 a.m.
Place: Room 325
Re: Testimony of the ACLU of Hawaii in Opposition to H.B. 2358

Dear Chair Cabanilla and Members of the Committee on Housing:

The American Civil Liberties Union of Hawaii ("ACLU of Hawaii") writes in opposition to H.B. 2358, which seeks to require the Hawaii Public Housing Authority ("HPHA") to establish minimum rent for state public housing units and annual consumer price index adjustments of minimum rent. H.B. 2358 also seeks to require HPHA to seek the full cost of repair damage to a unit.

This bill severely and unnecessarily burdens and punishes poor families. In this time of high and rising unemployment, we should not be considering ways to raise public housing tenants' rent. The current rent structure appropriately balances the goals of the public housing authority with the needs of public housing tenants and should be maintained. Hawaii would be better served by enforcing the current rules and providing support to individuals and families seeking to transition out of public housing units.

The mission of the ACLU of Hawaii is to protect the fundamental freedoms enshrined in the U.S. and State Constitutions. The ACLU of Hawaii fulfills this through legislative, litigation, and public education programs statewide. The ACLU of Hawaii is a non-partisan and private non-profit organization that provides its services at no cost to the public and does not accept government funds. The ACLU of Hawaii has been serving Hawaii for over 40 years.

Thank you for this opportunity to testify.

Sincerely,

Laurie A. Temple
Staff Attorney
ACLU of Hawaii

American Civil Liberties Union of Hawaii
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