
From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 01, 2010 10:00 AM
To: HSGtestimony
Cc: kananikb2@hawaii.rr.com
Subject: Testimony for HB2491 on 2/3/2010 9:00:00 AM
Attachments: HB2491 020310.doc

Testimony for HSG 2/3/2010 9:00:00 AM HB2491

Conference room: 325
Testifier position: support
Testifier will be present: Yes
Submitted by: KananiKaaiawahia B
Organization: Individual
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Submitted on: 2/1/2010

Comments:
I'm in SUPPORT WITH COMMENTS!

Kanani Kaaiawahia Bulawan

TESTIMONY – SUPPORT w/ COMMENTS

HB 2491: RELATING TO PUBLIC HOUSING; COMMON AREA ASSESSMENT

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:

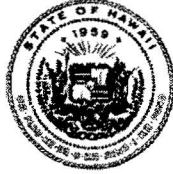
I request for your **SUPPORT with comments offered to HB 2491** relating to common area assessments and charges of damages to the tenant. I'm Kanani Kaaiawahia Bulawan, a homeowner resident of Waianae and the retired executive director of Waianae Community Outreach, a non-profit agency managing the emergency 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 "common area" without describing those areas. I would suggest a "maintenance fee" charged monthly aside from rent as most resident associations do to meet the on-going expenses of maintaining common areas shared by all. In addition 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 an apology and lesson to learn.

Every tenant should be paying a fair share of rent, cost of repairs and maintenance for the areas that are shared by all. I'm only concern with the clarity to describe "common areas". Most association outline the "common areas" and the expectations of use and care. We should be clear to include this in the lease of tenants being affected.

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

LINDA LINGLE
GOVERNOR



BARBARA E. ARASHIRO
ACTING EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
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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. 2491
RELATING TO PUBLIC HOUSING

The Hawaii Public Housing Authority (HPHA) opposes H.B. 2491, which would assess to all residents of state public housing a separate fee for maintenance of common areas. While HPHA agrees with the idea that residents of public housing should cover as much of the costs of that housing as they are able, we think the rent charge should be the vehicle for covering costs.

Residents of state public housing are billed for rent each month, and are charged for repair of damages caused by the tenant or guests. Rents are set at a level that balances the cost of providing housing against the limited financial resources of the low-income residents. Having separate charges for other items would not only be confusing for residents, many of whom are elderly or non-English speaking, but may also be financially burdensome.

Developing a separate charging, billing and collection system for a common area fee would be administratively burdensome for Hawaii Public Housing Authority. It would involve a new process of defining "common area expenses" in administrative rulemaking, determining what the actual labor and materials costs are, setting up separate record keeping, (they are not tracked separately now) and adding a separate monthly charge on each unit's rental billing.

Instead, building into the rent levels whatever costs the state needs to recover would be quicker, less costly for HPHA and less confusing for residents.