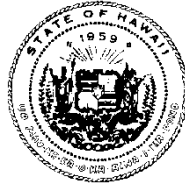


DAVID Y. IGE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

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

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

HOUSE COMMITTEE ON HOUSING

March 14, 2016 9:00 A.M.
Room 329, Hawaii State Capitol

In consideration of
SB 2343, SD 1
RELATING TO PUBLIC HOUSING.

Honorable Chair Hashem and Members of the House Committee on Housing, thank you for the opportunity to provide testimony regarding Senate Bill (SB) 2343, Senate Draft (SD) 1, relating to public housing.

The Hawaii Public Housing Authority (HPHA) provides the following comments on this measure which seeks to prohibit any county and the HPHA from limiting the number of tenants in the Section 8 Housing Choice Voucher Program that may occupy a single tax map key (TMK) property, regardless of the number of units comprising the TMK; and clarifies that in a TMK comprised of 3 units, each unit may have one Section 8 tenant.

Under federal regulations, the HPHA currently is capable, without limit, of providing Section 8 vouchers to multiple individual "units" within a single TMK. The HPHA does not disqualify a legal nonconforming dwelling unit from the Section 8 Housing Choice Voucher program.

As currently written, this bill limits the standards to health and safety only and does not account for other program standards such as Fair Market Rents and occupancy standards. Therefore, the HPHA requests replacing "for" with "such as" in HRS Section 365D-13.5 (b) to read as follows:

The authority shall not disqualify a legal nonconforming dwelling unit from the housing choice voucher program if the unit meets zoning and building code requirements and

Hawaii Public Housing Authority

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other program standards such as health and safety.

The HPHA appreciates the opportunity to provide the House Committee on Housing with the HPHA's comments regarding SB 2343, SD 1. We thank you very much for your dedicated support.

From: mailinglist@capitol.hawaii.gov
Sent: Friday, March 11, 2016 5:25 PM
To: HSGtestimony
Cc: maileshimabukuro@yahoo.com
Subject: Submitted testimony for SB2343 on Mar 14, 2016 09:00AM

SB2343

Submitted on: 3/11/2016

Testimony for HSG on Mar 14, 2016 09:00AM in Conference Room 329

Submitted By	Organization	Testifier Position	Present at Hearing
Boyd Akase	Individual	Support	No

Comments: Please see testimony below which I (Sen. Shimabukuro), am submitting on behalf of Boyd Akase: Re: SB 2343

http://capitol.hawaii.gov/measure_indiv.aspx?billtype=SB&billnumber=2343&year=2016 My name is Boyd Akase. I am a landlord that rents privately owned housing units to Section 8 tenants, and I am testifying in support of Senate Bill 2343. Senate Bill 2343 helps to eliminate artificial impediments to a landlord renting out multiple units to multiple Section 8 tenants if those units are on one lot, i.e., duplexes and triplexes. My situation is probably one that is fairly common. I recently inherited a parcel of land where the structure is "legal nonconforming (grandfathered)". This is a situation where an additional structure or enclosure was built, most likely years ago, but not properly permitted. Rather than call for the destruction of the unit or enclosure, the respective county sometimes classifies the structure as "legal nonconforming" for permitting purposes and taxes the improvement accordingly. Thus, if you physically enter the property, you would see two or three livable units that would individually pass a Section 8 quality inspection. However, if you were to check real property tax records, the records would show only one unit, albeit, a legal nonconforming one. Because the law allows that a landlord can only rent a "unit" to one Section 8 tenant, the legal nonconforming units can only be occupied by one Section 8 tenant. Put another way, the legal nonconforming structure can only house one Section 8 renter despite the fact that there may be two or three units on the lot that would otherwise pass a Section 8 inspection. This legal fiction prevents private landlords, like myself, from renting to multiple section 8 tenants. If landlords are inclined to do so, we should be allowed to do so. If any of you have further questions, I can be reached at the email address below. Thank you for your time and support of this measure. ~ Sincerely, Boyd Akase boydakase@hawaiiantel.net

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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