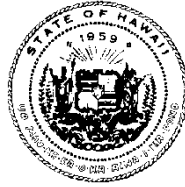


DAVID Y. IGE
GOVERNOR



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

SENATE COMMITTEE ON WAYS AND MEANS

February 29, 2016 9:15 A.M.
Room 211, Hawaii State Capitol

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

Honorable Chair Tokuda and Members of the Senate Committee on Ways and Means, 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 appreciates the opportunity to provide the Senate Committee on Ways and Means with the HPHA's comments regarding SB 2343, SD 1. We thank you very much for your dedicated support.

From: [Mails Shimabukuro](mailto:Mails.Shimabukuro)
To: [WAM Testimony](#)
Cc: [Boyd Akase](#)
Subject: SB 2343 Testimony in Support: WAM Hearing on 02/29/16 at 9:15am
Date: Friday, February 26, 2016 5:13:17 PM

Please see the testimony below which I 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, with one concern.

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.

I would also point out that the title of Senate Bill 2343 is "Relating to Public Housing". My concern is that the title of this bill may be interpreted as too narrow to address the issue of helping privatelandlords to rent to multiple Section 8 tenants in this particular situation.

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

