

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, February 7, 2017 1:53 PM  
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**Subject:** Submitted testimony for HB82 on Feb 9, 2017 09:00AM

**HB82**

Submitted on: 2/7/2017

Testimony for HSG on Feb 9, 2017 09:00AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Shirley Yamauchi	Individual	Support	No

Comments: 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 House Bill 82 / Senate Bill 99. The bill 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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**LATE**

Statement of  
**Hakim Ouansafi**  
Hawaii Public Housing Authority  
Before the

**HOUSE COMMITTEE ON HOUSING**

**Thursday, February 9, 2017**  
**9:00AM**  
**Room 423, Hawaii State Capitol**

In consideration of  
**HB 82**  
**RELATING TO THE HOUSING CHOICE VOUCHER PROGRAM**

Honorable Chair Brower, and Members of the House Committee on Housing, thank you for the opportunity to provide testimony concerning House Bill 82, relating to housing choice voucher program.

The Hawaii Public Housing Authority (HPHA) **supports the intent** of HB 82, which seeks to prohibit any county from disqualifying a legal nonconforming dwelling unit from the housing choice voucher program if the unit meets zoning and building code requirements and other program standards such as health and safety standards.

In the midst of a low-income rental housing crisis, the HPHA supports accessibility to as large a rental pool as possible. The HPHA is concerned that the City and County of Honolulu and the neighbor island Counties may not have records on legal non-conforming units which are considered "grandfathered" in. As such, the units may be considered "illegal nonconforming" units, but the Department of Planning and Permitting (DPP) does not have any records to confirm this.

The HPHA appreciates the opportunity to provide the House Committees on Housing with the HPHA's comments regarding HB 82. We thank you very much for your dedicated support.