

DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

## STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

### HOUSE COMMITTEE ON HOUSING

March 20, 2018 at 11:15 a.m.  
State Capitol, Room 423

In consideration of  
**S.B. 2594, S.D. 2**  
**RELATING TO HOUSING.**

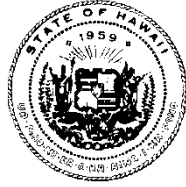
HHFDC ***supports the intent*** of S.B. 2594, S.D. 2, which requires publicly funded residential housing financed by the HHFDC or the Hawaii Public Housing Authority to incorporate housing visitability standards. This bill is consistent with findings of the State of Hawaii Analysis of Impediments to Fair Housing Choice with a Focus on People with Disabilities dated November 2016.

The Analysis of Impediments was funded by a consortium of eight State and County housing agencies including the HHFDC. The consortium decided to focus the Analysis of Impediments on people with disabilities because most fair housing complaints submitted in Hawaii come from this protected class. The focus on people with disabilities enables a more in-depth exploration of the particular impediments that members of this protected class tend to face.

The basic values that have come to guide legislation and policy are that housing for people with disabilities should be affordable, meet their disability-related needs (particularly regarding physical accessibility), and integrated into the community to foster social inclusion. Therefore, we support the intent of legislation like S.B. 2594, S.D. 2.

Thank you for the opportunity to testify.

DAVID Y. IGE  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**

HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

Statement of

**Hakim Ouansafi**

Hawaii Public Housing Authority  
Before the

**HOUSE COMMITTEE ON HOUSING  
AND  
HOUSE COMMITTEE ON WATER AND LAND**

**Tuesday, March 20, 2018  
11:15 AM – Room 423, Hawaii State Capitol**

In consideration of  
**SB 2594, SD2 - RELATING TO HOUSING**

Honorable Chair Brower, Honorable Chair Yamane and Members of the House Committee Housing and House Committee on Water and Land, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 2594, SD2, relating to housing.

The Hawaii Public Housing Authority (HPHA) **supports the intent, with amendments** of SB 2594, SD2, which requires that all renovation or construction of publicly funded residential housing incorporate housing visitability standards, and **provides the following comments**.

The HPHA respectfully suggests the bill be amended to require compliance for new HPHA construction only, and allow an exemption for technical infeasible structural modifications or fundamental alterations to the nature of its programs, wherever sites that pose topographical or other challenges, would impose an undue financial burden.

As written, visitability standard modifications would be triggered upon the use of public funds to fix a unit. If a large-scale fix to a roof, for example, was required for the health and safety of the tenants, all units within the building and the property would then require full modification. As many of our buildings exceed 60 years of age and require large structural fixes, application to all renovations would have the unintended consequence of many units becoming and remaining vacant until the HPHA had available funds to complete the entire project. The bill would also apply to the turn-over of units. Application of this requirement to all renovated units will necessitate the procurement for design and construction, which could take many months to complete. Applicability to only new construction will allow for visitability standard modifications to be built into the design from the offset.

Many HPHA properties are built on hillsides, and the ability to conform to the visitability standards will be extremely difficult in many cases. Federal rules currently allow for our Agency to comply with ADA standards by building additional accessible units on more accommodating

properties when technical infeasible structural modifications or fundamental alterations would cause an undue financial and administrative burden on the operation of the housing project. As an example, modifying the following 4 properties alone (out of 85 HPHA properties): Palolo, Kalihi Valley Homes, Puahala Homes, and Hale Laulima, which possess specific topographical challenges due to their locations, will require approximately \$150 million to be compliant with this bill. Tenants would also need to be transferred due to water being turned off during construction of the new bathroom facilities. Allowing for compliance to the regulations up to the maximum extent feasible, with the above stated exemptions, would better assist in complying with these requirements.

The HPHA would like to request the following amendments:

Page 3 – line 15 – Replace the word “shall” with “may”.

Page 4 – line 4 (3) “Result in an increase of vacant units within the housing project; or”.

The HPHA appreciates the opportunity to provide the House Committees with the HPHA’s comments regarding SB 2594, SD2. We thank you very much for your dedicated support.



**STATE OF HAWAII**  
STATE COUNCIL  
ON DEVELOPMENTAL DISABILITIES  
1010 RICHARDS STREET, Room 122  
HONOLULU, HAWAII 96813  
TELEPHONE: (808) 586-8100 FAX: (808) 586-7543

**LATE**

March 20, 2018

The Honorable Representative Tom Brower, Chair  
House Committee on Housing  
and  
The Honorable Representative Ryan I. Yamane, Chair  
House Committee on Water and Land  
Twenty-Ninth Legislature  
State Capitol  
State of Hawai'i  
Honolulu, Hawai'i 96813

Dear Representative Brower, Representative Yamane, and Members of the Committee:

SUBJECT: SB 2594 SD2 - Relating to Housing

The State Council on Developmental Disabilities **SUPPORTS SB 2594 SD2** requires that construction and renovation of publicly funded residential housing developed or financed under the Hawaii Housing Finance and Development Corporation or Hawai'i Public Housing Authority incorporate housing visitability standards beginning on 1/1/2019.

In January 2014, the Centers for Medicare and Medicaid Services (CMS) <https://medquest.hawaii.gov/content/dam/formsanddocuments/resources/member-resources/my-choice-my-way/HCBSFinalRuleSummary.pdf> issued new regulations, termed the Final Rule, that require home and community-based services to be provided in community settings. The purpose of the rules is to ensure people not only live in the community, but can access the benefits of community life including; having a home that is visitable and accessible for family and friends to visit. In addition, it provides freedom and support for individuals with disabilities to control their own schedules and have visitors of their choosing at any time.

The enactment of SB 2594 SD2 will provide freedom and support to individuals with disabilities.

Thank you for the opportunity to submit testimony **supporting SB 2594 SD2**.

Sincerely,

Daintry Bartoldus  
Executive Administrator



## DISABILITY AND COMMUNICATION ACCESS BOARD

1010 Richards Street, Room 118 • Honolulu, HI 96813  
Ph. (808) 586-8121 (V) • Fax (808) 586-8129 • T

**LATE**

March 20, 2018

### TESTIMONY TO THE HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE

#### Senate Bill 2594, SD2 - Relating to Housing

The Disability and Communication Access Board (DCAB) supports the intent of increasing access to housing options for people with disabilities. The design of a home to visitability standards allows wheelchair users to easily navigate a home through a no-step entrance, hallways, bedrooms, bathrooms, utilize light switches, etc. This concept is distinguished from accessibility standards in that a visitable standard allows a person to "visit" the home of others in the community, as well as have persons with disabilities visit one's home. We truly lack an inventory of homes that are accessible to those with mobility challenges.

The focus of this bill is public-funded housing, as defined by housing projects under the jurisdiction of the Hawaii Public Housing Authority and the Hawaii Housing Finance Development Corporation.

We understand that the UH Center for Disability Studies is proposing several amendments based upon the comments from prior testimonies. Those proposed amendments include: 1) Removing the requirement for renovations due to the administrative burden and the cost, limiting the applicability to new construction; 2) Removing the exceptions, as they are unnecessary if the standards are limited to new construction; 3) Replacing the listed technical elements with a reference to the Type C Visitable Dwelling Unit under A117.1 Code; and 4) Limiting applicability to all units in buildings with elevators, but only to first floor units in multi-story buildings without elevators.

We applaud the recommendations as a concession to making the bill more palatable. From a practical perspective, however, all the amendments in combination will probably not yield any significant change in inventory over the current status quo. This is because multi-family dwelling unit housing projects under the auspices of the Hawaii Public Housing Authority and the Hawaii Housing Finance Development Corporation already must comply with both the Americans with Disabilities Act and/or the Federal Fair Housing Act and are reviewed by our office prior to construction. The exceptions would be single family homes, duplexes, or townhomes (to a degree).

The true benefit to visitability standards is in privately - funded family homes which are not otherwise covered by the above laws.

Thank you for the opportunity to provide comments.

Respectfully submitted,

FRANCINE WAI  
Executive Director



# UNIVERSITY OF HAWAII SYSTEM

## Legislative Testimony

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Testimony Presented Before the  
House Committees on Housing and Water & Land  
Tuesday, March 20, 2018 at 11:15 a.m.

By

David W. Leake, Ph.D., M.P.H.  
Specialist, Center on Disability Studies, College of Education  
Patricia Morrissey, Ph.D.  
Director, Center on Disability Studies, College of Education  
Nathan Murata, Ph.D., Dean  
College of Education  
And  
Michael Bruno, Ph.D.  
Interim Vice Chancellor for Academic Affairs  
Vice Chancellor for Research  
University of Hawai'i at Mānoa

### SB 2594 SD2 – RELATING TO HOUSING

Chairs Brower and Yamane, Vice Chairs Nakamura and Todd, and members of the committees:

We are very pleased and encouraged that your committees are now hearing testimony a second time on legislation that will transform the visitability and aging-in-place capacity of the residential landscape in Hawai'i by promoting the construction of affordable housing that is easily accessible to people with mobility challenges. We also appreciate the time and advice you have given us leading up to today.

Our testimony focuses on how SB 2594 SD2 might be improved to strengthen its opportunity to pass in the Legislature this session, as described below.

- I. Remove the requirement for visitability in *renovations* because of (a) the burden this might place on offices responsible for building permitting and inspection (each renovation is unique and determining what is needed to meet visitability standards might be a complicated and time-consuming process), and (b) the cost of some renovations might be substantially increased (e.g., needing to demolish old walls and add new ones to make a bathroom large enough to be accessible). Similar legislation in other states typically applies only to new construction, not renovations.

If we understand correctly, the four exceptions in SECTION 3, amending Chapter 356D, were added to address concerns of the Hawai'i Public Housing Authority that costs for its planned public housing renovations might be increased substantially. We fully support the Hawai'i Public Housing Authority in this regard, especially since renovations will include a number of fully accessible units that exceed visitability

standards. If SB 2594 SD2 is amended to remove the visitability requirement for renovations, then these four exceptions should be deleted to avoid confusion as to their application. Also please note that the following exception appears to be in error because the Americans with Disabilities Act does not apply to residential housing, except for common use areas open to the public at large:

- (2) Exceed the requirements for housing as provided by the Americans with Disabilities Act of 1990, 42 U.S.C. 12101, et seq., as amended.

- II. Follow the lead of many jurisdictions around the country and specify in subsection (b) that new construction must meet criteria for a Type C (Visitable) Dwelling Unit under A117.1-2009 of both the American National Standards Institute (ANSI) and the International Code Council (ICC) (an overview of Type C criteria is appended below).

We make this recommendation because SB 2594 SD2 goes beyond Type C by requiring an accessible full bathroom (rather than just a half bathroom) and also by requiring an accessible bedroom on the main floor (compared to no bedroom requirement). Such requirements might substantially increase construction costs and lead to opposition to the bill on that account. One of the primary arguments for Type C visitable features is that they do NOT increase construction costs if included at the design stage.

You may also want to consider amending SB 2594 SD2 to clarify that *visitability standards would apply to all units in buildings with elevators, but only to first floor units in multi-story buildings without elevators*. Such an amendment would be in line with text in the Federal Fair Housing Act (the Fair Housing Act, Hawai'i Revised Statutes, Chapter 515, does not refer to elevators).

- III. Make the effective date in SECTION 5 to be January 1, 2019, as stated in SECTIONS 1 – 3.

If you adopt the changes we have suggested here, this legislation's transformative nature will be self-evident to others. Its power has been recognized by the *Honolulu Star Advertiser* in a recent front page story and in an editorial. Its power also has been recognized by television channel 4, KITV. We at the Center on Disability Studies, with our visitability partners, stand ready to help you make this legislation a reality and benefit a very large segment of Hawaii's citizens.

Note: Type C standards with exceptions are attached.



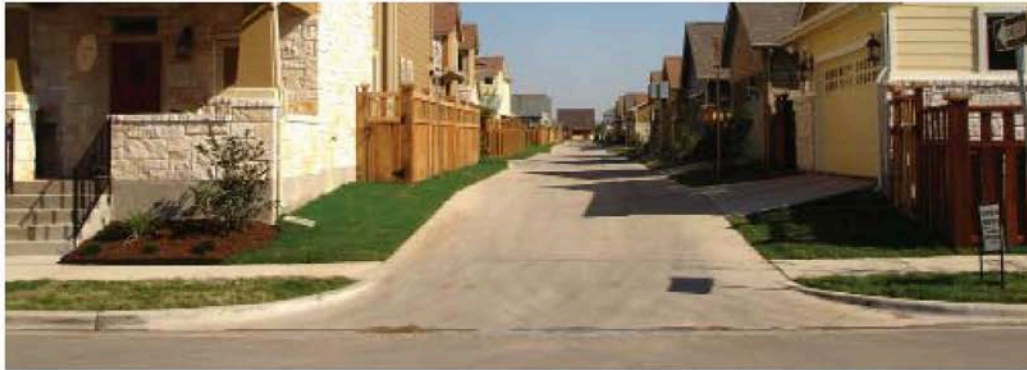
# Visitability

An Inclusive Design Approach for Housing

This booklet provides a summary of the goals, benefits, and features of inclusive housing design. It is a preview of the book entitled *Inclusive Housing: A Pattern Book*. Excerpts from the book along with an annotated version of the new ICC/ANSI A117.1 Type C visitability standards will give you a better understanding of what visitability is and why it is important to housing design.

THE CENTER FOR INCLUSIVE DESIGN AND ENVIRONMENTAL ACCESS (IDEA)





ALLEY PROVIDES REAR OR SIDE ENTRY

## Visitability Standards

The rest of this booklet provides a summary of the requirements for visitable dwelling units in ICC/ANSI A117.1 (2009). The ICC/ANSI A117.1 Standard on Accessible and Usable Buildings and Facilities is the consensus standard in the U.S. for defining the details of accessible construction and is referenced by most building codes in the country. In 2008 the ICC committee that develops the A117 Standard developed a new section with technical design criteria for visitability based on a document developed by disability rights advocates for the Inclusive Home Design Act. Referred to as Type C units, the section can be referenced by future visitability laws and programs, thus promoting uniformity and aiding in their interpretation.

Since the standards are developed for use in a legal context, they include many provisions that heretofore have not been included in previous visitability laws to address potential problems with enforcement. For example, one of the issues that needed to be addressed was to clarify what minimum facilities in the home have to be on the accessible level, e.g. kitchen equipment, amount of living space, etc.

This document includes a summary of the Type C (visitable) requirements. Numbers following headings correspond to sections in the standard. Please note that the requirements of the standard are simplified here to provide a concise and easy to understand list of features. In particular, only the key cross-references to other parts of the Standard have been included. Consult the Standard for the actual wording and more detailed information\*.

\* Note: The IDEA Center does not warrant the completeness or accuracy of this document nor how it may be interpreted by building or planning officials.

## ICC Type C Units

While the concept of visitability puts a high priority on a zero step entrance, wide interior clearances, and an accessible bathroom, most visitability laws have included a few additional features. Similarly, the Type C units contain technical criteria for six features: no-step entrances, wider doorways, access to a half-bath on the main floor, reinforcement in bathroom walls for future grab bar installation, maneuvering space in food preparation facilities if provided on the floor served by the zero step entrance, and light switches and electrical outlets within comfortable reach for all.

## Unit Entrance (1006.2)

At least one unit entrance shall be on a circulation path complying with Section 1006.5 (Circulation Path) from a public street or sidewalk, a dwelling unit driveway, or a garage.

## Connected & Interior Spaces (1006.3 & 1006.4)

A circulation path complying with Section 1006.5 (Circulation Path) shall connect the unit entrance located on the circulation path to the following spaces:

- An entrance level toilet room or bathroom complying with Section 1006.6 (Toilet Room or Bathroom).
- One additional habitable space with an area 70 square feet [6.5 sq. m] minimum.
- When provided on the entrance level, a food preparation area complying with Section 1006.7 (Food Preparation Areas).

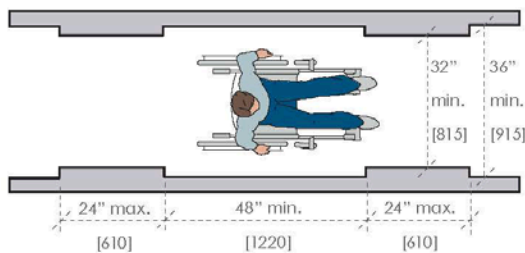
*Exception: A toilet room or bathroom shall not be required in units with less than 120 square feet [11 sq. m] of habitable space on the entrance level.*

## Circulation Path (1006.5)

**Components (1006.5.1):** The circulation path shall include one or more of the following elements: Walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, compliant elevators (Section 407-409), and compliant platform lifts (Section 410).

**Walking Surfaces (1006.5.2) and Thresholds (1006.5.3.2):** Thresholds and slopes not steeper than 1:20 shall comply with Section 303 (Changes in Level). Section 303.2 permits abrupt changes in level up to ¼ in. [6.4 mm]. Section 303.3 states, "Changes in level greater than ¼ in. [6.4 mm] in height and less than ½ in. [13 mm] maximum in height shall be beveled with a slope no greater than 1:2. Changes in level greater than ½ in. [13 mm] in height shall be ramped and comply with Section 405 (Ramps) or 406 (Curb Ramps)."

*Exception: Thresholds at exterior sliding doors shall be permitted to be ¼ inch [19 mm] maximum in height, provided they are beveled with a slope not steeper than 1:2.*



### WALKING SURFACES CLEAR WIDTH

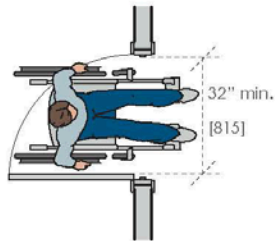
Hallways and corridors are at least 36 in. clear with allowable pinch points of 32 in. clear width for no longer than 24 inches.

**Clear Width (1006.5.2.1):** The clear width of the circulation path shall comply with Section 403.5 (Clear Width) which states, hallways and corridors must have at least 36 in. [915 mm] clear width.

*Exception: Pinch points (short, narrower areas) are allowed to be 32 in. [815 mm] clear for a distance of 24 in. [610 mm] maximum (see figure).*

**Doors and Doorways (1006.5.3.1):** Swinging doors shall have a clear opening of 31 3/4 in. [810 mm] minimum measured from the jamb to the inside face of the door and stop with the door open at 90 degrees. Sliding and folding doors shall be measured from the jamb to the inside edge of the door in the open position. Automated doors may be used if they meet all applicable code requirements, including the requirements in ICC/ANSI A117.1.

*Exception: Doorways to closets with 15 SF [1.4 sq. m] space maximum.*



**VISITABLE HINGED DOOR**

Hinged doors – 31 3/4 in. min. clear width measured from the jamb to the inside face of the door when held open at 90 degrees.

**Ramps (1006.5.4):** Ramps shall comply with Section 405 (Ramps).

*Exception: Handrails, intermediate landings and edge protection are not required where the sides of ramp runs have a vertical drop-off of 1/2 inch [13 mm] maximum within 10 inches [255 mm] horizontally of a ramp run.*

**Toilet Room or Bathroom (1006.6)**

Toilet rooms or bathrooms covered by Section 1006.4 (Interior Spaces) shall include the following features:

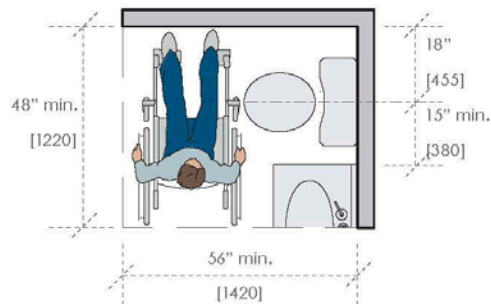
- a. A lavatory and a toilet.
- b. Reinforcement and space clearances for the future installation of grab bars at toilets.

*Note: If more than one bathroom is provided on the entry floor, reinforcement is required in at least one full bathroom on that floor.*

- c. The wall reinforced for the future installation of grab bars shall be 18 inches [455 mm] from the centerline of the toilet.
- d. Lavatories must be at least 15 inches [380 mm] from the centerline of the toilet.
- e. Space clearances at the toilet must meet or exceed the minimum requirements for at least one of the following sections:

**“Parallel Approach” (1004.11.3.1.2.1):**

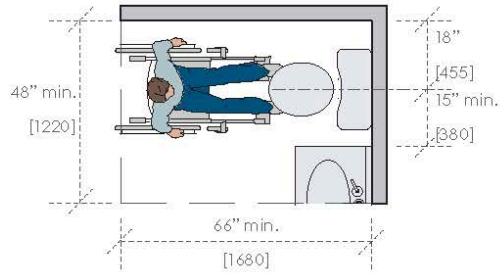
- i. Measured from the wall behind the toilet, there shall be a minimum clear space of 56 inches [1420 mm].
- ii. Measured from the wall designated for the future installation of grab bars, there shall be a minimum clear space of 48 inches [1220 mm].
- iii. Vanities or lavatories beside the toilet may overlap required space clearances.



PARALLEL APPROACH

**“Forward Approach” (1004.11.3.1.2.2):**

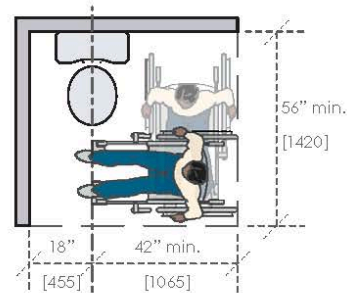
- i. Measured from the wall behind the toilet, there shall be a minimum clear space of 66 inches [1680 mm].
- ii. Measured from the wall designated for the future installation of grab bars, there shall be a minimum clear space of 48 inches [1220 mm].
- iii. Vanities or lavatories beside the toilet may overlap required space clearances.



FORWARD APPROACH

**“Parallel or Forward Approach” (1004.11.3.1.2.3):**

- i. Measured from the wall behind the toilet, there shall be a minimum clear space of 56 inches [1420 mm].
- ii. Measured from the centerline of the toilet, there shall be a minimum clear space of 42 inches [1065 mm].



PARALLEL OR FORWARD APPROACH

**Food Preparation Areas (1006.7)**

- a. When provided on the entrance level, the food preparation area shall include a sink, a cooking appliance, and a refrigerator.
- b. Clearances between all opposing base cabinets, counter tops, appliances or walls within the food preparation area shall be 40 inches [1015 mm] minimum.

*Exception: Spaces that do not have a cook-top or conventional range shall be permitted to have a minimum clearance of 36 inches [915 mm] wide.*

**Lighting Controls & Receptacle Outlets (1006.8)**

The centerline of receptacle outlets and operable parts of lighting controls located a minimum of 15 inches [380 mm] and a maximum of 48 inches [1220 mm] above the finished floor.

*Exception: The following shall not be required to comply with Section 1006.8:*

- 1. Receptacle outlets serving a dedicated use (e.g. outlets intended for refrigerators or laundry equipment).
- 2. Controls mounted on ceiling fans and ceiling lights
- 3. Floor receptacle outlets
- 4. Lighting controls and receptacle outlets over countertops



**SB-2594-SD-2**

Submitted on: 3/19/2018 10:57:47 AM

Testimony for HSG on 3/20/2018 11:15:00 AM

**LATE**

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	Oahu County Committee on Legislative Priorities of the Democratic Party of Hawai'i	Support	No

Comments:

To the Honorable Tom Bower, Chair; the Honorable Nadine K. Nakamura, Vice-Chair, and Members of the House Committee on Housing:

To the Honorable Ryan I. Yamane, Chair; the Honorable Chris Todd, Vice-Chair, and Members of the House Committee on Water & Land:

Good morning, my name is Melodie Aduja. I serve as Chair of the Oahu County Committee ("OCC") on Legislative Priorities of the Democratic Party of Hawaii. Thank you for the opportunity to provide written testimony on **SB2594 SD2** relating to HHFDC; HPHA; Publicly Funded Residential Housing; and Visitability Standards.

The OCC Legislative Priorities Committee is in favor of **SB2594 SD2** and supports its passage.

**SB2594 SD2** is in alignment with the Platform of the Democratic Party of Hawai'i ("DPH"), 2016, as it requires that construction and renovation of publicly funded residential housing developed or financed under the Hawaii Housing Finance and Development Corporation or Hawaii Public Housing Authority incorporate housing visitability standards beginning on 1/1/2019, effective 1/1/2050.

The DPH Platform states that "[h]ousing is a basic human need and we believe that adequate, accessible, affordable, and safe housing should be available to all residents of Hawai'i. Affordable housing that is fair in proportion to individual income is the basis of prosperity for our citizens and stability in our economy. Recent and past real estate bubbles have fueled disproportionate rent increases, a key contributor to homelessness. Therefore, we support efforts to promote truly affordable housing for all citizens who rent.(Platform of the DPH, P. 7, Lines 340-344 (2016)).

We believe in the concept of "Housing First" to develop affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options.

We support dedicated social services and housing opportunities for Hawaii's homeless population, to get them off the streets and reintegrated into society, with specific devoted services for disenfranchised groups including but not limited to the Hawaiian community, aged-out foster kids, youth, returning veterans, the aged, and

lesbian, gay, bisexual and transgender homeless. (Platform of the DPH, P. 7, Lines 352-358 (2016)).

Given that **SB2594 SD2** requires that construction and renovation of publicly funded residential housing developed or financed under the Hawaii Housing Finance and Development Corporation or Hawaii Public Housing Authority incorporate housing visitability standards beginning on 1/1/2019, effective 1/1/2050, it is the position of the OCC Legislative Priorities Committee to support this measure.

Thank you very much for your kind consideration.

Sincerely yours,

/s/ Melodie Aduja

Melodie Aduja, Chair, OCC Legislative Priorities Committee

Email: legislativepriorities@gmail.com, Text/Tel.: (808) 258-8889

**SB-2594-SD-2**

Submitted on: 3/19/2018 11:01:05 AM

Testimony for HSG on 3/20/2018 11:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Beverly Galarza	Individual	Comments	No

Comments:

Chairs Brower and Yamane, Vice Chairs Nakamura and Todd, and members of the committee, thank you for setting and hearing SB2594 related to housing Bill. We appreciate you hearing the passionate pleas from those supporting SB2594 and the positive change the passage of SB2594 will bring.

Our family has been involved for over 7 years in a matter dealing with a multi-family affordable housing project, which was supposed to be subject to Fair Housing Act's minimum design and construction standards. It did not meet most of these minimum standards and during these 7 years we had a neighbor, a former Vietnam Veteran and wheelchair user, fall in his wheelchair off a curb where a simple curb cut should have been. This veteran got an infection in the leg which was not amputated and in the end his leg had to be surgically removed. He became a double amputee. The inside of his home, which he and his wife purchased, did not meet minimum standards for door widths into the bathroom. Scrapes occurred nearly each time he tried to use the restroom. This same veteran passed away about a month and a half ago. We don't know whether his death was in anyway related to this fall from handful of years or not. However, this veteran did die waiting for equal accessibility to his home.

I give this situation as an example of why we desperately need bare bone minimum accessible features in housing, because what I've learned through these years from HUD is that at least 75% of persons over age 65 years of age, will need accessible housing before his/her journey in life is over. However, and still according to HUD staff, over 75% of housing subject to Fair Housing minimum design and construction standards fall short and don't meet these standards.

Persons aging in place, our veterans, persons with mobility disabilities, and others who need accessibility continue to face exclusion from choice, safe, and accessible housing, not just in already mandated accessible housing, but in housing not subject to any of these standards of accessibility.

On a personal note, as an aging in place mom of an adult son with significant multiple developmental disabilities, what I have found in determining how my son will live in the community after I've passed on, is small community group homes may have openings and space available for him to join in, but I've been told some of the houses are not accessible. Couple this with the problem that many multi-family complexes aren't by

designed to have 3 to 4 bedrooms, it seems to me we are not fulfilling the promise in "Olmstead decision" - the right to equal access to home, work, and play in our communities and not be vulnerable to a more restrictive setting, such as a nursing home/ICF-ID facility.

Lastly, we encourage you all to please support the passage of SB2594 because these are not luxury items. HUD has studies which show doing these types of features at beginning of construction do not add to the cost, whereas after the fact can be cost prohibitive to many.

We sincerely appreciate the time you've given to consider SB2594 and ask to please be a part of helping make our communities accessible for all.

Respectfully,

Beverly Galarza on behalf of my adult son, Steven Galarza



**LATE**

**SB-2594-SD-2**

Submitted on: 3/19/2018 2:34:06 PM

Testimony for HSG on 3/20/2018 11:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Liza Simon	Individual	Support	No

Comments:

Aloha e nui Chairs Brower and Yamane, Vice Chairs Nakamura and Todd, and members of the committees: Mahalo for considering SB2594 SD2. I urge you to pass this bill that will go a long way towards addressing the housing needs of Hawaii residents with mobility challenges. My strong support for this bill is based on a personal experience, shared by many others in Hawaii. Here's my story: When my parents were unable to afford rising property taxes, they decided to sell the family home. They bought a modest two-bedroom house. They were in their late 60's and in relatively good health then, so the stairways leading to the front and back entrances did not present a problem. Five years and several medical problems later, that all changed. The 30-degree incline of the stairs—compounded by the lack of any railings—spelled additional medical problems for both my parents—plus cataclysmic medical bills. Aging in place became unthinkable. Nursing home care was unaffordable. Structural problems prevented their so-called retirement house from being retrofitted effectively. Had there been housing built to meet visitability standards—like those spelled out in the SB94, we would have chosen that option, and thus avoided the heartache that came with my parents' increasing sense of social isolation and physical loss related to a house that was not a safe environment. I am not alone in this situation. I have many middle-aged friends and colleagues in Hawaii, who presume Mom and Dad are comfortable, but one day get "the call" that their parents are in peril, because they failed to negotiate the bricks and mortar obstacle course of a steep stairway, or a bathroom without guardrails, or even something as simple as a difficult-to-reach electrical outlets . Havoc ensues. It takes its toll on the extended family emotionally and financially. It doesn't have to be this way. The visitability standards spelled out in SB94 are small practical adjustments. I believe I am right in saying they don't even cost, if they are incorporated into home design before construction begins. I hope you will consider what relief this bill will bring to legions of families across Hawaii nei. Please support SB2594. Mahalo for your consideration in this matter.