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**STATE OF HAWAII**  
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Statement of  
**Hakim Ouansafi**  
Hawaii Public Housing Authority  
Before the

**SENATE COMMITTEE ON HOUSING**

**Tuesday, March 19, 2019**  
**1:20 PM - Room 225, Hawaii State Capitol**

In consideration of  
**HB 476, HD1, Proposed SD1**  
**RELATING TO HOUSING**

Honorable Chair Chang and Members of the Senate Committee on Housing, thank you for the opportunity to provide testimony concerning House Bill (HB) 476, HD1, Proposed SD1, relating to housing.

The Hawaii Public Housing Authority (HPHA) supports HB 476, HD1, Proposed SD1, which prohibits advertising a public housing units and housing subject to an owner or renter occupancy requirement under chapters 201H, 206E, and 356D, Hawaii Revised Statutes, for rental purposes and requires county police departments to enforce the prohibition. Does not apply to any state agency advertising or publicizing a housing program under chapters 201H, 206E, and 356D, Hawaii Revised Statutes.

HPHA Federal and State public housing tenants are prohibited from subletting units under the rental agreement. If the HPHA discovers tenants who engage in this kind of illegal activity, the HPHA will move swiftly to evict those tenants as they would be displacing one of the over 8,800 families on our waitlist. By including this as a misdemeanor offense, this Committee will send a strong signal to those who may be thinking about misusing their public housing unit, and that this kind of behavior will not be tolerated.

The HPHA appreciates the opportunity to provide the Committee with the HPHA's testimony regarding HB 476, HD1, Proposed SD1. We thank you very much for your dedicated support.



**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
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Honolulu, Hawaii 96813  
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IN REPLY REFER TO:

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

**SENATE COMMITTEE ON HOUSING**

March 19, 2019 at 1:20 p.m.  
State Capitol, Room 225

In consideration of  
**H.B. 476, H.D. 1, PROPOSED S.D. 1  
RELATING TO HOUSING.**

The HHFDC **supports the intent** of the Proposed S.D. 1 to H.B. 476, H.D. 1 **with a requested amendment**. As it applies to the HHFDC, the Proposed S.D. 1 makes advertising housing subject to an owner or renter occupancy requirement under Chapter 201H a misdemeanor enforceable by the police department of the county in which the housing is located. It also exempts any state agency or private project owner and its managing agents from this penalty.

HHFDC respectfully requests that the Proposed S.D. 1 be amended to also exempt county agencies from the penalty imposed therein. Counties regularly participate in financing affordable housing projects sponsored under Chapter 201H, and therefore should be allowed to advertise such housing to ensure that they are fully occupied by eligible homeowners or tenants, as applicable.

Thank you for the opportunity to testify.

**HB-476-HD-1**

Submitted on: 3/17/2019 10:00:18 PM

Testimony for HOU on 3/19/2019 1:20:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Mike Goodman	Testifying for Hawaii Kai Homeless Task Force	Support	No

Comments:

**To:** The Senate Committee on Housing  
**From:** Mike Goodman, Director, The Hawaii Kai Homeless Task Force, Member of Partners In Care  
**Re:** HB476 - HD1  
**Hearing:** Tuesday, March 19, 2019, 1:30 p.m. Conf. Rm 225

Dear Senator, Chang, Chair, and Senator Kanuha, Vice-Chair, and all other Members of the Committee. Thank you for the opportunity to supply supplemental testimony in support of HB476.

Looking at the Legislature's website, it seems as if this bill's language was supplanted by another measure, while HB1312 and SB636 which are similar, were kept alive.

HB1312, and SB636 partially duplicate some of the provisions of this bill, and you may have thought HB476 is unnecessary. That's not the case. We respectfully submit that HB476 contains important language that should be preserved.

**HB476 MANDATES THAT LOW-COST MODULAR CONSTRUCTION MODELS BE CONSIDERED AS AN ALTERNATIVE TO TRADITIONALLY CONSTRUCTED HOUSING, PARTICULARLY FOR THE \$75 MILLION DOLLARS ALLOCATED TO PERMANENT SUPPORTIVE HOUSING FOR THE CHRONIC HOMELESS.**

Housing First, or any other homeless program, can't work without enough housing. As many of you have heard me say before, unless we get away from the notion that housing must either be traditionally constructed single-family houses, or brick and mortar apartments to be safe and comfortable homes, we will never end the homeless crisis in Hawaii.

Traditionally constructed mid-rise apartments cost roughly \$300,000 per unit. High-rise apartments cost roughly \$450,000 per unit. Existing units rent for around \$1000 to \$1500 a month for a studio. If we allocate \$75 million dollars to house the chronic homeless with brick and mortar, we'll build a maximum of 250 units and take at least five years to complete.

The First Assembly of God Church, built twelve InterShelter modular domes for about \$25 thousand dollars each. There are also many other modular designs that cost about the same or less. With the \$75 million dollars appropriated by this bill, we could build three thousand \$25 thousand dollar modular homes in Ohana Zones. That's enough to house and end the suffering of every chronic homeless person in the State.

**OTHER IMPORTANT LANGUAGE THAT SHOULD BE PRESERVED FROM HB476.**

- The language specifying Housing First principles.
- Language pertaining to procurement criteria for modular dwellings.

*Mahalo for your time.*

March 19, 2019

**The Honorable Stanley Chang, Chair**  
Senate Committee on Housing  
State Capitol, Room 225  
Honolulu, Hawaii 96813

**RE: House Bill 476, HD1, Proposed SD1, Relating to Housing**

**HEARING: Tuesday, March 19, 2019, at 1:20 p.m.**

Aloha Senator Chang, Vice Chair Kanuha, and Members of the Committee,

I am Ken Hiraki Government Affairs Director, testifying on behalf of the Hawai'i Association of REALTORS® (“HAR”), the voice of real estate in Hawai'i, and its over 9,500 members. HAR **opposes** House Bill 476, HD1, Proposed SD1, which prohibits advertising of public housing units and housing subject to an owner or renter occupancy requirement under Chapters 201H, 206E, and 356D, Hawai'i Revised Statutes (“HRS”), for rental purposes and requires county police departments to enforce the prohibition.

REALTORS® advertise rental housing projects and units for their clients that are privately-owned and operated under HRS §201H and 206E. This measure would make it a misdemeanor, for any person who advertises, for rental purposes, any housing subject to an owner or renter occupancy requirement. An owner may not inform a REALTOR® of an owner or renter occupancy requirement prior to a REALTOR® advertising a property. However, under this measure, the REALTOR® would still face a misdemeanor charge even if they had no knowledge of the owner or renter occupancy requirement.

For the following reasons, we respectfully request that this measure be held.

Mahalo for the opportunity to testify.

**LATE**

Tuesday, March 19, 2019  
House Bill 476  
Testifying in support

Dear Senator Chang, Chair, Senator Kanuha, Vice Chair, and all members of the committee,

Aloha, I'm Shanelle Borges, student at the Myron B. Thompson school of social work at the University of Hawaii at Manoa. Thank you for including HB 476 in the committee agenda. I am testifying in favor of House Bill 476, which is a bill for an act relating to homelessness. The bill will aim \$75 million of the \$200 million appropriated for affordable housing to build permanent supportive housing as a solution to Hawaii's homelessness crisis, using cost effective modular construction to reduce the cost of standard methods.

The average renter earns about \$16 an hour and renters actually need to earn \$20 more than that, which is roughly \$36 an hour to afford a 2-bedroom rental. The housing wage is higher in Hawaii in comparison to any other state in the nation.

I am testifying in favor of bill HB 476 due to my personal experience with homelessness. I stand today, proud and grateful for the five years of sobriety I've worked so hard for. Prior to, I was a young woman homeless in Waikiki with nowhere to turn to. I didn't know where I would get my next meal or hit, or how I would feed my new born child. Thankfully, I was graced with an opportunity to receive help by a treatment facility and today I'm a proud mother, student, family member, and productive member of my community. I couldn't have done this alone, and that is why I'm in strong support of HB 476.

We must come together as a community to help one another, specifically marginalized populations. Let us work together to help reduce homelessness within our state by supporting HB 476.

Thank you for the opportunity to testify!