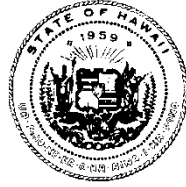


DAVID Y. IGE
GOVERNOR



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HAWAII PUBLIC HOUSING AUTHORITY
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HONOLULU, HAWAII 96817

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

SENATE COMMITTEE ON WAYS AND MEANS

Friday, February 24, 2017
1:35 PM
Room 211, Hawaii State Capitol

In consideration of
SB 99
RELATING TO THE HOUSING CHOICE VOUCHER PROGRAM

Honorable Chair Tokuda, and Members of the Senate Committee on Ways and Means, thank you for the opportunity to provide testimony concerning Senate Bill 99, relating to the housing choice voucher program.

The Hawaii Public Housing Authority (HPHA) **supports the intent** of SB 99, 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 Senate Committee on Ways and Means with the HPHA's comments regarding SB 99. We thank you very much for your dedicated support.

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 23, 2017 8:57 AM
To: WAM Testimony
Cc: blawaiianlvr@icloud.com
Subject: Submitted testimony for SB99 on Feb 24, 2017 13:35PM

SB99

Submitted on: 2/23/2017

Testimony for WAM on Feb 24, 2017 13:35PM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
De MONT R. D. CONNER	Ho'omana Pono, LLC.	Support	Yes

Comments: WE STRONGLY SUPPORT this bill. As a native Hawaiian Advocacy Corporation, we operate out of the Wai`anae Coast. In Wai`anae, we have a high percentage of homeless & low income people who could qualify for Section 8. We also have home & building owners who are willing to open up their homes & buildings to Section 8 applicants. A major impediment to this perfect marriage is the over burdensome Government Regulations regarding building codes. We need sensible building code that deal with safety in a common sense - real wild way. This bill addresses that need. Mahalo.

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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Cc: rkailianu57@gmail.com
Subject: Submitted testimony for SB99 on Feb 24, 2017 13:35PM

SB99

Submitted on: 2/23/2017

Testimony for WAM on Feb 24, 2017 13:35PM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Rachel L. Kailianu	Individual	Support	Yes

Comments: Homeless problem is compounded by the section eight strict regulations that disable many homes willing to rent but to often does not meet building or structure codes. I strongly support the measure, believing that it will help lessen the homeless situation.

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SB99

Submitted on: 2/23/2017

Testimony for WAM on Feb 24, 2017 13:35PM in Conference Room 211

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

Comments: Please see testimony below from Boyd Akase: Re: Testimony in Support of HB82 / SB 99 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

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