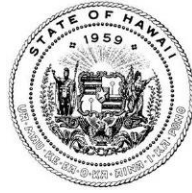


# SB2509

Measure Title:	RELATING TO HOUSING.
Report Title:	State Low-income Housing; Tenants; Limits; Restrictions
Description:	Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed along from one individual to another. Requires unemployed tenants who live in state low-income housing to perform community service or enroll in classes.
Companion:	<a href="#"><u>HB2246</u></a>
Package:	None
Current Referral:	HOU, JDL/WAM
Introducer(s):	WAKAI, Chun Oakland, Dela Cruz, Galuteria, Inouye, Keith-Agaran, Kidani, Kim, Nishihara, Riviere, Slom



**EXECUTIVE CHAMBERS**  
HONOLULU

**DAVID Y. IGE**  
GOVERNOR

February 9, 2016

TO: The Honorable Senator Breene Harimoto, Chair  
Senate Committee on Housing

FROM: Scott Morishige, MSW, Governor's Coordinator on Homelessness

SUBJECT: **SB 2509 – RELATING TO HOUSING**

Hearing: Tuesday, February 09, 2016, 2:55 p.m.  
Conference Room 225, State Capitol

**POSITION:** The Governor's Coordinator on Homelessness offers written comments, and defers to the Hawaii Public Housing Authority (HPHA) in regards to specific details related to implementation, including cost implications generated by this proposal.

**PURPOSE:** The purpose of the bill is to establish a seven-year limit on tenants in state low-income housing projects, and to prohibit state low-income housing units from being passed along from one individual to another. In addition, the bill will require unemployed tenants who live in state low-income housing to perform community service or enroll in classes.

A major barrier to addressing the issue of homelessness in Hawaii is the lack of affordable housing inventory, particularly for households whose incomes are below 30% of the Area Median Income (AMI). This measure appears to address the lack of affordable inventory by attempting to create greater efficiencies within the state's low-income housing projects, which may lead to increases in availability of inventory for the very low-income. Accordingly, this measure appears to align with Goal 2, Objective 4 of the Hawaii Interagency Council on Homelessness Strategic Plan to End Homelessness, which is to "create and preserve affordable housing for people at 50% and below of area median income."

According to the HPHA 2015 Annual Report, there were 804 households (representing 1,456 individuals) residing in state low-income housing in Fiscal Year 2014-2015. Of this number, 564 households (70%) resided in elderly housing. The Coordinator notes that the

Legislature may wish to consider an exemption from the proposed seven-year rental period for disabled individuals with fixed incomes whose disability prevents them from obtaining meaningful employment, similar to the manner in which this bill provides an exception for the elderly.

Thank you for the opportunity to provide comments on this bill.

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 HOUSING**

February 9, 2016 2:55 P.M.  
Room 225, Hawaii State Capitol

In consideration of  
**SB 2509**  
**RELATING TO HOUSING.**

Honorable Chair Harimoto and Members of the Senate Committee on Housing, thank you for the opportunity to provide comments regarding Senate Bill (SB) 2509, relating to housing.

The purpose of this measure is to establish a seven-year limit on tenants in State low-income housing projects; prohibit State low-income housing units from being passed along from one individual to another; and require unemployed tenants who live in State low-income housing to perform community service or enroll in classes.

The HPHA appreciates the intent of this measure to limit the tenancy of State low-income tenants, prohibit the "inheritance" of State low-income housing units, and requiring State low-income housing tenants to perform classes or enroll in classes. However, in its current form, this measure poses the following questions and concerns:

Is the program limited to new applicants or are families who are currently living in public housing eligible to apply? Will a disabled family be required to comply with the seven-year term or will they be determined ineligible for State Family Housing? Any barriers to housing for disabled families could violate Fair Housing laws. Should they be evicted after the seven years even if they have young children? Regarding the community service, will the HPHA receive FTEs to monitor weekly the tenants' 20 hours of service? And, are we to initiate eviction proceedings when a tenant misses a day, week, month, etc. of community service?

The HPHA suggests replacing the word "shall" with "may" in Section 2 (5) on page 3, line 5, and we welcome the opportunity to work with this Committee to address these questions and concerns to further develop the proposed program.

Hawaii Public Housing Authority  
February 9, 2015  
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The HPHA appreciates the opportunity to provide the Senate Committee on Housing with the HPHA's testimony regarding SB 2509. We thank you very much for your dedicated support.