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IN REPLY PLEASE REFER TO:

26:OED

Statement of the  
**Hawaii Public Housing Authority**

Before the  
**SENATE COMMITTEE ON HOUSING**

Tuesday, February 10, 2026  
1:00 PM – Room 225, Hawaii State Capitol

In consideration of  
**SB 3176**  
**RELATING TO HOUSING**

Honorable Chair Chang, Vice Chair Hashimoto and members of the Senate Committee on Housing:

The Hawaii Public Housing Authority (HPHA) supports Senate Bill (SB) 3176, which appropriates funds to the HPHA to rehabilitate, remodel, renovate, and repair housing units.

HPHA's mission is to provide Hawaii's residents with safe, decent, and affordable housing, economic opportunity, and suitable living environments free from discrimination through both its public housing and rental assistance programs. HPHA serves some of the State's most vulnerable populations, including families earning less than thirty percent of the Area Median Income (AMI), persons with disabilities, and elderly residents.

Due to the age and condition of HPHA's housing inventory, the Authority faces an estimated capital needs backlog of approximately \$825 million. Many of HPHA's properties were constructed more than fifty years ago, and sustained investment is necessary to maintain safe, sanitary, and code compliant housing. HPHA is ninety percent federally funded, and both operating and administrative subsidies from the U.S. Department of Housing and Urban Development (HUD) are based on occupied units.

Through the support of the Legislature and the Governor, HPHA has made meaningful progress in reducing the number of vacant public housing units and expanding housing opportunities for households earning fifteen percent of AMI or less. Continued legislative investment remains



essential to sustaining this momentum and returning additional vacant units to safe and productive use.

In order to efficiently return vacant units to occupancy, HPHA notes that limited exterior repairs are sometimes necessary to support unit rehabilitation, safe access, and readiness for occupancy. Such repairs may include exterior wooden stairs to front and back doors, property stair railings, and back patio gates when directly related to unit turnover and the return of units to service. Clarifying that exterior repairs necessary to return vacant units to occupancy are eligible uses of funds would help ensure timely and cost-effective rehabilitation efforts. Accordingly, HPHA respectfully requests clarification in Section 1 to include exterior repairs, as follows:

“There is appropriated out of the general revenues of the State of Hawaii the sum of \$10,000,000 or so much thereof as may be necessary for fiscal year 2026-2027 for the Hawaii public housing authority to rehabilitate, remodel, renovate, and repair housing units, including exterior repairs.”

The funds appropriated under this measure would support the rehabilitation of current and future vacant public housing units. Eligible work includes, but is not limited to, lead abatement, electrical infrastructure upgrades, plumbing replacements and upgrades, roof replacements, spall repair, painting, unit modernization, reasonable accommodations, and other federally-mandated improvements and retrofitting of units to ensure compliance with the Americans with Disabilities Act. The average cost to renovate a unit, excluding ADA-related work, is approximately \$73,000.

HPHA is grateful for the Legislature’s continued leadership and commitment to addressing the housing needs of Hawaii’s most vulnerable residents. Passage of this measure would help HPHA return additional units to occupancy, stabilize federal funding tied to occupied units, and further the shared goal of providing safe, decent, and affordable housing statewide.

Thank you for the opportunity to provide testimony and for your continued support of public housing residents across Hawaii.



## CATHOLIC CHARITIES HAWAII

### SUPPORT FOR SB 3176: RELATING TO HOUSING

TO: Senate Committee on Housing

FROM: Tina Andrade, President and CEO, Catholic Charities Hawaii

Hearing: Tuesday, 2/10/26; 1:00 PM; CR 225 or Videoconference

Aloha Chair Chang, Vice Chair Hashimoto, and Members, Committee on Housing:

Thank you for the opportunity to testify in **strong support of SB 3176**, which appropriates funds to the Hawai'i Public Housing Authority (HPHA) to rehabilitate, remodel, renovate, and repair housing units.

Catholic Charities Hawai'i (CCH) is a tax-exempt, Community-Based Organization that has provided social services in Hawai'i for more than 78 years, now serving over 40,000 individuals statewide each year. We serve individuals and families across the state who are experiencing poverty, housing instability, trauma, and crisis. Our mission is to provide services and advocacy for Hawai'i's most vulnerable. We have a long-standing history of leadership in affordable housing, homelessness solutions, and child welfare.

We support this funding since this will expedite opening up affordable rental units which can assist to house homeless persons and many elders who face homelessness. The HPHA offers the most affordable housing available to the community. Tenants pay only 30% of their incomes for rent. This makes these units affordable even to homeless persons, seniors struggling with limited income, and very low-income families. However, many units cannot be occupied due to health and safety issues in the units. These units must be brought into shape ASAP to house our state's residents with extremely limited incomes.

These units are "low hanging fruit" that should be immediately repaired to add them to our inventory of safe and decent housing. These units do not need to wait years for permits or construction. Legislative funding could make them available very fast compared with funding for new construction.

Catholic Charities Hawai'i respectfully urges your support for this bill. Please approve significant funding that will bring hope to so many local families and kupuna.. Thank you for the opportunity to testify.

If you have any questions, please contact our Legislative Liaison, Betty Lou Larson, at (808) 527-4813.



**SB-3176**

Submitted on: 2/5/2026 1:17:23 PM

Testimony for HOU on 2/10/2026 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johnnie-Mae L. Perry	Individual	Comments	Written Testimony Only

Comments:

Comment to include DHHL Johnnie-Mae L. Perry

3176 SB RELATING TO HOUSING.