CONSOLIDATED PLAN

Draft

July 1, 2020 – June 30, 2025

Prepared By
Department of Budget & Fiscal Services
City and County of Honolulu
May 2019

Presented By
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City and County of Honolulu

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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City and County of Honolulu (City) along with other state and local governments are required by the U.S. Department of Housing and Urban Development (HUD) to submit a five-year Consolidated Plan (ConPlan) and an Annual Action Plan (AP) in order to receive funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) programs.

In addition, the Hawaii Housing Finance and Development Corporation (HHFDC) is designated as the National Housing Trust Fund (HTF) program grantee for the State of Hawaii. Under the State's HTF allocation plan, HHFDC allocates 50 percent (50%) of its funds to the City and 50 percent (50%) to a designated neighbor island county that receives HHFDC's HOME Allocation as a subgrantee on a rotating basis.

The ConPlan is a comprehensive planning document identifying the housing and community development needs and priorities and sets the City's goals and objectives for the next five-year period. It provides a framework for the annual AP which details the specific projects, activities, and funding sources that the City will undertake in the coming year to carry out the ConPlan.

CDBG. The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended. It provides communities the opportunity to develop viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons.

HOME. Authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990. The HOME program supports activities to build, buy and/or rehabilitate affordable housing for rent or homeownership or provides direct rental assistance to low-income persons.

ESG. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) Act, enacted into law on May 20, 2009, consolidated three (3) separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, named the HEARTH Act Emergency Solutions Grants program, commonly referred to as the ESG program. The revised program supports activities to provide basic shelter and essential supportive services to persons experiencing homelessness or at-risk of experiencing homelessness.

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HOPWA. Authorized under the AIDS Housing Opportunity Act, 42 U.S.C. (§§ 12901-12912), the HOPWA program is managed by HUD's Office of HIV/AIDS Housing. The HOPWA program was established to provide housing assistance and related supportive services for low-income persons living with human immunodeficiency virus (HIV) and acquired immune deficiency syndrome (AIDS) and their families.

HTF. The HTF was created by Title I of the Housing and Economic Recovery Act of 2008 (HERA), Section 1131 (Public Law 110-289), and is administered by HUD. The regulations which govern the HTF are contained in 24 CFR Part 93, Housing Trust Fund. HUD affordable housing provides grants to State or State-designated entities to produce or preserve housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities for extremely low-income (ELI) and very low-income households (with incomes at or below 30 percent (30%) and 50 percent (50%) of the area median income (AMI), respectively), including homeless families.

Each project and activity funded by these programs must address one or more of HUD's mandated objectives and outcomes listed in Table 1.

PRIMARY OBJECTIVES & OUTCOMES	HUD OUTCOME 1: AVAILABILITY or ACCESSIBILITY	HUD OUTCOME 2: AFFORDABILITY	HUD OUTCOME 3: SUSTAINABILITY
HUD OBJECTIVE 1: SUITABLE LIVING (SL) ENVIRONMENT	SL1: Provide Suitable Living Environment/ Address Availability or Accessibility	SL2: Provide Suitable Living Environment/Address Affordability	SL3: Provide Suitable Living Environment/Address Sustainability
HUD OBJECTIVE 2: DECENT HOUSING (DH)	DH1: Provide Decent Housing/Address Availability or Accessibility	DH2: Provide Decent Housing/Address Affordability	DH3: Provide Decent Housing/ Address Sustainability
HUD OBJECTIVE 3: ECONOMIC OPPORTUNITY (EO)	EO1: Provide Economic Opportunity/ Address Availability or Accessibility	EO2: Provide Economic Opportunity/ Address Affordability	EO3: Provide Economic Opportunity/ Address Sustainability

Table 1 – Matrix of HUD Objectives and Outcomes

Annual AP Process

As a requirement to continue receiving HUD funds, the City must submit annually a one-year AP which details the housing and community development activities that it intends to carry out using monies from HUD programs (i.e., CDBG, HOME, ESG, HOPWA, HTF). The City will identify and reserve portions of funding for City capital improvement and public service projects (City-Sponsored Initiatives) and may reserve portions of the funding for delayed projects carried forward from prior-year AP(s). Subject to the availability of funds, proposals from qualified non-profits are solicited annually through a Notice of Funding Availability (NOFA) process for

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CDBG public service projects, HOME, HTF, and ESG projects and every two (2) years for HOPWA projects.

Funding decisions for the Annual AP are based on the needs and strategies identified in the ConPlan. City staff will review all proposals for eligibility, timeliness, and other factors related to HUD requirements. Funding recommendations for the ESG, HOPWA, and HTF programs will be made by selection committees comprised of members from various non-profit agencies with oversight provided by City staff. All eligible CDBG, HOME, ESG, HOPWA, and HTF proposals will be forwarded to the Office of the Managing Director (MDO) wherein projects are selected for funding.

All funding recommendations are presented to the public for comments and the City Council for approval, before being submitted to HUD.

For the CDBG, HOME, ESG, HOPWA and HTF programs, the City may include a list of alternate projects each year in the Annual AP. If funds become available from program income or other sources, or because a funded project is delayed, canceled, performed at a lower cost than the budgeted amount, or proves not feasible for funding, the Administration may select an alternate project from the current Annual AP.

In the event that projects recommended for funding are not proceeding in a timely manner or other issues are encountered which will jeopardize current and/or future HUD entitlement programs funding, the Administration may, in accordance with any applicable ordinance requirements or budget procedures, re-direct funds to any of the following activities, in any order:

- Increased funding for projects selected under the current-year AP or previously selected under a prior year AP, where the funds can be spent within twelve (12) months after contract amendment;

- Capital Improvement Projects (CIP) undertaken by the City that: 1) fulfill the CDBG National Objective of principally benefiting low- and moderate-income persons; 2) are identified in the City budget; and 3) require additional funding;

- Property acquisition projects either by the City or by non-profit organizations that fulfill either the CDBG National Objective of principally benefiting low- and moderate-income persons or HOME or HTF program eligibility requirements;

- Capital Improvement or Acquisition Projects on prior year Alternate Lists that have the requisite approvals and permits in place and are ready for construction so that CDBG, HOME, or HTF funds can be spent within twelve (12) months upon contract execution; and/or

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- Other Projects which have previously completed a Competitive Selection process within the last two (2) years, conducted by the City that have the requisite approvals and permits in place and are ready for construction so that CDBG, HOME, or HTF funds can be spent within twelve (12) months upon contract execution.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The ConPlan priorities are based on the results of conducting needs assessments and market analyses, public consultation meetings with City departments and non-profit agencies, and an on-line survey, as well as collaborations with other agencies. Through the consultation process the City has identified a range of housing and community development needs as listed below. It is anticipated that City-Sponsored initiatives will receive funding during the five-year ConPlan period and other priority needs may be funded, based on the availability of funds. The following are the City's priority needs including, but not limited to:

Affordable Housing

- Development of new and preservation of existing affordable and special needs rental housing.
- Low-interest down payment loans and closing costs to low- and moderate-income homebuyers.
- Low-interest rehabilitation loans to low- and moderate-income homeowners to correct conditions in deteriorated homes.

Homelessness

- Acquisition, construction and renovation of emergency and transitional shelters.
- Acquisition, development or renovation of buildings/housing to support the City's Housing First Initiative.
- Services and outreach programs to persons/families experiencing homelessness.
- Operating costs to existing transitional housing facilities.
- Services such as case management, work readiness, housing placement and other services to persons experiencing homelessness.
- Homelessness prevention services.
- Rapid re-housing services.
- Rental assistance.

Public Facilities

- Acquisition, construction or renovation of City-owned facilities to benefit low- and moderate-income persons or presumed low-income persons other than homeless (e.g., elderly, victims of domestic violence (DV), neglected children, and others).

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- Acquisition of facilities and equipment for fire, police, and emergency medical services (EMS) and traffic safety measures in low- and moderate-income communities.
- Construction or renovation of City-owned facilities (e.g., City parks projects such as restroom improvements to comply with Americans with Disabilities Act (ADA) requirements).

Public Services

- Services to seniors or persons with disabilities to maintain independent living.
- Support services, child development and life skills, and remedial education for adults.
- Services to victims of DV.
- Services to benefit low- and moderate-income persons with literacy, financial literacy, employment training, limited English proficiency (LEP), parenting, family services, transportation, micro-enterprise assistance, legal counseling, fair housing, home counseling, and others.

Public Improvements and Infrastructure

- Infrastructure improvements related to the production or preservation of affordable housing.
- Construction or renovation of facilities to comply with accessibility requirements.
- Acquisition, construction, replacement or renovation of City-owned facilities and infrastructure in low- and moderate-income communities.

Community and Economic/Development

- Support neighborhood Slum/Blight area designation.
- Support Neighborhood Revitalization Strategy Areas (NRSAs).
- Support micro-enterprise assistance.

The City's geographic area priorities for the ConPlan are:

- *Housing First Model*. Various locations namely the Waianae Coast, Downtown/Chinatown Honolulu, and East Honolulu (Waikiki). These regions are local priority areas based on the City's strategic development scheme and assessment. The regions have broader geographic coverage than what the names suggest, as indicated in the Statewide 2018 Point-In-Time (PIT) Count Information Sheet, attached as Appendix 1.

- *Eligible NRSAs*. The City will continue to support the strategic plan of its existing eligible NRSA. The CDBG regulations at 24 CFR 570.208(a)(1)(vii) requires that NRSAs contain a percentage of low- and moderate-income residents that is no less than the upper quartile percentage of the jurisdiction or 70 percent (70%),

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whichever is less, but in no event less than 51 percent (51%). The City is committed to supporting eligible NRSAs and the creation of new NRSAs.

3. **Evaluation of past performance**

During the past ConPlan period, the City successfully assisted low- to moderate-income communities and individuals and met or exceeded most of its goals and objectives identified in the 2015-2019 ConPlan.

Housing: The City provided funding to preserve and increase the supply of affordable housing throughout various communities within the City. Development and acquisition projects included rental housing for low-and moderate-income households for families, elderly, those with special needs, and artisans. Also, the City provided low-interest down payment home loans to first-time homebuyers, and rehabilitation loans to homeowners to address repairs needed to meet basic housing standards related to health, safety, and energy efficiency.

Homelessness: Funding was provided to renovate emergency and transitional shelters that service homeless individuals, families, and person's at-risk. These populations include U.S. veterans and youth. Projects also funded were essential and stabilizing services such as work readiness, housing placement, legal services, emergency rent and utility assistance, and tenant-based rental assistance (TBRA).

Special Needs (Other than Homeless): The City provided funding to renovate or construct facilities that provided health care and addressed persons with special health needs, services for the elderly, persons with disabilities in need of improvements to comply with accessibility requirements, DV survivors, severely mentally ill adults, and individuals coping with substance abuse.

Community Development (Other than Housing): The City funded projects that provided entrepreneurial and business start-up training, services to provide furniture, household needs, and basic necessities for low- and moderate-income households, and a highway infrastructure project.

Public Facilities – Non-Homeless: Funding was provided for the installation of a photovoltaic system for an employment and training center, a community-based residential facility for youth, and the acquisition of a warehouse for the development of a food distribution center. The City also provided funding for emergency services through the acquisition of fire apparatuses.

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4. Summary of citizen participation process and consultation process

During the ConPlan planning process, the City held two (2) public consultation meetings, one (1) in Honolulu and the other in Kapolei that were attended by non-profit agencies and various City departments. The City also administered a Housing and Community Needs online survey (See Appendix 2 – FY21-25 Consolidated Plan Housing and Community Needs Survey Results).

The public was informed of the consultation meetings and the survey through the City's website and a public notice published in a newspaper of general circulation. The information was also shared with the City Council, City departments and Neighborhood Commission Boards and Members who were asked to inform their constituents and agency staff, as applicable.

The ConPlan priority needs and goals for the next five-years were developed based on the results of holding public consultation meetings with City departments and non-profit agencies, feedback received from survey participants on-line, discussions with other stakeholders, written testimonies, and results of needs assessments and market analyses. The Draft ConPlan will be made available to the public for a thirty (30) day comment period. The City followed its Amended and Restated Citizen Participation Plan (CPP) which is attached as Appendix 3.

5. Summary of public comments

To be completed.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed.

7. Summary

To be completed.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the ConPlan and those responsible for administration of each grant program and funding source.

AGENCY ROLE	NAME	DEPARTMENT/AGENCY
ConPlan Preparer (Primary)	City	Department of Budget and Fiscal Services (BFS)
ConPlan Preparer (Secondary)	City	Department of Community Services (DCS)
CDBG Administrator	City	MDO
HOME Administrator	City	MDO
HOPWA Administrator	City	MDO
ESG Administrator	City	MDO
HTF Subgrantee	City	MDO

Table 2 – Lead/Responsible Agencies

Narrative

The City's MDO is the overall lead department/agency that directs and performs project/activity oversight of all HUD's Community Planning and Development (CPD) entitlement funds (i.e., CDBG, HOME, HOPWA, and ESG), and HHFDC is responsible for the allocation of HTF funding.

BFS and DCS are the entities responsible for the preparation of the ConPlan. BFS administers and provides oversight of all City-Sponsored activities funded by the CDBG, HOME, ESG, and HOPWA programs. DCS is responsible for oversight of all Subrecipient/Developer activities funded by CPD programs.

HHFDC is designated as the HTF program grantee for the State. HUD approved HHFDC's HTF Allocation Plan, which states that the HHFDC will allocate its HTF funds to the City and the designated neighbor island county that receives HHFDC's rotated HOME Allocation as subgrantees.

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ConPlan Public Contact Information

NAME/POSITION	Ms. Holly Kawano, Federal Grants Coordinator
DEPARTMENT	BFS
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PHONE NUMBER	(808) 768-3930
FAX NUMBER	(808) 768-3294
EMAIL ADDRESS	bfscdbgmail@honolulu.gov

Table 3 – BFS Contact Information

NAME/POSITION	Ms. Pamela Witty-Oakland, Director
DEPARTMENT	DCS
ADDRESS	City – Kapalama Hale 925 Dillingham Blvd #160 Honolulu, Hawaii 96817
PHONE NUMBER	(808) 768-7759
FAX NUMBER	(808) 768-1266
EMAIL ADDRESS	pwittyoakland@honolulu.gov

Table 4 – DCS Contact Information

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PR-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Hawaii Interagency Council on Homelessness (HICH) was established in July 2011 through executive order by former Governor Neil Abercrombie. Composed of state department directors, federal agency representatives, and community leaders, the HICH was tasked with providing solutions to end homelessness and strengthen the continuity of efforts to end homelessness across future State of Hawaii administrations.

The HICH adopted a plan consisting of four (4) goals, 11 objectives, and 39 strategies which is consistent with the approach taken by the U.S. Interagency Council on Homelessness (USICH) created by President Barack Obama in 2010 to end homelessness throughout the nation. The goals are:

1) Retooling the Homeless Crisis Response System;
2) Increasing Access to Stable and Affordable Housing;
3) Increasing Economic Stability and Self-Sufficiency; and
4) Improving Health and Stability.

Hawaii was the first state in the union to create a state interagency council patterned after the USICH. The work of the HICH has been further informed by its members, knowledgeable volunteers, service providers, and community members, and by best practices to address homelessness in Hawaii and across the United States.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at-risk of homelessness.

The City continues to work closely with "Partners In Care - Oahu's Continuum of Care" (PIC) to address the needs of Hawaii's homeless population. PIC holds monthly meetings in which members participate in lively discussions that touch upon concerns regarding shelter operations, funding allocations, as well as any upcoming changes that may directly affect homeless initiatives. These meetings are beneficial as they encourage agencies across the island to come together to collaborate and provide support and feedback to one another in support of improving Hawaii's homeless population. PIC members provide years of experience working with homeless individuals, families, and veterans, and continue to work collaboratively with the City every day to improve current conditions.

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PIC has six (6) primary objectives:

1) Build and maintain a community-based process that supports Oahu's Continuum of Care (CoC) for homeless persons;
2) Develop a full continuum of services;
3) Ensure that homeless persons are treated with dignity and care;
4) Engage in planning and evaluation to maximize the use of existing resources;
5) Advocate for policies that promote a comprehensive, long-term approach to solving homelessness; and
6) Work collaboratively with other agencies and groups throughout the State of Hawaii.

Furthermore, a requirement of HUD for the CoC is the PIT Homeless Count Report which is a count of sheltered and unsheltered homeless persons on a single night in January. Under 24 CFR 578.7 of the CoC Program interim rule, CoCs must plan and conduct, at least biennially, a PIT count of homeless persons within the geographic area. The PIT Count provides the community and homeless assistance providers with data needed to understand the number and characteristics of persons who are homeless at one Point-In-Time. In addition, the PIT Count also provides policy makers with data needed to effectively allocate resources aimed at ending and preventing homelessness. Refer to Appendix 4 – 2018 Honolulu Homeless Point-In-Time Count Report.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

As required by the ESG regulations, the City consults with the PIC on several matters to ensure optimum results. Such matters include determining how to allocate ESG funds each program year, developing standard performance measures for ESG funded projects and activities, evaluating the outcomes of ESG-funded projects and activities, as well as ensuring that policies and procedures for the administration and operation of the Homeless Management Information System (HMIS) are in place.

The City consults and refers to the recommendations of the PIC Planning Committee to determine the amount of funding that should be allocated to each ESG component. Allocation is also based on assessments of past performance and current needs that determine if existing performance standards and outcomes need to be modified.

Per PIC's Governance Charter, PIC collaborates with the City to develop performance standards to monitor both recipient and subrecipient performance and outcomes. PIC also establishes performance targets and conducts evaluations to ensure optimum performance of the recipients, subrecipients, and contractors. Such performance standards are mentioned in the City's AP per ESG component. PIC is also responsible for establishing and operating the Centralized/Coordinated Entry System (CES) that is used to initially record and document

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homeless individuals and families seeking assistance. This strategic tool helps subrecipients target homeless populations by promoting consistency and decreasing duplicative services to clients.

PIC's Governance Charter formalized PIC's role in developing funding, policies and procedures for the administration of HMIS. With help from HUD's Priority Community Initiative, PIC was able to develop a strategic HMIS plan to ensure that it remains in compliance with HUD's CoC program rules, data standards, and requirements. Furthermore, all subrecipients receiving ESG funds are required to enter all client data, with the exception of those clients receiving victim or legals services, into HMIS.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Two (2) public consultation meetings were conducted for the consolidated planning process. The first was held in Honolulu (East) and the second in Kapolei (West) side of the island to encourage citizen participation. The attendees included non-profit organizations and various City departments. The participants were engaged in affordable housing development or continuum of services, community development, social services for low-income and presumed low-income groups, as well as advocates for special needs populations. Written testimonies were submitted and are attached as Appendix 5.

The Mayor's Office of Housing plays a central role in the coordination of City activities that address affordable housing and homelessness, including:

- Overseeing, coordinating, and directing the development, preparation, and implementation of plans and programs relating to affordable housing, senior housing, special needs housing, and homelessness, for the benefit of the people of the City.
- Overseeing, coordinating, and directing the activities and functions of the City relating to affordable housing, senior housing, homelessness, and special needs housing.
- Coordinating City activities and programs relating to affordable housing, senior housing, homelessness, and special needs housing with those of the State and Federal governments and those of the public or private housing organizations within the State.

The City's Department of Planning and Permitting (DPP) is responsible for long-range planning, community planning efforts and comprehensive planning process that addresses physical, social, economic and environmental concerns affecting residents of the City. The DPP develops land use forecasting models to prepare forecasts of population, housing and employment based on adopted land use plans and market trends.

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The City developed the Housing and Community Needs Survey through a coordinated effort of various City departments such as DCS and the Mayor's Office of Housing. The survey was distributed on-line via Survey Monkey, through the Neighborhood Commission Office (NCO), Honolulu City Council (CCL), PIC, and posted on the City's website. The survey solicited community input regarding the priority housing and community needs for the ConPlan.

Various agencies/organizations were also consulted throughout the ConPlan process.

- Public and private agencies that provide health services, social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons (i.e., Mayor's Office of Housing).
- State or local health and child welfare agencies that oversee lead-based paint (LBP) hazards (i.e., State Department of Health (DOH)).
- State and City departments regarding priority non-housing community development needs and local government agencies with metropolitan-wide planning responsibilities regarding problems and solutions that go beyond a single jurisdiction, for example transit oriented development (i.e., City's DPP).
- Nonprofit and State agencies that address the needs of persons with HIV/AIDS and their families (i.e., Gregory House Programs (GHP)).
- State of Hawaii Public Housing Authority (HPHA) concerning the public housing needs, planned programs, and activities.

In addition, for the sections that address homelessness, the City also consulted with the following:

- Each CoC that serves the jurisdiction's geographic area. For ESG grantees, these consultations must address the allocation of ESG among eligible activities, the development of policies, performance standards and program evaluation (i.e., PIC).
- Public and private agencies that address housing, health, social services, victim services, employment, and education needs of low-income, homeless, and special needs populations (i.e., City's DCS).
- Publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs (i.e., HHFDC).

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Table 5 lists the entities in alphabetical order that were consulted during the ConPlan process:

ENTITY	PURPOSE
Charter Communications (Spectrum)	Market Analysis – Broadband
City – DCS	Needs Assessment; Fair Housing
City – Department of Emergency Management (DEM)	Market Analysis – Resiliency
City – DPP	Housing Needs Assessment
Mayor's Office of Housing	Needs Assessment, Housing Market Analysis
City's Office of Climate Change, Sustainability and Resiliency (Resilience Office)	Market Analysis – Resiliency
GHP	Non-Homeless Special Needs Assessment
HHFDC	Housing Needs Assessment
HPHA	Housing Needs Assessment, Public Housing, Public and Assisted Housing
Hawaiian Telcom	Market Analysis – Broadband
CCL	Needs Assessment, Public Comments
Neighborhood Commission Boards and Members	Needs Assessment, Public Comments
PIC	Needs Assessment, Housing Market Analysis
State – Department of Commerce and Consumer Affairs (DCCA), Cable Television Division (CATV)	Market Analysis – Broadband
State DOH	Housing Market Analysis – Condition of Housing
State DOH's Indoor and Radiological Health Branch	Housing Market Analysis – Condition of Housing, LBP Hazards
State DOH's Communicable Disease & Public Health Nursing Division, Harm Reduction Branch	Non-Homeless Special Needs Assessment

Table 5 – Entities Consulted during the ConPlan Process

Identify any Agency Types not consulted and provide rationale for not consulting.

None.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

The various plans/reports/studies provided essential information and were key to developing the content of the City's ConPlan. The documents include, but are not limited to, the following:

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
1) Annual Public Housing Agency (PHA) Plan 2018	HPHA	This plan provides strategic goals and overlaps with community development/ self-sufficiency related-goals.
URL: http://www.hpha.hawaii.gov/housingplans/2018HPHAPlan/hi001v01_2018%20Annual%20Plan_Final.pdf		
2) Hawaii Housing Planning Study (HHPS) 2016	HHFDC	This plan provides key information for affordable housing.
URL: https://dbedt.hawaii.gov/hhfdc/files/2017/03/State_HHPS2016_Report_031317_final.pdf		
3) Hawaii Statewide Comprehensive Economic Development Strategy (CEDS) 2016-2020 Strategic Plan	State Department of Business, Economic, Development and Tourism (DBEDT) - Office of Planning	This plan overlaps with NRSA economic development directions.
URL: http://files.hawaii.gov/dbedt/op/spb/CEDS_2016_final.pdf		
4) Homeless PIT Count Report	PIC	This plan provides key information regarding current state of homelessness in jurisdiction.
URL: https://www.partnersincareoahu.org/sites/default/files/2018%20OAHU%20PIT%20Report%20FINAL%20-%206.5.18.pdf		
5) Homeless Service Utilization Report (HSUR) 2017	Center on the Family University of Hawaii at Manoa and the State Department of Human Services (DHS) - Homeless Program Office	This plan provides data to assist in the development of strategic goals addressing homelessness.
URL: http://uhfamily.hawaii.edu/publications/brochures/3f3d5_HomelessServiceUtilization2017.pdf		
6) Island-wide Housing Strategy Draft 2014	DPP	This plan provides strategic action goals and overlaps with supporting goals under all priorities especially affordable housing and homelessness.
URL: https://www.honolulu.gov/rep/site/dpptod/dpptod_docs/Housing_Oahu_Draft_9-12-14.pdf		
7) The Affordable Rental Housing Report and Ten-Year Plan	DBEDT	This plan provides strategic goals under Affordable Housing.
URL: http://files.hawaii.gov/dbedt/op/spb/AffordableRentalHousingReport_10YearPlan.pdf		

Table 6 – Other local / regional / federal planning efforts

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Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

Narrative (optional)

The City and its collaborative partnerships with the State, other Counties, and community stakeholders coordinated the framework for several sections of the ConPlan through numerous studies and reports such as the PIT counts and Fair Housing Analysis of Impediments (AI) attached as Appendix 19.

Furthermore, research and data obtained from various organizations such as PIC, HICH, HPHA, State DOH and DHS, other City departments, and other non-profit service providers were utilized in the development of the ConPlan.

Public consultation meetings and notifications were also sent about the availability of the online survey and requesting input from the general public to identify their community's greatest needs to determine how HUD entitlement and HTF funds should be spent during the next five-year ConPlan period to address those priority needs.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting.

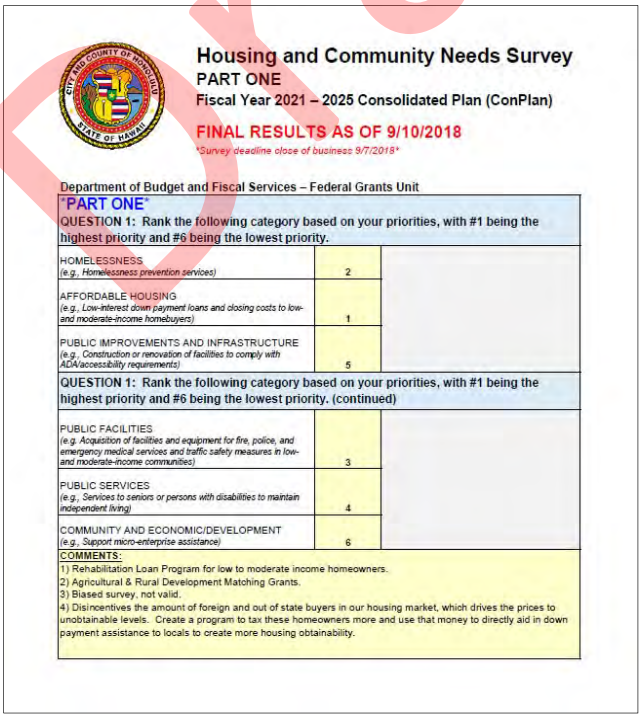
The City strongly encouraged citizen participation in the development of the ConPlan. The citizen participation process was guided by the City's CPP. The CPP provides details on how the public is notified of upcoming meetings, hearings and other opportunities to provide comments regarding the City's Consolidated and Annual APs development and updates. The City's 2011 Amended and Restated Citizen Participation Plan is attached as Appendix 3.

The City published a public notice in a newspaper of general circulation, conducted public meetings, and sent out notifications to several City departments and other external partners.

The public notice and online survey noted below were also posted on the City's website at: http://www.honolulu.gov/cms-bfs-menu/site-bfs-sitearticles/408-federal-grants.html.

In addition to the standard City's citizen participation process to broaden community engagement, the City administered an online Housing and Community Needs Survey to collect data to assist in identifying the community's priority needs. The comments received at the various public meetings held and survey data support the City's top priorities.

The survey including comments received are attached as Appendix 2.



Housing and Community Needs Survey
PART ONE
Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)
FINAL RESULTS AS OF 9/10/2018
Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

"PART ONE" QUESTION 1: Rank the following category based on your priorities, with #1 being the highest priority and #6 being the lowest priority.	
HOMELESSNESS (e.g., Homelessness prevention services)	2
AFFORDABLE HOUSING (e.g., Low-interest down payment loans and closing costs to low- and moderate-income homebuyers)	1
PUBLIC IMPROVEMENTS AND INFRASTRUCTURE (e.g., Construction or renovation of facilities to comply with ADA/accessibility requirements)	5
QUESTION 1: Rank the following category based on your priorities, with #1 being the highest priority and #6 being the lowest priority. (continued)	
PUBLIC FACILITIES (e.g. Acquisition of facilities and equipment for fire, police, and emergency medical services and traffic safety measures in low- and moderate-income communities)	3
PUBLIC SERVICES (e.g., Services to seniors or persons with disabilities to maintain independent living)	4
COMMUNITY AND ECONOMIC/DEVELOPMENT (e.g., Support micro-enterprise assistance)	6

COMMENTS:
1) Rehabilitation Loan Program for low to moderate income homeowners.
2) Agricultural & Rural Development Matching Grants.
3) Biased survey, not valid.
4) Disincentives the amount of foreign and out of state buyers in our housing market, which drives the prices to unobtainable levels. Create a program to tax these homeowners more and use that money to directly aid in down payment assistance to locals to create more housing obtainability.

Figure 1 – FY21-25 Consolidated Plan Housing and Community Needs Survey

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Citizen Participation Outreach

Based on the public consultation meetings held and the online survey responses received during the citizen participation process, activities to address Affordable Housing, Homelessness, and Public Facilities projects were determined to be the highest priority goals for the next five-year period followed by Public Services, Public Improvements and Infrastructure, and Community and Economic/Development initiatives.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Online Survey	Stakeholders; General Public	N/A	Of those surveyed: Top three (3) priorities out of six (6) options are: 1) Affordable Housing 2) Homelessness 3) Public Facilities Top three (3) special needs populations out of eleven (11) are: 1) Persons with Mental Illness 2) Chronically Homeless 3) Persons with Alcohol/Drug Addictions	None	Housing and Community Needs Survey - Part 1: https://www.surveymonkey.com/r/FBSMGLY Part 2: https://www.surveymonkey.com/r/3WNSZS5

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2a	Public Consultation Meeting – Honolulu	Stakeholders; General Public	Stakeholders; General Public	• Need to increase funding for more rehabilitation activities (e.g., sewer, plumbing, roofing, etc.). • Potential funding allocated to conducting an in-depth analysis of current and potential City assets' conditions.	None	N/A

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2b	Public Consultation Meeting – Kapolei	Stakeholder Meeting; General Public, City Agencies		• Support of programs for housing and employment for adults with mental illness. • Support of first-time homebuyer loans and homeowner rehabilitation loans. • Increase funding for more affordable housing options. • Need to support Fire and EMS through apparatus and ambulance acquisitions.	None	N/A
3	Public Hearings	Stakeholder Meeting; General Public, City Agencies		• Testimony from non-profit agency and the public regarding housing for special needs populations (e.g., intellectual developmental disabilities).	None	N/A
4	Public Comment Period	Stakeholders; General Public	**To be revised.**	**To be revised.**	**To be revised.**	**To be revised.**
5	CCL Public Hearing	Stakeholders; General Public	**To be revised.**	**To be revised.**	**To be revised.**	**To be revised.**

Draft

OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Others – Written Testimonies	Stakeholders; General Public		• Testimony in support of providing housing assistance that transitions people experiencing homelessness to stable housing and employment.	None	N/A

Table 7 – Citizen Participation Outreach

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The entire State of Hawaii is in a housing crisis, with the majority of the States' population residing on the island of Oahu. The City faces significant challenges such as a high-priced housing market, the need for affordable housing across different levels of income, household sizes, and special needs populations. The results of the City's ConPlan Housing and Community Needs Survey disclosed that Affordable Housing and Homelessness continue to be the top City priorities and the most vulnerable populations are Persons with Mental Illness and the Chronically Homeless.

The HUD's annual grant application for CoC homeless assistance funding requires the State of Hawaii to produce an unduplicated count of sheltered and unsheltered homeless on a one-day PIT during the last ten days of January.

The 2018 PIT Report represents the best available data to estimate one-day homeless prevalence on Oahu. The estimate adheres to the federal definition of homelessness which includes individuals and families living in emergency shelters, transitional housing facilities, and people identified as sleeping and living in an unsheltered location on the night of the count. The count is neither a measure of housing stability among people residing in housing nor a measure of the conditions of such housing and the general housing environment.

The 2018 PIT reports' primary objective was to obtain the most reliable estimate of sheltered and unsheltered homeless individuals and families throughout the island of Oahu. The count assists in:

1) Accurately assessing current levels of homelessness for various household types;
2) Estimating the number of chronically homeless individuals and families; and
3) Evaluating the extent of homelessness for veterans and youth.

PIT data collection is an integral part of local and national planning and supports policy and resource allocation decisions. As the count's execution improves, reporting more accurately reflects the actual state of homelessness during that specific PIT. The count is an excellent opportunity to engage the public, community leaders, and private businesses in statewide homeless initiatives.

Hawaii's HMIS was utilized to extract the sheltered data needed for this report and as the repository for surveys collected during the unsheltered canvassing. The HMIS is a centralized database used to record services rendered to homeless individuals throughout the State of

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Hawaii. All service providers who receive federal, state, or county funding are required to participate in the HMIS. Other agencies voluntarily use the HMIS due to their connection with the CES and extensive reporting capabilities.

The Oahu PIT Summary for 2014-2018 is as follows:

- In 2014, there were a sub-total of 3,079 sheltered and 1,633 unsheltered; for a total of 4,712 homeless individuals
- In 2015, there were a sub-total of 2,964 sheltered and 1,939 unsheltered; for a total of 4,903 homeless individuals
- In 2016, there were a sub-total of 2,767 sheltered and 2,173 unsheltered; for a total of 4,940 homeless individuals
- In 2017, there were a sub-total of 2,635 sheltered and 2,324 unsheltered; for a total of 4,959 homeless individuals
- In 2018, there were a sub-total of 2,350 sheltered and 2,145 unsheltered; for a total of 4,495 homeless individuals

Figure 2 below presents the information summarized above.

Figure 2 – Oahu PIT Summary, 2014-2018

According to the 24/7 Wall St., a new study ranked States on infrastructure from best to worst. To identify the states with the worst infrastructure, the methodology included creating an index accounting for the share in each state of roads in poor condition, the share of bridges classified as structurally deficient, and the share of dams at high hazard risk. The share of roadways in poor condition and the share of bridges considered structurally deficient came from the Federal Highway Administration's report, Highway Statistics 2016. The share of dams classified as high hazard potential came from the National Inventory of Dams, a database maintained by the U.S. Army Corps of Engineers and the Association of State Dam Officials. Highway spending as a

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share of total government spending came from the U.S. Census Bureau's 2015 Annual Survey of State Government Finances.

Based on this study, the State of Hawaii is the second worst state to live in. The following are the findings:

- Roads in poor condition: 16.1 percent (16.1%), the 6th highest in the nation
- Deficient bridges: 5.8 percent (5.8%), the 15th lowest in the nation
- Dams at high hazard risk: 93.2 percent (93.2%), the highest in the nation
- State highway spending per driver: $590, the 16th highest in the nation

Perhaps the most germane factor, however, is the age of a system or structure. The majority of the nation's infrastructure was built over a century ago. The systems currently in place for Hawaii as well as other states were never really designed to meet the demands of today. These factors also may have varying degrees of impact towards larger issues such as affordable housing and cost of living in Hawaii.

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NA-10 Housing Needs Assessment – 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

Each year, HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau known as CHAS (Comprehensive Housing Affordability Strategy) data. CHAS data demonstrates the extent of housing problems and housing needs.

The following definitions are used in CHAS or Census data:

- **HAMFI** – HUD Area Median Family Income (MFI). This is the MFI calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials). If you see the terms AMI or MFI used in the CHAS, assume it refers to HAMFI.
- **Household** – All people living in a housing unit. Members of a household can be related (see family) or unrelated.
- **Household Income** – Adjusted household income, which includes the income of all members of the household at the time of the survey, adjusted for inflation to reflect the most recent year of the data release (e.g., 2013 dollars in the 2009-2013 CHAS data).
- **Family** – Related individuals living in the same household. The Census Bureau also tracks subfamilies.
- **Housing Problems** – There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.
- **Severe Housing Problems** – Four severe housing problems are: 1) incomplete kitchen facilities; 2) incomplete plumbing facilities; 3) more than 1.5 persons per room; and 4) cost burden greater than 50%.
- **Overcrowding** – More than one (1) person per room.
- **Severe overcrowding** – More than 1.5 persons per room.
- **Cost burden** – Monthly housing costs (including utilities) exceeding 30% of monthly income. The ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs,” which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
- **Severe cost burden** – Monthly housing costs (including utilities) exceeding 50% of monthly income.
- **Elderly** – People aged 62 years and older. Individuals age 75 and up are generally recognized as a population with different needs than those 62-74, so the CHAS data separates these groups. "Elderly" refers to individuals 62-74, while those 75 and up may be referred to as "extra elderly" or "frail elderly."

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- **Disabled** – In 2008, Census modified the ACS questions related to disability. Beginning with the 2008-2010 and 2008-2012 CHAS data, HUD has separately identified four different physical or cognitive limitations: hearing or vision impairment, ambulatory limitation, cognitive limitation, and independent living limitation.

Some highlights of the City's assessment of housing related issues based on the latest CHAS data for the 2011-2015 period, are as follows:

- Income Distribution Overview: A total of 42,810 households (11,435 Owners and 31,375 Renters) had household incomes less than or equal to 30 percent (30%) of HAMFI; a total of 36,795 households (13,475 Owners and 23,320 Renters) had household incomes greater than 30 percent (30%) to less than or equal to 50 percent (50%) HAMFI; a total of 64,055 households (29,050 Owners and 35,005 Renters) had household incomes greater than 50 percent (50%) to less than 80 percent (80%) HAMFI.
- Housing Problems Overview: A total of 146,790 households (61,900 Owners and 84,890 Renters) has at least one (1) of four (4) housing problems.
- Severe Housing Problems Overview: A total of 85,925 households (31,790 Owners and 54,135 Renters) has at least one (1) of four (4) severe housing problems.
- Housing Cost Burden Overview: A total of 179,015 households (114,355 Owners and 64,660 Renters) experienced cost burden less than or equal to 30 percent (30%); a total of 67,875 households (32,650 Owners and 35,225 Renters) experienced cost burden greater than 30 percent (30%) to less than or equal to 50 percent (50%); a total of 58,755 households (20,425 Owners and 38,330 Renters) experienced cost burden greater than 50 percent (50%).

Relief from the extreme cost burden of housing has become an overwhelming need. Hence implementing affordable housing requirements will be key. The Mayor's Affordable Housing Strategy addresses this issue with new and revised policies, incentives, regulations, and investments in partnership with developers, builders, and other stakeholders. The various priorities include the use of City lands for affordable housing, rental housing funding, the Accessory Dwelling Units (ADUs) program, Transit-Oriented Development (TOD) infrastructure investments to support affordable housing, and new TOD zoning around the future rail transit stations.

The housing demand that the City faces is impacted by population growth, high cost of housing, the military presence, domestic migration and immigration, and foreign investment in Hawaii's real estate. The City's DPP General Plan – Objectives and Policies (Amended 10/3/2002) attached as Appendix 6, lists three (3) objectives noted below along with twenty-five (25) policies to obtain these objectives.

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OBJECTIVE A: *To provide decent housing for all the people of Oahu at prices they can afford.*

OBJECTIVE B: *To reduce speculation in land and housing.*

OBJECTIVE C: *To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities*.

Table 8 illustrates that the City's population has increased by 11 percent (11%) and the number of households has also increased by 7.5 percent (7.5%) between 2000 and 2016. During that same period, overall median income increased by thirty-three percent (33%) with cost burden continuing to be the dominant issue.

Demographics	Base Year: 2000	Most Recent Year: 2016	% Change
Population	876,156	986,999	11%
Households	286,450	309,548	7.5%
Median Income	$51,914	$77,161	33%

Table 8 – Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2012-2016 ACS (Most Recent Year)

In the contiguous U.S. the median home value is $184,000, compared to the State of Hawaii where the median home value is $538,400, and $602,700 in the City. At the 2018 State of the City address, Mayor Caldwell continued to stress the importance of addressing the root cause of homelessness through more affordable housing. The Mayor's goal is to increase affordable housing with a three-prong approach – through regulations, financial incentives, and utilizing City land. The Affordable Housing Strategy addresses the City's housing crisis with new and revised policies, incentives, regulations, and investments, in partnership with developers, builders, and other stakeholders (See Appendix 7 – Implementing the Affordable Housing Strategy).

In the upcoming sections of the ConPlan, tables will be populated with data referring to AMI. As an additional reference, the 2018 definitions of AMI for Honolulu County are provided by the HHFDC, an agency of the State's DBEDT.

Figure 3 presents income limits by family size and by percentages of the Very Low-income Limits (VLIL) established by HUD. These income limits serve as guidelines to establish sales/rental preferences.

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MEDIAN $96,000		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
		LIMITS BY FAMILY SIZE							
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	$8,170	$9,330	$10,500	$11,660	$12,600	$13,530	$14,460	$15,400
	20%	$16,340	$18,660	$21,000	$23,320	$25,200	$27,060	$28,920	$30,800
	30%	$24,510	$27,990	$31,500	$34,980	$37,800	$40,590	$43,380	$46,200
	40%	$32,680	$37,320	$42,000	$46,640	$50,400	$54,120	$57,840	$61,600
	50%	$40,850	$46,650	$52,500	$58,300	$63,000	$67,650	$72,300	$77,000
	60%	$49,020	$55,980	$63,000	$69,960	$75,600	$81,180	$86,760	$92,400
	70%	$57,190	$65,310	$73,500	$81,620	$88,200	$94,710	$101,220	$107,800
	80%	$65,360	$74,640	$84,000	$93,280	$100,800	$108,240	$115,680	$123,200
	90%	$73,530	$83,970	$94,500	$104,940	$113,400	$121,770	$130,140	$138,600
	100%	$81,700	$93,300	$105,000	$116,600	$126,000	$135,300	$144,600	$154,000
	110%	$89,870	$102,630	$115,500	$128,260	$138,600	$148,830	$159,060	$169,400
	120%	$98,040	$111,960	$126,000	$139,920	$151,200	$162,360	$173,520	$184,800
	130%	$106,210	$121,290	$136,500	$151,580	$163,800	$175,890	$187,980	$200,200
	140%	$114,380	$130,620	$147,000	$163,240	$176,400	$189,420	$202,440	$215,600

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Very Low-Income Limit (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated median family income (based on the U.S. Census Bureau's ACS median family income estimates) and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less that the relevant State non-metropolitan median family income level. See "FY2018 Briefing Materials" at https://www.huduser.gov/portal/datasets/il/il18/IncomeLimitsMethodology-FY18.pdf

HHFDC uses the HUD income limits for households at the 50% and 60% income levels as calculated for the Multifamily Tax Subsidy Project (MTSP) charts. For HHFDC programs, the 80% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2018, it is also the HUD Section 8 VLIL) multiplied by 1.6 (or 80/50). The limits for households at other income levels are calculated in the same way. For further information see "Multifamily Tax Subsidy Income Limits" at https://www.huduser.gov/portal/datasets/mtsp.html

NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.

Figure 3 – HUD Income Limits by Family Size (Honolulu County)

Number of Households Table

Households Based on HAMFI	HUD Area Median Family Income (HAMFI) Levels				
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	39,724	34,185	57,525	37,505	140,820
Small Family Households	11,811	11,777	22,964	16,488	71,779
Large Family Households	3,444	4,147	7,012	5,777	21,751
Household contains at least one person 62-74 years of age	7,100	6,753	11,604	7,706	34,617
Household contains at least one person age 75 or older	7,857	6,639	9,055	5,099	17,425
Households with one or more children 6 years old or younger	7,321	6,895	10,625	7,109	16,062

Table 9 – Total Households

Data Source: 2009-2013 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing: Lacking complete plumbing or kitchen facilities	1,756	804	801	324	3,685	222	137	288	142	789
Severely Overcrowded: With >1.51 people per room (and complete kitchen and plumbing)	1,539	1,238	1,360	508	4,645	270	161	767	492	1,690
Overcrowded: With 1.01-1.5 people per room (and none of the above problems)	1,653	1,812	2,364	1,225	7,054	189	461	1,447	1,226	3,323
Housing cost burden greater than 50% of income (and none of the above problems)	14,855	9,766	5,486	714	30,821	6,021	4,216	5,901	2,727	18,865
Housing cost burden greater than 30% of income (and none of the above problems)	2,546	5,066	11,542	6,053	25,207	1,350	2,164	6,023	6,133	15,670

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/Negative Income (and none of the above problems)	2,823	0	0	0	2,823	1,076	0	0	0	1,076

Table 10 – Housing Problems

Data Source: 2009-2013 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of 4 housing problems	19,792	13,591	9,988	2,784	46,155	6,696	4,987	8,389	4,618	24,690
Having none of four housing problems	6,629	8,444	20,807	14,368	50,248	2,730	7,210	18,318	15,740	43,998
Household has negative income, but none of the other housing problems	2,823	0	0	0	2,823	1,076	0	0	0	1,076

Table 11 – Housing Problems 2

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,816	7,501	8,727	24,044	1,828	1,887	5,295	9,010

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	2,352	2,489	2,022	6,863	392	689	1,965	3,046
Elderly	4,827	2,971	1,917	9,715	4,370	3,200	3,405	10,975
Other	6,334	4,781	5,994	17,109	1,319	1,158	2,501	4,978
Total need by income	21,329	17,742	18,660	57,731	7,909	6,934	13,166	28,009

Table 12 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,811	4,840	2,998	14,649	1,652	1,417	2,660	5,729
Large Related	1,793	1,517	442	3,752	315	469	838	1,622
Elderly	3,458	1,401	504	5,363	3,217	1,902	1,580	6,699
Other	5,650	2,955	1,667	10,272	1,192	776	1,156	3,124
Total need by income	17,712	10,713	5,611	34,036	6,376	4,564	6,234	17,174

Table 13 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,538	2,394	2,640	1,293	8,865	388	366	1,406	915	3,075

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	592	583	981	440	2,596	74	249	753	798	1,874
Other, non-family households	309	129	170	55	663	0	15	100	30	145
Total need by income	3,439	3,106	3,791	1,788	12,124	462	630	2,259	1,743	5,094

Table 14 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 15 – Crowding Information – 2/2

Data Source: 2009-2013 CHAS

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The HHFDC conducts the HHPS which is a comprehensive set of housing data prepared for a consortium of state and county housing agencies (HAs). The study identifies current housing conditions, presents demographic and economic characteristics of Hawaii's households, and measures housing need, demand and preferences. It also provides an update on the housing inventory and rental housing data. Moreover, the 2016 HHPS includes the influence of access to public transportation and/or mass transit on preferred housing location, special finance options for homebuyers, a new viewpoint on homelessness, the relationship between tourism and housing, and housing for special needs groups (See Appendix 8 – 2016 Hawaii Housing Planning Study).

Describe the number and type of single person households in need of housing assistance.

According to the Self-Sufficiency Income Standard Estimates prepared in December 2017 by DBEDT, in 2016, a single adult living in Honolulu needed to earn an hourly wage of $15.79 to be able to meet his/her basic needs and to be economically self-sufficient. Although Honolulu had the second lowest self-sufficiency income requirements for single adults, it had the highest self-sufficiency income requirements for a single adult with children. In addition, Honolulu had the highest housing costs among the counties and according to the 2016 HHPS, the rent wage (minimum wage needed to afford rent) was the seventh highest among all counties in the nation.

The table below provides the monthly budgets for selected family types living in Honolulu.

Category	Family Type				
	One Adult	Two Adult Family	One Adult + One Preschooler	One Adult + One Preschooler + One Schoolage	Two Adult + One Preschooler + One Schoolage
Housing	1,356	1,356	1,787	1,787	1,787
Childcare	0	0	731	1,131	1,131
Food	360	720	554	918	1,260
Transportation	132	212	132	147	227
Health Care	98	314	333	435	458
Miscellaneous	195	260	354	442	486
Taxes	638	660	988	1,126	1,149
Total	2,779	3,524	4,877	5,985	6,497
Self-Sufficiency Income Requirement					
Hourly	$15.79	$10.01	$27.71	$34.01	$18.46
Monthly	$2,779	$3,524	$4,877	$5,985	$6,497
Annual	$33,350	$42,283	$58,526	$71,821	$77,968
% by Which Self-Sufficiency Income Is Above or Below (-) Selected Income Benchmarks					
Poverty Threshold	144.0%	129.4%	217.6%	209.7%	179.0%
Minimum Wage	88.6%	19.6%	231.0%	306.2%	120.5%

Figure 4 – Monthly Self-Sufficiency Family Budgets for Selected Family Types

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The HPHA is the sole statewide PHA for the State of Hawaii. Below is an estimated breakdown (subject to duplication of HPHA's Federal and State public housing tenants).

All HPHA Public Housing Tenants:

- Count of families: 5,193
- Count of individuals: 13,905
- Count of children younger than 18: 4,179
- Count of adults older than 71: 1,991
- Count of homeless families at admission: 1,205
- Count of disabled individuals: 2,939
- Count of disabled families: 2,589
- Count of non-elder disabled individuals: 1,332
- Count of veteran families: 3

Comparing the 2016 family incomes with the self-sufficiency income standards, 43.8 percent (43.8%) of single person households had incomes below the relevant self-sufficiency standard statewide.

According to the SMS 2016 study, in Honolulu, the hidden homeless or number of individuals that shared accommodations because they lacked the resources to buy or rent their own place was 26,562.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2018 PIT Count there were 106 sheltered DV victims and 174 unsheltered DV victims on Oahu. Oahu DV victims are hampered by the state's high rate of homelessness, coupled with the general lack of affordable housing, high cost of living, and limited options for stable housing.

In 2011, the HHPS started to identify housing-related issues among persons belonging to eight (8) special needs populations in Hawaii. The following are the populations with special needs:

1) The elderly (age 62 and older) and frail elderly (elderly with physical or mental limitations that may interfere with their ability to independently perform activities of daily living)
2) Exiting offenders
3) Persons with alcohol and/or other drug addiction
4) Disabled persons
5) Persons living with HIV or AIDS

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6) Persons with severe mental illness
7) Victims of DV
8) Emancipated foster youth

Estimating the number of persons in special needs populations who need housing is challenging for a variety of reasons. First, even if we have a population estimate for a special needs category, there is rarely any count of persons in that category who need housing.

Although there are challenges in estimating the number of special needs persons who need housing, attempting to estimate the size of this population is critical to ensuring the availability of adequate funding for special needs housing support. The following are some estimates of the number of persons in each special needs population. Please note that the counts are duplicated across categories and not every person with a special need requires housing.

- According to the 2014 ACS, there are 316,555 elderly (60+).
- According to the 2014 ACS, there are 94,776 elderly (60+) with any disability (non-institutionalized).
- According to the 2014 ACS, there are 53,689 elderly (60+) living alone.
- According to the Judiciary Report to Legislature 2016 Session, there are 4,336 substance abuse offenders in treatment programs.
- According to the Substance Abuse & Mental Health Services Administration Behavorial Health Barometer, Hawaii 2014, there are 37,221 persons with substance abuse.
- According to the Hawaii DHS Data Book 2015, there are 7,338 DV victims/survivors served.
- According to the Hawaii DHS Data Book 2015, there are 769 DV victims/survivors provided shelter.
- According to the Hawaii DHS Data Book 2015, there are 648 family members of victims/survivors provided shelter.
- According to the Hawaii DHS Data Book 2015, there are 42,576 number of bed nights for victims/survivors and family members.
- According to the Hawaii State DOH, HIV Surveillance Report 2016, there are 1,252 persons living with HIV and 3,527 cummulative cases of AIDS reported.
- According to the Substance Abuse & Mental Health Services Administration Behavorial Health Barometer, Hawaii 2014, there are 58,695 persons with severe mental illness.
- According to the Hawaii DHS Data Book 2015, there are 71 foster care children exiting because of emancipation.

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What are the most common housing problems?

Based on the data in CHAS Table 10, there are six (6) common housing problems:

1) Substandard Housing – Lacking complete plumbing or kitchen facilities
2) Severely Overcrowded – With > 1.5 people per room (and complete with kitchen and plumbing)
3) Overcrowded with 1.0 – 1.5 people per room (and none of the above problems)
4) Housing cost burden greater than 50% of income (and none of the above problems)
5) Housing cost burden greater than 30% of income (and none of the above problems)
6) Zero/negative income (and none of the above problems)

According to the 2009-2013 CHAS data, the housing cost burden greater than 30 percent (30%) of income with 49,686 households who were either renters or homeowners was the leading most common housing problem followed by housing cost burden greater than 50 percent (50%) of income with 40,877 households who were either renters or homeowners. The next issue was overcrowding with 10,377 households who were either renters or homeowners.

Are any populations/household types more affected than others by these problems?

Cost burden was most intense among households where renters' AMI was zero percent (0%) to thirty percent (30%). These households used over 50 percent (50%) of their income on housing. It was also intense among low- to moderate-income renters, who also used over 30 percent (30%) of their income on housing. Many renters faced issues of overcrowding and substandard housing. Many homeowners also have overcrowding issues due to family members choosing to remain at home or multi-generational families living under one roof due to the lack of affordable housing.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Low-income individuals and families with children (especially ELI) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered participate or become tenants under Federal & State Public Housing Programs. According to the HPHA Annual Report Fiscal Year 2017, tenants' characteristics are as follows:

- HPHA houses "Low Income" families earning 80% AMI or less
    - Honolulu Metropolitan Statistical Area (MSA) AMI, family of four (4) for FY17 = $83,680

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- No less than 40 percent (40%) of Federal family public housing units are restricted to "ELI" families earning 30% AMI or less

In 2016, the HPHA successfully exhausted the Section 8 Housing Choice Voucher (HCV) waitlist, after ten (10) years of being closed due to the amount of applicants requesting vouchers. The HPHA is now working toward assisting new residents suffering hardship with their housing needs.

The 2017 Homeless Service Utilization Report (HSUR) (see Appendix 9) is the 12th annual report produced by the Center on the Family at the University of Hawaii at Manoa and the Homeless Program Office in the State DHS. The report utilizes data collected in the statewide HMIS which provides accurate descriptions of the many different facets of homelessness in Hawaii.

Based on the 2017 HSUR, the rate of permanent housing exits by program and household type disclosed that homeless families and individuals receiving rapid re-housing services - exit rates were slightly decreased, with singles on Oahu seeing the largest decrease by 25.3% and families by 13.9%.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The Mayor's Office of Housing has defined At-Risk Homeless as: Families or individuals who are being evicted within forty-five (45) days from private dwelling units or are being discharged within forty-five (45) days from institutions in which they have been residents for more than thirty (30) consecutive days; and 1) no subsequent residences have been identified, and 2) they lack the resources and support networks needed to obtain access to housing.

There is no single profile for Oahu's at-risk groups and homeless citizens; there are many challenges in getting accurate counts. However, there are two (2) methods in Honolulu that are used: the PIT Count and the HSUR.

HUD requires areas that receive HUD CoC funding to conduct annual PIT Counts. On Oahu, these counts are conducted by PIC, the City's DCS, and the State DHS. PIT counts the number of people experiencing homelessness on a single day.

As mentioned in the previous section, the HSUR is prepared by the University of Hawaii at Manoa's Center on the Family and by the State DHS. The source of the data in these reports is Hawaii's HMIS, where data is entered by service providers on the people they serve. These reports do not include people in shelters that do not use HMIS, or unsheltered people who do not receive outreach services. Because these reports count people who access services during

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the course of a year, the counts differ from the PIT Counts, and the reports contain more demographic information.

Specifically, according to Section 401 of the HEARTH Act, "At Risk of Homelessness" is defined as:

> ''(1) AT RISK OF HOMELESSNESS.—The term 'at risk of homelessness' means, with respect to an individual or family, that the individual or family – ''(A) has income below 30 percent (30%) of median income for the geographic area; ''(B) has insufficient resources immediately available to attain housing stability; and ''(C)(i) has moved frequently because of economic reasons; ''(ii) is living in the home of another because of economic hardship; ''(iii) has been notified that their right to occupy their current housing or living situation will be terminated; ''(iv) lives in a hotel or motel; ''(v) lives in severely overcrowded housing; ''(vi) is exiting an institution; or ''(vii) otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness. Such term includes all families with children and youth defined as homeless under other Federal statutes."

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

The following housing characteristics have been linked with instability and an increased risk of homelessness: housing cost burdens of greater than 50%, overcrowding from sharing housing with other individuals and/or families, and poor housing history that includes evictions. In addition, a lack of supportive services can increase the risk of homelessness, especially for special needs populations.

Discussion

Honolulu, as well as other counties, has been experiencing the affordable housing crisis for a long while. The City's DPP General Plan – Objectives and Policies (Amended 10/3/2002) stated three (3) objectives that are even more relevant today: 1) To provide decent housing for all of Oahu at affordable prices; 2) To reduce speculation in land and housing; and 3) To provide people with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities. The General Plan's first objective in providing "decent housing" should pertain not only to new housing but also to that of retaining existing housing.

As previously stated in the 2011-2015 CHAS data of housing-related issues, many households reside in dwellings that are fraught with issues such as substandard housing and severe overcrowding. The cost burdens only add to a decrease in quality of life. The Mayor's Affordable Housing Strategy addresses the impact of the extreme cost burden on the Oahu's

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housing crisis by devising a course of action that includes policies, as well as various partnerships within the community.

The challenge of obtaining an accurate count is universal. The most utilized methods are data through the HMIS database and the PIT Count. Both have their strengths and collectively, provide information on our homeless population.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Specifically according to 24 CFR 91.305 - Housing and homeless needs assessment:

> "…to the extent that any racial or ethnic group has disproportionately greater need in comparison to the needs of that category as a whole, assessment of that specific need shall be included. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group in a category of need is at least ten (10) percentage points higher than the percentage of persons in the category as a whole."

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,409	5,451	3,899
White	6,083	805	1,218
Black / African American	578	38	72
Asian	11,904	3,113	1,708
American Indian, Alaska Native	68	0	58
Pacific Islander	3,692	346	228
Hispanic	3,043	445	231

Table 16 – Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,840	8,382	0
White	6,714	1,251	0
Black / African American	878	74	0
Asian	9,416	4,907	0
American Indian, Alaska Native	29	0	0
Pacific Islander	2,631	647	0
Hispanic	2,436	464	0

Table 17 – Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,948	21,569	0
White	9,929	3,328	0
Black / African American	1,769	267	0
Asian	13,822	12,090	0
American Indian, Alaska Native	68	20	0
Pacific Islander	2,699	1,428	0
Hispanic	3,222	1,189	0

Table 18 – Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,553	17,932	0
White	5,938	3,897	0
Black / African American	836	429	0
Asian	7,160	9,361	0
American Indian, Alaska Native	90	10	0
Pacific Islander	1,317	1,005	0
Hispanic	1,653	1,073	0

Table 19 – Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Based on the 2009 - 2013 CHAS for Disproportionally Greater Need 0 percent (0%) to 30 percent (30%) AMI – Asians (11,904) experienced one (1) or more of the four (4) housing problems (e.g., lacks complete kitchen facilities, lacks complete plumbing facilities, more than one (1) person per room, cost burden greater than 30%), followed by Whites (6,083), Pacific Islanders (3,692), Hispanics (3,043), Blacks/African Americans (578), and lastly by American Indians, Alaska Natives (68). Similarly those who experienced Disproportionally Greater Need 30 percent (30%) to 50 percent (50%) AMI – Asians (9,416), followed by Whites (6,714), Pacific Islanders (2,631), Hispanics (2,436), Blacks/African Americans (878), and lastly by American Indians, Alaska Natives (29). Both tables show that more Asians have one or more of the four housing problems than any other ethnic group listed in the tables above.

Moreover, those who experienced Disproportionally Greater Need 50 percent (50%) to 80 percent (80%) AMI – Asians (13,822) experienced one (1) or more of the four (4) housing problems (e.g., lacks complete kitchen facilities, lacks complete plumbing facilities, more than one (1) person per room, cost burden greater than 30 percent (30%), followed by Whites (9,929), Hispanics (3,222), Pacific Islanders (2,699), Blacks/African Americans (1,769), and lastly by American Indians, Alaska Natives (68). Those who experienced Disproportionally Greater Need 80 percent (80%) to 100 percent (100%) AMI – Asians (7,160), followed by Whites (5,938), Hispanics (1,653), Pacific Islanders (1,317), Blacks/African Americans (836), and lastly by American Indians, Alaska Natives (90). Similar to the first two (2) tables in this section – Asians and Whites, followed by Hispanics, then Pacific Islanders, Blacks/African Americans, and lastly American Indians, Alaska Natives.

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The demographic composition of Hawaii is very diverse in comparison to the contiguous U.S. The traditional broad ethnic/racial categories do not accurately portray the various ethnic groups found within the State. Moreover, the diversity of cultures and historical circumstances are not factored into the standard occupancy person-to-space ratio. The standard recognizes a situation as an overcrowding problem while others may not.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In addition to 24 CFR 91.305 – Housing and Homeless Needs Assessment, HUD also considers a disproportionately greater need to exist when the percentage of persons in a category who are members of a particular racial or ethnic group is at least 10 percent (10%) higher than the percentage of persons in the category as a whole.

In the CHAS tables below, severe housing problems covered are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. Severe overcrowding defined as more than 1.5 persons per room, and 4. Severe cost burden defined as housing cost over 50 percent (50%) of household income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,488	9,359	3,899
White	5,650	1,252	1,218
Black / African American	568	48	72
Asian	9,832	5,167	1,708
American Indian, Alaska Native	58	10	58
Pacific Islander	3,167	887	228
Hispanic	2,672	814	231

Table 20 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four (4) severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

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30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,578	15,654	0
White	5,217	2,758	0
Black / African American	744	208	0
Asian	6,218	8,078	0
American Indian, Alaska Native	29	0	0
Pacific Islander	2,151	1,132	0
Hispanic	1,846	1,045	0

Table 21 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four (4) severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,377	39,125	0
White	4,539	8,698	0
Black / African American	1,040	999	0
Asian	7,265	18,635	0
American Indian, Alaska Native	54	34	0
Pacific Islander	1,564	2,583	0
Hispanic	1,621	2,775	0

Table 22 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four (4) severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,402	30,108	0
White	1,332	8,492	0
Black / African American	208	1,053	0
Asian	3,361	13,158	0
American Indian, Alaska Native	90	10	0
Pacific Islander	908	1,427	0
Hispanic	420	2,297	0

Table 23 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four (4) severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to the 2009 - 2013 CHAS data for Disproportionally Greater Need 0 percent (0%) to 30 percent (30%) AMI – Asians (9,832) experienced one (1) or more of the four (4) severe housing problems (e.g., lacks complete kitchen facilities, lacks complete plumbing facilities, more than 1.5 persons per room, cost burden greater than 50 percent (50%), followed by Whites (5,650), Pacific Islanders (3,167), Hispanics (2,672), Blacks/African Americans (568), and lastly by American Indians, Alaska Natives (58). Similarly those that experienced Disproportionally Greater Need 30 percent (30%) to 50 percent (50%) AMI – Asians (6,218), followed by Whites (5,217), Pacific Islanders (2,151), Hispanics (1,846), Blacks/African Americans (744), and lastly by American Indians, Alaska Natives (29). Both tables show that more Asians have one (1) or more of four (4) severe housing problems than Whites, Pacific Islanders, Hispanics, Blacks/African Americans, and American Indians, Alaska Natives within Honolulu.

Moreover, among those who experienced Disproportionally Greater Need 50 percent (50%) to 80 percent (80%) AMI – Asians (7,265) experienced one (1) or more of the four (4) severe housing problems (e.g., lacks complete kitchen facilities, lacks complete plumbing facilities, more than one (1) person per room, cost burden greater than 50 percent (50%), followed by Whites (4,539), Hispanics (1,621), Pacific Islanders (1,564), Blacks/African Americans (1,040), and lastly by American Indians, Alaska Natives (54). Among those who experienced Disproportionally Greater Need 80 percent (80%) to 100 percent (100%) AMI – Asians (3,361) were followed by Whites (1,332), Pacific Islanders (908), Hispanics (420), Blacks/African Americans (208), and American Indians, Alaska Natives (90).

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As mentioned in the previous section, the demographic composition of Hawaii is very diverse in comparison to the contiguous U.S. The traditional broad ethnic/racial categories do not accurately portray the various ethnic groups found within the State. Moreover, within the State and Honolulu County, the ethnic/racial breakdown is typically Asians, Whites, followed by Pacific Islanders, Hispanics, Blacks/African Americans, and/or American Indians, Alaska Natives. The diversity of cultures as well as historical backgrounds are also not considered which may affect the standard occupancy person-to-space ratio. For example, some may not consider a situation as an overcrowding problem (e.g., multi-generational living environment), whereas others consider it to be an issue.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As mentioned in the previous section, 24 CFR 91.305 – Housing and Homeless Needs Assessment and HUD consider a disproportionately greater need to exist when the percentage of persons in a category who are members of a particular racial or ethnic group is at least 10 percent (10%) higher than the percentage of persons in the category as a whole.

In the CHAS table below, the housing cost burdens are categorized into: 1. Less than and/or equal to 30 percent (30%), 2. Thirty percent (30%) to 50 percent (50%), 3. Greater than 50 percent (50%), and 4. No / negative income (not computed).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	176,973	70,964	57,678	4,182
White	41,704	20,727	16,226	1,283
Black / African American	2,809	2,368	2,507	72
Asian	89,369	27,386	20,861	1,848
American Indian, Alaska Native	123	108	215	58
Pacific Islander	11,241	5,027	4,330	283
Hispanic	8,791	5,732	5,605	231

Table 24 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion

Based on the 2009-2013 CHAS data, Table 24 indicates that as a jurisdiction as a whole, 58 percent (58%) of Honolulu's households experienced a housing cost burden less than and/or equal to 30 percent (30%) or spent more than 30 percent (30%) of their gross household income on housing. About 23 percent (23%) of households experienced a housing cost burden of 30 percent (30%) to 50 percent (50%), or spent more than 30 percent (30%) to 50 percent (50%) of their gross household income on housing; and approximately 19 percent (19%) of households experienced a housing cost burden greater than 50 percent (50%), or spent more than 50 percent (50%) of their gross household income on housing.

Draft

The data illustrates that although considered a “paradise,” Honolulu households have a great housing cost burden. In addition to soaring housing costs, other factors include high rental and steep utility costs, above average transportation/gasoline expenses, and expensive grocery costs as the majority of the food products are from the U.S. mainland.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Further analysis of the racial and ethnicity data to determine if there is a disproportionately greater need should be conducted, in particular, the Asian, White, and Pacific Islander categories within Honolulu County.

For further information, please see Appendix 10 for Racial and Ethnic Group Data in CHAS and Census tables.

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see earlier discussions presented in sections NA-15, NA-20, and NA-25.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The CHAS data presented is not specific enough to account for the City's Asian, White, and Pacific Island ethnic groups.

For further information, please see Appendix 11 for the State of Hawaii, Office of Planning – Census Thematic Maps by Detailed Race Categories.

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NA-35 Public Housing – 91.205(b)

Introduction

The State DHS – HPHA is the sole statewide PHA which provides Hawaii residents with affordable housing and shelter without discrimination. Furthermore, HPHA does not discriminate in admission or access to, or treatment or employment in its programs and activities. HPHA efforts focus on developing affordable rental and supportive housing, public housing and the efficient and fair delivery of housing services to the people of Hawaii. HPHA also does not discriminate against any person on the basis of disability/handicap, race, color, sexual orientation, gender identity or expression, familial status, marital status, national or ethnic origin, religion, age, or HIV infection.

HPHA was created by the Territorial Legislature in 1935 to provide safe and sanitary housing for low-income residents of Hawaii. Two (2) years later, the U.S. Housing Act of 1937 made federal construction funds available. Currently, HPHA is governed by a Board of eleven (11) directors representing a cross section of public and private entities. The members meet monthly to oversee the Authority and to provide guidance concerning policy matters. Their mission is as follows: The HPHA is committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low-income families and individuals, free from discrimination.

According to the HPHA's Annual Report FY2016-2017 (see Appendix 12), the HPHA Federal and State Low-Income Public Housing programs combine to serve over 6,100 families or approximately 18,000 individuals. HPHA's portfolio includes 85 properties which consist of 6,270 units of public housing:

- 5,406 units are HUD subsidized.
- 864 units are State (non-subsidy).
- Units on Kauai, Oahu, Molokai, Maui, and Hawaii (Note: Unit sizes range from studio to five (5) bedrooms.).

In order to qualify for a federal housing program, the applicant must meet the following requirements:

- Must be 18 years old or older, single, or a family of two (2) or more individuals who intend to live together as a family unit and whose income and resources are available to meet their needs.
- Meets income limits set forth by HUD (Annual Gross Income):

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# of Persons	Oahu	Hawaii	Kauai	Maui
1	$54,850	$39,100	$48,450	$47,600
2	$62,650	$44,700	$55,350	$54,400
3	$70,500	$50,300	$62,250	$61,200
4	$78,300	$55,850	$69,150	$67,950
5	$84,600	$60,350	$74,700	$73,400
6	$90,850	$64,800	$80,250	$78,850
7	$97,100	$69,300	$85,750	$84,300
8	$103,400	$73,750	$91,300	$89,700
9	$109,600	$78,200	$96,800	$95,150
10	$115,900	$82,650	$102,350	$100,550

Figure 5 – HUD Annual Gross Income Limits

- No outstanding balance due to HPHA.
- Personal conduct will not be detrimental to the project or its residents.
- Not been a former tenant evicted since March 1, 1985.
- Meet the occupancy requirements set forth by HPHA.

Additionally, HPHA manages seven (7) different types of rental assistance or subsidy programs. The Section 8 HCV Program, commonly known as "Section 8," is a HUD program established to provide Tenant-Based voucher rental subsidies for units that are chosen by the tenant in the private market. It is the largest of the HPHA's rental subsidy programs and is administered on Oahu only. The HPHA also administers Non-Elderly Disabled vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, Performance-Based Contract Administration (project-based) vouchers, Tenant Protection vouchers, and Section 8 Project-Based vouchers. The State of Hawaii provides the HPHA with limited funding for a Rent Supplement program that is similar to the federal program providing shallow rent subsidies for units statewide.

The Office of Public and Indian Housing (PIH) is an agency of HUD. Its mission is to ensure safe, decent, and affordable housing, create opportunities for residents' self-sufficiency and economic independence, and assure the fiscal integrity of all program participants. The PIH Information Center (or also known as PIC) utilized data (e.g., PIH's inventories, etc.) from various entities such as HAs and HUD Offices, etc.

Furthermore, HUD's Real Estate Assessment Center (REAC) is currently developing an upgrade to PIC, which will be called PIH Information Center-Next Generation (PIC-NG). The upgrade is needed because the current PIC system is outdated, unstable, and is in need of numerous costly

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repairs and improvements. PIC-NG is being designed to reduce the administrative burden on housing authorities in the collection of HUD form 50058 tenant data, Public Housing building and unit inventory data, and HCV Housing Assistance Payment (HAP) information.

PIC-NG will be cloud-based which should result in fewer system outages. There will be a streamlined design with emphasis on business intelligence reports. The HAs users would transmit data through their own software interfaces. The new system is currently under development.

The latest PIC data shows that the City issued approximately 3,396 Tenant-Based vouchers and a total of 186 special purpose vouchers for a family reunification program and for people with disabilities. The average annual income among those that were issued Tenant-Based vouchers was $17,296. With regards to race and ethnic backgrounds of the residents, a total of 1,514 Tenant-Based vouchers were issued to Asians, followed by Pacific Islanders (1,091), Whites (640), Blacks/African Americans (113), and American Indians/Alaska Natives (38). Overall, Not Hispanics and Hispanics were issued 2,959 and 437 Tenant-Based vouchers, respectively.

Tables 25 through 28 represent public housing data for Honolulu only. Additional information on HPHA's activities, reports and studies can be found by going to their website homepage at: http://www.hpha.hawaii.gov/index.html.

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Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	38	0	3,593	0	3,396	0	8	178

Table 25 – Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,755	0	17,074	0	17,296	0	5,010
Average length of stay	0	6	0	9	0	9	0	0
Average Household size	0	1	0	2	0	2	0	1
# Homeless at admission	0	0	0	1	0	0	0	0
# of Elderly Program Participants (>62)	0	9	0	822	0	765	0	0
# of Disabled Families	0	29	0	991	0	864	0	0
# of Families requesting accessibility features	0	38	0	3,593	0	3,396	0	8
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

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OMB Control No: 2506-0117 (exp. 06/30/2018)

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 26 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	15	0	703	0	640	0	3	58
Black/African American	0	3	0	120	0	113	0	1	5
Asian	0	13	0	1,586	0	1,514	0	2	67
American Indian/Alaska Native	0	1	0	42	0	38	0	0	4
Pacific Islander	0	6	0	1,142	0	1,091	0	2	44
Other	0	0	0	0	0	0	0	0	0
***Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 27 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	4	0	465	0	437	0	1	25
Not Hispanic	0	34	0	3,128	0	2,959	0	7	153
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 28 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

HPHA's Compliance Office provides oversight to ensure that programs and activities operate according to Federal and State requirements, agency policies, fair housing laws and regulations. Specifically, the Compliance Office covers fair housing, accessibility, reasonable accommodations (R.A.), language access, the Violence Against Women's Act (VAWA), Declarations of Trust, and Uniform Relocation Act. Based on HPHA's 2017 Annual Report, the following were some examples that addressed the needs of public housing tenants and applicants on the waiting list for accessible units:

- Revised notices and forms for R.A. requests to streamline the resolution process, and provided notices and forms in various languages.
- Responded to approximately 900 tenant requests for R.A.s.
- Improved language accessibility for LEP program participants.
- Worked to provide written translations of vital documents in at least 8 different languages.
- Provided technical assistance to property managers regarding tenant requests with VAWA issues.
- Approved relocation plans for various properties undergoing upcoming modernization work to comply with the federal Uniform Relocation Act, in preparation for relocation activities.
- Worked with the HUD Honolulu Field Office and the Department of the Attorney General to comply with the U.S. Housing Act of 1937, federal regulations, and the Annual Contributions Contract (ACC) provision requiring public HA to record current Declarations of Trust against all properties that receive federal funding under the ACC.
- Created ten (10) ADA/ Uniform Federal Accessibility Standards (UFAS) compliant units, and 18 common areas were made accessible, together with accessible parking and routes of travel, and created 77 visual and/or hearing impaired units.
- Assisted over 30,000 of the most vulnerable population by providing them with a stable living environment. Despite HPHA's best efforts, nearly 10,000 families will remain on the wait list for several years before receiving either low-income public housing or rental assistance vouchers.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

The latest HPHA's Five-Year Plan identified the following goals and specific objectives, relative to the immediate needs of Public Housing and HCV holders:

GOAL: Increase the number of affordable housing units.

Objective 1 – Apply for additional State and Federal rental subsidies for TBRA programs, subject to availability of funds, including without limitation, seeking additional VASH vouchers, Rental Assistance Demonstration (RAD) conversions, and the Choice Neighborhood Initiative (CNI).

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Objective 2 – Leverage affordable housing resources in the community through public-private partnerships and create mixed use, mixed finance housing with a goal of 3,000 additional units by FY2022.

Objective 3 – Assess the HPHA's inventory to identify potential for mixed finance redevelopment and pursue mixed finance redevelopment where feasible.

Objective 4 – Continue to pursue mixed finance redevelopment and demolition/disposition of targeted properties, including without limitation, Mayor Wright Homes, Kuhio Park Terrace, Puuwai Momi, AMP 37, AMP 38, AMP 39.

GOAL: Improve the Quality of Assisted Housing.

Objective 1 – Adopt a policy to determine income from assets for purposes of eligibility and subsidy determination in the Public Housing program and the Section 8 HCV program; update the policy determining the value of a checking account to be consistent with the policy determining the value of a savings account, by using the current balance to reduce administrative burden, excessive paperwork and added expense for the applicant.

Objective 2 – Adopt policy requiring live-in aides to establish legal residency in the United States in order to receive subsidy for an additional bedroom in the Section 8 HCV program, and to occupy an additional bedroom in the public housing program.

Objective 3 – Update HPHA's Admissions and Continued Occupancy Policy (ACOP) to revise the "one-strike" admissions and termination policy to conform to the HUD Screening and Eviction Final Rule.

Objective 4 – Extend the length of time an applicant may be denied admissions after drug-related criminal activity or convictions to a minimum of three (3) years as required by HUD regulations.

Objective 5 – Update the ACOP to implement the new statutory or regulatory requirements.

Objective 6 – Establish a multi-skilled worker program to promptly repair and maintain units that become vacant on a regular basis for faster and more efficient turnover of units, including the establishment of a highly skilled force accountable for capital repairs.

GOAL: Provide an improved living environment.

Objective 1 – Implement measures to de-concentrate poverty according to the HPHA's de-concentration policy.

Objective 2 – Implement public housing security improvements, such as increasing lighting, video surveillance, resident identification cards, utilizing after-hours quiet time, tenant

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participation with Resident Associations, and crime prevention through environmental design features; and enact legislation to address trespassing 24-hours a day.

Objective 3 – Designate developments or buildings for particular resident groups (e.g., elderly or persons with disabilities) and/or pursue designated housing under HUD's definition of designated housing.

Objective 4 – Redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents, such as public spaces and parking.

Objective 5 – Install adaptable design elements to allow elderly tenants to age in place. Adopt rules to efficiently remove abandoned property from HPHA units to provide quicker turnaround of units.

Objective 6 – Leverage Capital Funds to accelerate modernization projects, study feasibility of utilizing public/private partnerships for the redevelopment of public housing and pursue mixed finance redevelopment opportunities with various HUD programs such as RAD and CNI.

Objective 7 – Demolish or dispose of obsolete public housing units and provide replacement housing, including processing of requests for right of entry and non-exclusive easements, where appropriate.

Objective 8 – Continue to refer criminal cases to the eviction board in an expeditious manner to maintain the health and safety of the public housing community.

Objective 9 – Enforce non-smoking policy and establish or coordinate with community programs for smoking cessation. Encourage and support the formation of resident associations.

How do these needs compare to the housing needs of the population at large?

Overall, the aforementioned is not very different from the housing needs of low-income and low- to moderate-income households except public housing residents need to transition out of public housing. HPHA rent policies and programs emphasize work, self-sufficiency and asset development.

Discussion

The City continues to collaborate and coordinate among city, state, and federal governments, community groups, non-profits, faith-based organizations, businesses, and concerned citizens toward providing relief to the homeless and those at-risk of homelessness, as well as to the residents and visitors who share Oahu's public spaces. In particular, the following are general City initiatives that are currently underway to address the various populations in need:

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Developing and Preserving Affordable Housing. Through partnerships with non-profit housing developers to promote the development and preservation of affordable housing, as well as coordinating with other City departments to develop a comprehensive housing policy which includes housing developments inside and outside the TOD areas.

Increasing Access to Permanent Supportive Housing. Through the City's proposed partnership with the State and service providers to create a Joint City-State Permanent Supportive Housing Project. Funding for this project is provided through an appropriation from the City Affordable Housing Fund. One-half of one percent of real property tax revenues are deposited to this fund to provide and maintain affordable housing for persons earning less than 50 percent (50%) of the City's median household income.

Stimulating Jobs and Workforce Development. Through the City's DCS WorkHawaii Division which provides extensive services to job seekers and prospective employers. The Mayor's Office of Economic Development is also working in partnership with Oahu's businesses, non-profit groups, and communities to support economic growth and enhance the quality of life in the City.

Maximizing Federal Funds. Through various federally funded programs such as CDBG, HOME, ESG, HOPWA, CoC Programs, Homeless Prevention and Rapid Re-Housing Programs, Loans for Homeowners, and Rental Assistance.

Recognizing Veterans. The City gives a priority of services to veterans and some spouses, consistent with federal law, through programs such as Employment Counseling and Career Guidance, Job Bank Services, and Occupation Skills Training.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

In the City's Annual Report for FY16 to FY17, Mayor Caldwell's states:

> *"We remain committed to investing in and taking care of our infrastructure, as it is the foundation upon which this city — nearly one million residents strong — thrives. At the same time, we are proactively working to find solutions to address our community's most pressing needs related to homelessness and affordable housing, working in close cooperation with the State of Hawaii, the private sector, community organizations and service providers. Recognizing that affordable housing is the only permanent solution to homelessness, we are expanding the Housing First Program and partnering on innovative initiatives such as Kahauiki Village, a plantation-style community of 150 modular homes under development near Keehi Lagoon Beach Park."*

Consistent with the Mayor's sentiments – Affordable Housing and Homelessness were identified as the top two (2) priorities for those who participated in this year's ConPlan Housing and Community Needs Survey.

The City utilizes the PIT count to provide essential data on the state of homelessness within the City and State. The PIT Homeless Count is a requirement of HUD for PIC, and is a count of sheltered and unsheltered homeless persons on a single night in January. "Under Section 578.7 of the CoC Program interim rule, CoCs must plan and conduct, at least biennially, a PIT count of homeless persons within the geographic area." The PIT count provides the community and homeless assistance providers with data needed to understand the number and characteristics of persons who are homeless at one Point-In-Time. The PIT count also provides policy makers with data needed to effectively allocate resources aimed at ending and preventing homelessness.

The 2018 Hawaii Statewide PIT Topline Report (See Appendix 13) which was conducted on January 22, 2018, disclosed the following:

- A 9.6 percent (9.6%) overall decrease statewide in the numbers of homeless individuals, from 7,220 persons in 2017 to 6,530 persons in 2018.
- A 13.5 percent (13.5%) decrease in the total number of sheltered and unsheltered homeless veterans statewide compared with 2017, with a 9.4 percent (9.4%) decrease on Oahu and a 24.7 percent (24.7%) decrease on the Neighbor Islands.
- A 4.8 percent (4.8%) decrease statewide in the total number of chronic homeless individuals and families, compared with 2017.
- A 10.6 percent (10.6%) decrease in the total number of people in homeless families compared with 2017.
- A 12.5 percent (12.5%) decrease in the total number of children in homeless families compared with 2017.

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- No change in the number of sheltered and unsheltered single mentally ill adults on Oahu.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The 2017 HSUR Report focused on homeless residential housing programs and tracked the average number of days enrolled for its clients. A shorter length of stay in shelter programs denotes a briefer period of homelessness, and reflects the extent to which our homeless service system can quickly respond to homelessness when it occurs. In FY 2017, clients stayed an average of 112 days in emergency shelters (12 days less than FY 2016), with half of them staying less than 63 days. Among the counties, clients in the City stayed longer than those in the other counties combined. Over the years, however, Honolulu shows a decreasing trend in the length of time spent in emergency shelters. The other counties combined, on the other hand, show a slightly increasing trend in the time clients spent in the emergency shelters.

Compared to the previous fiscal year, the average (212) and the median (132) number of days dropped among clients who used any type of shelter program statewide: emergency, transitional and Safe Haven. Clients were enrolled in shelter programs for more days on average in the City than in the other three (3) counties combined (242 days vs. 150 days).

Furthermore, based on the same report, individuals exiting to Permanent Housing during the 2017 fiscal year statewide, HMIS system recorded 62.8 percent (62.8%) of all service users exiting the homeless service system with a higher number of homeless people served (15,627) than in FY 2016 (14,015).

Similar to previous fiscal years, FY 2017 saw a higher exit rate to permanent housing for people in households with children (63.9%) compared to those in adult-only households (22.9%). There were decreases in the rate of permanent housing exits overall. Decreases were more significant for singles than families. With Rapid Re-Housing services, the exit rates slightly decreased, with singles on Oahu seeing the largest decrease (by 25.3 percent points). However, a slight increase in Rapid Re-Housing exit rates was observed this fiscal year among families in all other counties combined (a 5.8 percent increase). Of all the programs, outreach services saw the largest decreases in rates of exit to permanent housing. Emergency services exit rates increased across all counties and household types, with larger increases seen in Neighbor Island counties combined. Transitional housing exit rates saw little changes this fiscal year.

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Nature and Extent of Homelessness: (Optional)

The following are some key definitions that will assist in the analysis for this section. According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- **Unsheltered** homeless person resides in – a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street).
- **Sheltered** homeless person resides in – an emergency shelter or in transitional housing or supportive housing for homeless persons who originally came from the streets or emergency shelters.
- **Emergency Shelter** – Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.
- **Transitional housing** – A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

The following information within Table 29 through Table 37 are extracted from the 2018 Oahu PIT Report. For the full report, please click on the following: https://www.partnersincareoahu.org/sites/default/files/2018%20OAHU%20PIT%20Report%20FINAL%20-%206.5.18_0.pdf or See Appendix 4.

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Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Population: Households with only Children	Sheltered:		Unsheltered (optional)
	Emergency	Transitional	
Total # of Households	1	0	9
Total # of Children (< 18)	1	0	9
Gender:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Female	0	0	3
Male	1	0	6
Transgender	0	0	0
Gender Non-Conforming (i.e., not exclusively male or female)	0	0	0

Table 29 – Number and Type of Families in Need of Housing (Households with only Children)

Population: Veteran Households with at least one (1) Adult and one (1) Child	Sheltered:		Unsheltered (optional)
	Emergency	Transitional	
Total # of Households	6	6	3
Total # of Persons	28	24	10
Total # of Veterans	6	6	3
Gender:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Female	3	2	1
Male	3	4	2
Transgender	0	0	0
Gender Non-Conforming (i.e., not exclusively male or female)	0	0	0

Table 30 – Number and Type of Families in Need of Housing (Veterans)

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Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Population: Households with at least one (1) Adult and one (1) Child	Sheltered:		Unsheltered (optional)
Race:	**Emergency**	**Transitional**	
White	32	41	20
Black or African-American	6	11	0
Asian	16	37	7
American Indian or Alaska Native	1	3	0
Native Hawaiian or Other Pacific Islander	257	558	131
Multiple Races	86	313	71
Ethnicity:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Non-Hispanic/Non-Latino	352	834	184
Hispanic/Latino	46	129	45

Table 31 – Nature and Extent of Homelessness by Racial and Ethnic Group (Households with 1 Adult and 1 Child)

Population: Households with only Children	Sheltered:		Unsheltered (optional)
Race:	**Emergency**	**Transitional**	
White	0	0	3
Black or African-American	0	0	0
Asian	0	0	1
American Indian or Alaska Native	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	3
Multiple Races	0	0	2
Ethnicity:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Non-Hispanic/Non-Latino	1	0	7
Hispanic/Latino	0	0	2

Table 32 – Nature and Extent of Homelessness by Racial and Ethnic Group (Households with only Children)

Draft

Population: Households without Children	Sheltered:		Unsheltered (optional)
Race:	**Emergency**	**Transitional**	
White	226	120	416
Black or African-American	41	39	73
Asian	92	42	291
American Indian or Alaska Native	7	4	32
Native Hawaiian or Other Pacific Islander	116	58	513
Multiple Races	162	81	582
Ethnicity:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Non-Hispanic/Non-Latino	352	834	184
Hispanic/Latino	46	129	45

Table 33 – Nature and Extent of Homelessness by Racial and Ethnic Group (Households without Children)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Population: Persons in Households with at least one (1) Adult and one (1) Child	Sheltered:		Unsheltered (optional)
	Emergency	**Transitional**	
Total # of households	111	229	67
Total # of Persons (Adults)	398	963	229
# of Persons (under age 18)	219	562	118
# of Persons (age 18-24)	23	63	14
# of Persons (over age 24)	156	338	97
Female	212	495	120
Male	186	467	109
Transgender	0	1	0
Gender Non-Conforming (i.e., not exclusively male or female)	0	0	0

Table 34 – Nature and Extent of Unsheltered and Sheltered Homelessness (Households with at least 1 Adult and 1 Child)

Draft

Population: Persons in Households with only Children	Sheltered:		Unsheltered (optional)
	Emergency	Transitional	
Total # of Households	1	0	9
Total # of Children (< 18)	1	0	9
Gender:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Female	0	0	3
Male	1	0	6
Transgender	0	0	0
Gender Non-Conforming (i.e., not exclusively male or female)	0	0	0

Table 35 – Nature and Extent of Unsheltered and Sheltered Homelessness (Households with only Children)

Population: Households without Children	Sheltered:		Unsheltered (optional)
	Emergency	Transitional	
Total # of households	632	339	1,826
Total # of Persons (Adults)	644	344	1,907
# of Persons (age 18-24)	22	17	103
# of Persons (over age 24)	622	327	1,804
Gender:	**Emergency**	**Transitional**	**Unsheltered (optional)**
Female	187	128	671
Male	453	214	1,220
Transgender	4	2	12
Gender Non-Conforming (i.e., not exclusively male or female)	0	0	4

Table 36 – Nature and Extent of Unsheltered and Sheltered Homelessness (Households without Children)

Population: Additional Homeless Subpopulations	Sheltered:		Unsheltered (optional)
	Emergency	Transitional	
Adults with a Serious Mental Illness (SMI)	268	183	633
Adults with a Substance Use Disorder	132	144	544
Adults with HIV/AIDS	5	23	20
Adults Survivors of DV	54	52	174

Table 37 – Nature and Extent of Unsheltered and Sheltered Homelessness (Additional Homeless Subpopulations)

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Discussion

The 2018 PIT Count represents the best available data to estimate a one-day homeless prevalence for the State of Hawaii. The primary objective of the count is to obtain a reliable estimate of the sheltered and unsheltered homeless individuals and families at a specific PIT. PIT data collection is an integral part of local and national planning and acts in support of policy and resource allocations. As count execution improves, the reports will more accurately reflect the actual state of homelessness during that PIT. The count is also an excellent opportunity to engage the general public, community leaders and private businesses in statewide homeless initiatives.

In particular, the total homeless count on Oahu declined for the first time since 2009, largely because of sizable decreases in the sheltered and unsheltered counts. In 2018, Oahu also saw a decrease in individuals in families experiencing homelessness, down 13.9 percent (13.9%) to 1,590 compared with 1,847 in 2017. The decrease in family homelessness corresponded with a decline in the number of children in homeless families, which decreased from 1,055 in 2017 to 899 in 2018, down 14.7 percent (14.7%). The number of veterans experiencing homelessness on Oahu registered a 9.4 percent (9.4%) decrease from 449 in 2017 to 407 in 2018. Those persons who are unsheltered and chronically experiencing homelessness decreased by 8.4 percent (8.4%) in 2018, with 920 individuals and family individuals polled compared with 1,004 in 2017. The total unsheltered component, also decreased 7.7 percent (7.7%) compared with 2017 and is the first decline in six years. The sheltered component decreased 10.8 percent (10.8%) relative to 2017, marking the fifth consecutive year of decline. There was no change in the number of severely mentally ill homeless adults. The numbers of mentally ill homeless adults were 1,088 and 1,084 for 2017 and 2018, respectively, a statistically insignificant difference.

The decrease in homelessness on Oahu may in part be attributable to increased housing resources for homeless individuals and families. In 2017, the City added new housing projects on Oahu, prioritizing homeless individuals and families, and increased the capacity of the Hale Mauliola housing navigation center. Furthermore, service providers on Oahu also implemented a CES for single adults, families, and youth. The CES has prioritized housing resources for homeless individuals based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

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NA-45 Non-Homeless Special Needs Assessment – 91.205 (b, d)

Introduction

According to HUD, the following are key definitions with regard to special needs populations:

- **Adults with HIV/AIDS** – Adults who have been diagnosed with AIDS and/or have tested positive for HIV.
- **Adults with SMI** – Adults with severe and persistent mental illness or emotional impairment that seriously limits a person's ability to live independently. Adults with SMI must also meet the qualifications identified in the term for "disability" (e.g., "is expected to be long-continuing or indefinite duration").
- **Adults with Substance Use Disorder** – Adults with substance abuse problem (e.g., alcohol abuse, drug abuse, or both). Adults with a substance use disorder must also meet the qualifications identified in the term for "disability" (e.g., "is expected to be long-continuing or indefinite duration").
- **Disability** – An individual with one (1) or more of the following conditions:
    - A physical, mental, or emotional impairment, including an impairment caused by alcohol or drug abuse, post-traumatic stress disorder, or brain injury that:
        - Is expected to be long-continuing or of indefinite duration;
        - Substantially impedes the individual's ability to live independently; and
        - Could be improved by the provision of more suitable housing conditions.
    - A developmental disability, as defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C. 15002); or
    - Diagnosed with acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiologic agency for acquired immunodeficiency syndrome (HIV).
- **Elderly** – A person at least 62 years of age.
- **Frail Elderly** – An elderly person who is unable to perform at least three (3) "activities of daily living" comprising of eating, bathing, grooming, dressing, or home management activities.
- **Survivors of DV** – Adults who are currently experiencing homelessness because they are fleeing DV, dating violence, sexual assaults, or stalking.

HOPWA

The annual HIV Surveillance Report provides an overview on the current epidemiology of HIV disease in the United States and dependent areas. The Centers for Disease Control and Prevention (CDC) funds state and territorial health departments to collect surveillance data on persons diagnosed with HIV infection; all personal identifiers are removed from these data before being transmitted to CDC via a secure data network. Data are analyzed by CDC and then displayed by age, race, sex, transmission category, and jurisdiction (where appropriate). Specifically, the data for the State of Hawaii came from the HIV Surveillance Annual Report 2016 by the State DOH.

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Current HOPWA formula use:	
Cumulative cases of AIDS reported	3,527
Area incidence of AIDS	36
Rate per population	2.5
Number of new cases prior year	45
Rate per population	3.4
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,252
Area Prevalence (PLWH per population)	90
Number of new HIV cases reported last year	102

Table 38 – HOPWA Data

Data Source: CDC HIV Surveillance, HI DOH HIV/AIDS Surveillance Report 2016

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
TBRA	105
Short-term Rent, Mortgage, and Utility (STRMU)	75
Facility Based Housing (Permanent, short-term or transitional)	49

Table 39 – HIV Housing Need

Data Source: HOPWA CAPER PY16

Describe the characteristics of special needs populations in your community.

According to the 2016 HHPS, estimating the number of persons in special needs populations who need housing is challenging for a variety of reasons. First, even if we have a population estimate for a special needs category, there is rarely any count of persons in that category who need housing.

The U.S. Census estimates of the frail elderly and persons with disabilities say nothing of housing need (all such persons are sheltered in existing households) and breakdowns are unpublished. Second, many agencies that provide services for persons with special needs are not required by contract or charter to provide housing. The result is that service agencies may be unable to provide accurate information on housing needs within their target populations. In fact, unless housing is specifically listed among information and referral services, these agencies cannot provide evidence of the number of their clients who actually receive housing services. Third, co-occurring disorders are common among persons with special needs. In one (1) study, 40 percent (40%) of persons with mental health problems also report substance abuse problems. About 65 percent (65%) of incarcerated persons meet the diagnostic criteria of substance abuse. Victims of DV are more likely than average individuals to have HIV, severe mental health difficulties, or substance dependence, stemming from their abuse. Aggregating

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housing need across all special needs populations is likely to inflate the estimate of housing needs.

Finally, many special needs persons are homeless and thus duplicated in PIT or other counts of the homeless. Although there are challenges in estimating the number of special needs persons who need housing, attempting to estimate the size of this population is critical to ensuring the availability of adequate funding for special needs housing support.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on the 2016 HHPS Report, there are challenges in trying to assess the system capacity for housing persons with special needs. The report includes the data on type of facilities and vacancies on record. Eight facilities statewide offer temporary shelter for survivors of DV. The capacity of these shelters vary because they have a "no turn away" policy, meaning they will accommodate as many survivors and family members as necessary. Stays at these facilities can last as long as 120 days. During their stays, staff members work with survivors to find an appropriate longer-term residence.

A "Special Treatment Facility" is a facility that provides a therapeutic residential program for care, diagnoses, treatment or rehabilitation services for socially or emotionally distressed persons, mentally ill persons, developmentally disabled persons, and persons suffering from substance abuse. There are twenty-seven (27) facilities in the State: four (4) on Hawaii Island, one (1) on the island of Maui, and twenty-two (22) on Oahu. The number of beds or vacancy levels for each facility is unclear.

"Therapeutic Living Programs" (TLPs) are a long-term residential programs (up to 6 months) for adults with severe and persistent mental illness, who do not need the care of a specialized treatment facility. The primary goal of the program is to assist clients in meeting their basic needs until they are able to transition to a more independent living option of their choice. Support is flexible, focused, and based on recovery. There are ten (10) TLPs statewide: three (3) on Hawaii Island, one (1) on the island of Maui, and six (6) on Oahu. The number of beds or vacancies exist for each of these facilities is unclear.

"Developmental Disabilities Domiciliary Homes" are described under Chapter 333F of Hawaii Revised Statutes-Services for Persons with Developmental Disabilities or Mental Retardation. These homes provide twenty-four (24) hour supervision or care, excluding licensed nursing care, for a fee, to not more than five (5) adults with mental retardation or developmental disabilities. There are forty-two (42) of these facilities statewide: one (1) on Hawaii Island, three (3) on Maui and thirty-eight (38) on Oahu. The number of beds and the occupancy rates for these facilities are unknown.

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"Community Care Foster Families" serve aged and disabled persons by providing housing, supervision, direct care, and management of resident's non-medical and medical service needs. There are 492 homes with 1,203 beds statewide. These homes serve a mix of Medicaid and private pay patients. Maui and Kauai have higher vacancy rates of 55 percent (55%) and 52 percent (52%), respectively. Hawaii Island and Oahu have significantly lower vacancy rates of 36 percent (36%) and 38 percent (38%), respectively.

Included in the special needs analysis are households in which at least one (1) member has HIV/AIDS. Based on information obtained from GHP, Hawai'i's statewide HIV/AIDS housing agency, approximately thirty-eight (38) families per year exit their bridge housing programs into regular units. Between 2016 and 2020, this would suggest a need for 190 housing units, about five (5) of which would need to be equipped with special amenities. Several factors suggest that this needed unit's estimate is likely to be low. GHP currently has thirty-six (36) families on their wait list, some or all of whom are in need of housing. Furthermore, Protecting Hawaii's Ohana, Children, Under-Served, Elderly, and Disabled (PHOCUSED) is a membership and advocacy organization for health and human services in Hawaii. PHOCUSED reported 117 unsheltered homeless with HIV/AIDS so units to accommodate those persons would be in addition to the needed units estimate.

Local agencies receiving HOPWA funding continue to emphasize that these funds do not come close to meeting the needs of wait-listed individuals and families seeking housing and other resources.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

The information listed below is based on the 2015 Hawaii HIV/AIDS Integrated Epidemiologic Profile Report issued in November 2017 from the Hawaii State DOH, Communicable Disease and Public Health Nursing Division, Harm Reduction Services Branch. Please see Appendix 14 for the full report.

The Hawaii 2015 HIV/AIDS epidemiologic profile describes the epidemiology of HIV infections in Hawaii in 2015. The following significant findings were noted:

- Racial/ethnic distribution of 2015 general population in Hawaii
    - About 10.4 percent (10.4%) of Hawaii's population were of Hispanic/Latino origin. Among non-Hispanics/non-Latinos, the racial distribution was 22.9 percent (22.9%) White, 2.4 percent (2.4%) Black/African American, 0.3 percent (0.3%) American Indian/Alaskan Native, 36.1 percent (36.1%) Asian, 9.2 percent (9.2%) Native Hawaiian/Pacific Islander, and 18.8 percent (18.8%) with two or more races. Hawaii's ethnic/racial makeup is distinctive compared to the 2015 U.S. general population, which consists of a higher proportion of White (77.1%),

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Black/African American (13.3%), American Indian/Alaskan Native (1.2%), and Hispanic/Latino (17.6%) and a lower proportion of Asian (5.6%), Native Hawaiian/Pacific Islander (0.2%), and multi-racial (2.6%) individuals than Hawaii.

- Age and sex distribution of 2015 population
  - The median age for people living in Hawaii was 37.9 years old, slightly higher than that of the U.S. population at 37.7 years. The median age was highest in Kauai County at 41.4, followed by Hawaii County at 41.3, and lowest at Honolulu County at 36.6. About one sixth (16.1%) of the population were younger than 13 years old and over a quarter (29.1%) were persons aged 55 years and above. The sex distribution was roughly the same between males (50.7%) and females (49.3%).

- Socioeconomic status of 2015 population
  - The socioeconomic status varied among counties. Hawaii County had the highest proportion of individuals living in poverty (19.2%) and persons living without health insurance (7.4%). It also had the lowest median income at $51, 213, which was lower than the rest of the U.S. median income. Honolulu County has the lowest proportion of individuals living in poverty (9.8%) and living without health insurance (5.5%), as well as the highest median income ($73,581).

Discussion

Although public housing, Section 8, and other similar housing support programs help to mitigate the economic barriers to access housing, many special needs persons may need support or treatment services delivered to or near their residence. Frail elderly, persons with advanced terminal illness, severe mental illness, or with a severe physical disability may be unable to live alone due to an inability to perform activities associated with daily living. The inability of some persons to live independently results in the need for shelter in group quarters or facilities that provide daily living support and that can provide or facilitate access to necessary medical treatment.

Similarly, persons with substance dependency will often enter residential facilities where treatment and counseling are integrated into the residential context. During long-term residential treatment, a substance dependent person will go through the course of treatment for addiction as well as receive counseling, job training, and other support services. Upon completion of residential treatment, persons recovering from substance addiction may move into clean and sober houses, many of which are expected to be transitional in nature. In addition, victims of DV require shelter that provides protection from abusers and facilitates access to childcare services, financial and employment support services, and counseling. In conclusion, if a person with special needs is able to secure affordable housing with access to needed support services, the challenge shifts from becoming sheltered to staying sheltered.

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

The City conducted an on-line Housing and Community Needs Survey from August 8th through September 7th, 2018. The public was notified of the availability of the survey through a public notices, the NCO, CCL, various City departments, and PIC. The information was also posted on the City's website.

Describe the jurisdiction's need for Public Facilities.

Of those polled, the need for Public Facilities ranked number three (3) of the top six (6) housing and community needs. The following are the various Public Facility activities listed as most critical in priority:

- Acquisition, construction or renovation of City-owned facilities to benefit low- and moderate-income persons or presumed low-income persons other than homeless (e.g., elderly, victims of DV, neglected children, and others).
- Acquisition of facilities and equipment for fire, police, and EMS and traffic safety measures in low- and moderate-income communities.
- Construction or renovation of City-owned facilities (e.g., City parks projects, such as restroom improvements or compliance with ADA requirements).

Other comments received with regard to Public Facilities were:

- Support for Pu`uhonua Safe Zone Villages.
- Priority for renovations over acquisitions and new construction.

How were these needs determined?

The range of needs for Public Facilities was determined primarily through discussions with other key City departments, survey results and public consultation meetings.

Describe the jurisdiction's need for Public Improvements.

Of those polled, the need for Public Improvements and Infrastructure ranked number five (5) of the top six (6) housing and community needs. The following are the various Public Improvement and Infrastructure activities listed as most critical in priority:

- Infrastructure improvements related to the production or preservation of affordable housing.
- Construction or renovation of facilities to comply with accessibility requirements.
- Acquisition, construction, replacement or renovation of City-owned facilities and infrastructure in low- and moderate-income communities.

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Other comments received with regard to Public Improvement and Infrastructure were:

- Less City/more Community-sponsored and managed project initiatives.
- No more construction of time-limited "affordable housing." Build permanent affordable housing – critical. Rent control.
- Priority for renovations/improvements to existing infrastructure rather than acquisition and new construction.

How were these needs determined?

The range of needs for Public Improvement and Infrastructure was determined primarily through discussions with other key City departments, survey results and public consultation meetings.

It should be noted that although infrastructure was not listed as a high priority, the Mayor stated in his annual report that the City remains committed to investing in and taking care of public infrastructure since it is the foundation on which the City thrives.

Describe the jurisdiction's need for Public Services:

Of those polled, the need for Public Services ranked number four (4) of the top six (6) housing and community needs. The following are the various Public Service activities listed as most critical in priority:

- Services to seniors or persons with disabilities to maintain independent living.
- Support services, child development and life skills, and remedial education for adults.
- Services to victims of DV.
- Services to benefit low- and moderate-income persons with literacy, financial literacy, employment training, LEP, parenting, family services, transportation, micro-enterprise assistance, legal counseling, fair housing, home counseling, and others.

Other comments received with regard to Public Services were:

- Support for services to assist SMI and substance abuse issues.
- We need low-no education cultural, marine, and agricultural jobs.
- Priority to wrap-up services that address needs of entire family in culturally meaningful ways.

How were these needs determined?

The range of needs for Public Services was determined primarily through discussions with other key City departments, survey results and public consultation meetings.

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The HHPS series began in 1992. The studies have been conducted as comprehensive assessments of housing markets in Hawaii. Since 1997, HHPS has included a housing forecast to support housing planning. Over the years, HHPS studies have investigated a rotating list of housing issues. Some issues have remained part of the study and some have been replaced with issues of greater interest. In 2016, HHPS included the influence of access to public transportation and/or mass transit on preferred housing location, special finance options for homebuyers, a new viewpoint on homelessness, the relationship between tourism and housing, and housing for special needs groups.

Based on the 2016 HHPS prepared by SMS Research and Marketing Services, Inc. for the HHFDC, the following are the statistics for the needed housing units by income classification and rental units for single-family and multi-family for Honolulu County.

Needed Housing Units by Income Classification								
	HUD Income Classification (% of AMI)							
	Less Than 30 (<30)	30% to 50%	50% to 60%	60% to 80%	80% to 120%	120% to 140%	140%to 180%	180%+
Honolulu	1,734	1,381	714	1,737	1,439	1,761	530	931
Ownership Units	356	469	228	843	871	1,251	336	728
Single-Family	220	276	135	587	407	848	264	486
Multi-Family	136	193	93	256	464	403	73	242
Rental Units	1,378	912	486	893	567	509	197	202
Single-Family	390	119	107	316	286	141	46	146
Multi-Family	988	793	379	577	281	368	151	56

Table 40 – Needed Housing Units by Income Classification

The HHPS's ultimate objective in modeling housing supply and demand was to estimate the number of new housing units needed in Hawaii in the near future. In the past, the HHPS accomplished this in two (2) steps by 1) estimating total housing demand in the Hawaii Housing Model; and 2) estimating the number and types of units needed (by market level and units per structure) based on the Housing Demand Survey. The number of needed units HHPS reports is the number of additional units required to house new households after the housing markets respond with supply. It is a measure of the gap between expected demand and supply.

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OMB Control No: 2506-0117 (exp. 06/30/2018)

The process of estimating needed units is crucial to housing planning because it identifies housing units other than those that will be produced by the local market under normal conditions. Not surprisingly, in a very high-priced housing market like Hawaii's, the number of needed units is relatively high – as many as 3,500 to 6,000 units per year in recent decades. Most of the needed units, however, are concentrated at the lowest HUD income levels. This finding suggests that the market is more effective in producing high-end units than low-end units.

The 2016 modeling exercise supports major conclusions of every housing study and blue-ribbon housing task force conducted in Hawaii for the last twenty years – what we need in general is more affordable housing. This conclusion is also consistent with the number one (1) priority of those polled in this ConPlan's Housing and Community Needs Survey.

Broadband and Resiliency Introduction

According to the CDBG Program Update 18-04 – Broadband and Resiliency Requirements are now required for all consolidated plans submitted on or after January 1, 2018. Therefore, discussions need to occur and partnerships must be developed to meet these requirements.

For broadband, involvement should include public and private organizations, including broadband internet service providers, and organizations engaged in narrowing the digital divide. For the critical issue of resiliency, agencies whose primary responsibilities include the management of flood prone areas, public land, or water resources and emergency management can provide expertise in raising public awareness.

The first concept is how to address the need for broadband access for low- and moderate-income residents in the communities they serve. Broadband is the common term used to refer to a high-speed, always-on connection to the Internet. Such connection is also referred to as high-speed broadband or high-speed Internet. Specifically, the rule requires that States and localities that submit a ConPlan describe the broadband access in housing occupied by low- and moderate-income households. If low-income residents in the communities do not have such access, States and jurisdictions must consider providing broadband access to these residents in their decisions on how to invest HUD funds.

The second concept added to the ConPlan process requires jurisdictions to consider incorporating resilience to natural hazard risks, taking care to anticipate how risks will increase due to climate change, into development of the plan in order to begin addressing impacts of climate change on low- and moderate-income residents. The purpose of this rule is to require States and local governments to evaluate the availability of broadband access and the vulnerability of housing occupied by low- and moderate-income households to natural hazard

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risks, many of which may be increasing due to climate change, in their consolidated planning efforts.

Further, where low- and moderate-income communities are at-risk of natural hazards, including those that are expected to increase due to climate change, States and local governments must consider ways to incorporate appropriate hazard mitigation and resilience into their community planning and development goals, codes, and standards, including the use of HUD funds to accomplish these objectives. These two (2) planning considerations reflect emerging needs of communities in this changing world. Broadband provides access to a wide range of resources, services, and products, which assist not only individuals, but also communities, in their efforts to improve their economic outlooks. Analysis of natural hazards, including the anticipated effects of climate change on those hazards, is important to help ensure that jurisdictions are aware of existing and developing vulnerabilities in the geographic areas that they serve that can threaten the health and safety of the populations they serve.

Broadband Needs Overview

Why does broadband matter? Broadband is the link that ties a community together and connects it to the world. It doesn't matter if the community is in an urban center or remote plain; high-speed Internet access is the tool that will help community members and institutions thrive.

The National Telecommunications and Information Administration (NTIA), part of the U.S. Department of Commerce, is the Executive Branch agency that is principally responsible for advising the President on telecommunications and information policy issues. Broadband USA is a NTIA Broadband USA program which promotes innovation and economic growth by supporting efforts to expand broadband connectivity and meaningful use across America.

The following is based on information from Broadband USA:

Government. Without an online presence, governments are slower to distribute information, address critical issues and receive feedback. Broadband reinvents the concept of "business hours," connecting citizens to government anytime and anywhere.

Community. Communities with adoption rates below 80 percent (80%) have 2,000 fewer businesses than their counterparts. Broadband access can increase home values by an average of 3.1 percent (3.1%).

Public Safety. Communities without access to real-time data experience 25 percent (25%) higher rates of lost lives, injuries and crime. Broadband enables emergency services to utilize one integrated network for coordinated response time.

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Education. K-12 schools spend more than $7 billion a year on textbooks. Going digital can save schools as much as $600 per student per year.

Telehealth. Hospitals without electronic health records will spend $37 billion more over 15 years than their counterparts. Telehealth reduces hospital admissions by 25 percent (25%) and overall length of stay by 59 percent (59%).

Local Business. 97 percent (97%) of Americans search online for local products and services, but just half of small businesses have websites. Small business owners report that using broadband increases sales and costs savings, creates jobs and retains sales and jobs.

In addition to regulatory oversight of the franchised wireline cable operators, the State DCCA – CATV works to promote broadband adoption and use. Broadband activities include supporting public and private efforts to facilitate deployment of, and access to, competitively priced broadband and Internet access services across the State; promoting broadband adoption and use to increase demand for broadband level communications; and assisting in implementing recommendations in the Hawaii Broadband Task Force Report (December 2008). For example, CATV has obtained commitments from the two (2) cable television franchisees in the state, Charter Communications, Inc. and Hawaiian Telcom Services Company, Inc. to provide discounted broadband internet service to low-income and elderly citizens.

The Federal Communications Commission (FCC) is the federal agency responsible for implementing and enforcing the nation's communications law and regulations. The FCC also promotes competition and investment in broadband services and facilities. As part of this work, the FCC collects and publishes data and reports on broadband availability across the nation based upon deployment data reported by facilities-based providers of broadband service on its Form 477.

Two (2) FCC resources that rely primarily upon the Form 477 deployment data are the FCC's (1) annual broadband deployment reports; and (2) broadband deployment maps. The broadband deployment reports and maps include available data for the State of Hawaii.

Figures 6 and 7 below display data showing the number of providers reporting residential fixed broadband service for Honolulu County. Specifically, Figure 6 shows the fraction of population that has access to different numbers of residential broadband providers, and Figure 7 displays the population breakout by number of broadband providers for technologies and speeds displayed on the map, separating urban and rural populations.

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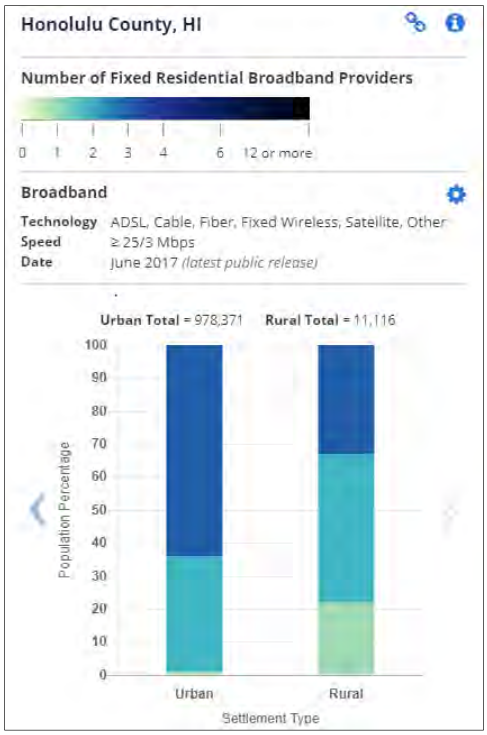

Figure 6 – FCC Broadband Coverage Maps, Honolulu County by Settlement Type

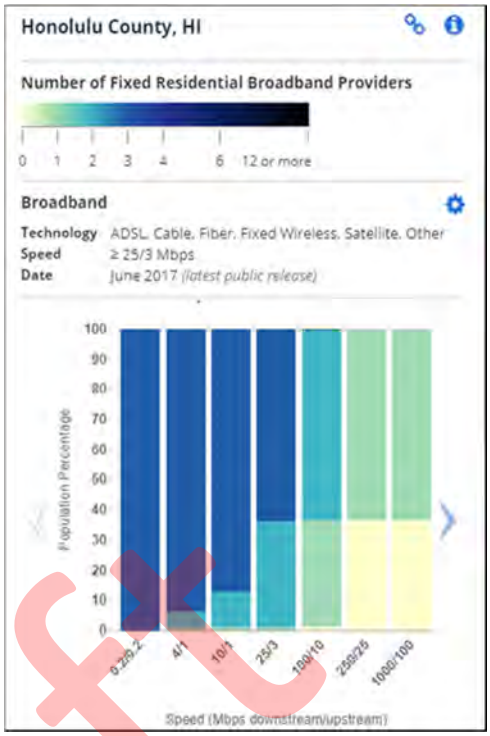

Figure 7 – FCC Broadband Coverage Maps, Honolulu County by Speed

For additional information regarding Broadband for the State of Hawaii, see Appendix 15 – Report on Fixed Wireline Broadband Speeds in Hawaii.

Additionally, the ACS S2801 provides data regarding the types of computers and Internet subscriptions. The latest report available is the 2017 ACS 1-Year Estimates. Specifically, the following data are estimates for Honolulu County:

- Types of Computer:
  - An estimated 288,365 have one or more types of computing devices
  - An estimated 251,839 have a desktop or laptop
  - An estimated 12,427 have a desktop or laptop with no other type of computing device
  - An estimated 266,662 have a smartphone
  - An estimated 21,601 have a smartphone with no other type of computing device
  - An estimated 210,489 have a tablet or other portable wireless computer
  - An estimated 2,473 have a tablet or other portable wireless computer with no other type of computing device
  - An estimated 5,792 have another computer
  - An estimated 88 have another computer with no other type of computing device

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- Type of Internet Subscriptions:
    - An estimated 270,723 have an Internet subscription
    - An estimated 709 have dial-up with no other type of Internet subscription
    - An estimated 270,014 have broadband of any type
    - An estimated 237,969 have a cellular data plan
    - An estimated 28,915 have a cellular data plan with no other type of Internet subscription
    - An estimated 237,191 have broadband such as cable, fiber optic or DSL
    - An estimated 9,943 have satellite Internet service
    - An estimated 41,902 are without an Internet subscription

- Household Income in the past 12 months (In 2017 Inflation-Adjusted Dollars)
    - An estimated 33,172 with less than $20,000:
        - An estimated 348 with dial-up Internet subscription alone
        - An estimated 19,812 with a broadband Internet subscription
        - An estimated 13,012 without an Internet subscription
    - An estimated 110,109 with $20,000 to $74,999:
        - An estimated 293 with dial-up Internet subscription alone
        - An estimated 92,289 with a broadband internet subscription
        - An estimated 17,527 without an Internet subscription
    - An estimated 169,344 with $75,000 or more:
        - An estimated 68 with dial-up Internet subscription alone
        - An estimated 157,913 with a broadband Internet subscription
        - An estimated 11,363 without an Internet subscription

For more information regarding Computer and Internet Use in the United States 2016 – ACS Reports please click on the following:
https://www.census.gov/content/dam/Census/library/publications/2018/acs/ACS-39.pdf

As noted previously in this section, two (2) wired providers that mainly serve Honolulu County are Charter Communications, Inc. d/b/a Spectrum and Hawaiian Telcom Services Company, Inc. Both of these providers offer wired Internet service that covers the majority of Honolulu.

From providers offering small business broadband plans, to custom solution providers specializing in custom fiber loops and multi-location networking, there are a number of different providers offering business Internet options in Honolulu. Connectivity options include cable, DSL, fiber, and copper.

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Additionally, based on the FCC's recent report, "Internet Access Services: Status as of December 31, 2016," which was published in February 2018 there are actually a total of sixteen (16) wired broadband providers within the State of Hawaii. The full report, is available on the link provided below:

https://docs.fcc.gov/public/attachments/DOC-344499A1.pdf.

To help address the issue of affordability for lower income consumers, Charter Communication, as part of their merger agreement with the State DCCA agreed to introduce a low-cost Internet service for low-income households. Spectrum Internet Assist (SIA) is that service which was launched in May 2017. This service provides a low-cost broadband Internet access of 30 Mbps down and 4 Mbps up to households who qualify by either having a child in the free or discounted school lunch program or having a child who attends a Community Eligibility Provision (CEP) school, or being a senior citizen 65 years old that is receiving Supplemental Security Income (SSI). For more information about SIA, visit: https://www.spectrum.com/browse/content/spectrum-internet-assist.html.

Charter Communications also provides access to the Internet via public Wi-Fi service in their service area (Spectrum Wi-Fi: https://www.spectrum.com/wifi-hotspots.html). Currently there are approximately 4,000 Wi-Fi hotspots in the State of Hawaii. One of the most used group of hotspots is in Waikiki and was created through a partnership with the City's Department of Information Technology (DIT). Visit DIT's website for the list of Waikiki Wi-Fi locations at: http://www.honolulu.gov/honoluluhotzones/224-site-dit-cat/28777-waikiki-wifi-locations.html. This system provides Internet access to any user for a minimum of one hour per day per device.

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Vulnerability to Natural Hazards Resilience Overview

On November 1, 2013, President Obama signed Executive Order 13653, on ‘‘Preparing the United States for the Impacts of Climate Change.’’ Executive Order 13653 was subsequently published in the Federal Register on November 6, 2013 (78 FR 66819).

The Executive Order recognizes that the potential impacts of climate change – including an increase in prolonged periods of excessively high temperatures, heavier precipitation, an increase in wildfires, more severe droughts, permafrost thawing, ocean acidification, and sea-level rise – are often most significant for communities that already face economic or health related challenges. Research has bolstered the understanding of the concept of social vulnerability, which describes characteristics (age, gender, socioeconomic status, special needs, race, and ethnicity) of populations that influence their capacity to prepare for, respond to, and recover from hazards and disasters, including the sensitivity of a population to climate change impacts and how different people or groups are more or less vulnerable to those impacts. Social vulnerability and equity in the context of climate change are important because some populations may have less capacity to prepare for, respond to, and recover from climate related hazards and effects.

Executive Order 13653 asserts that managing these risks requires deliberate preparation, close cooperation, and coordinated planning by the Federal government, State, Tribal, and local governments, and stakeholders. Among other actions, the Task Force called on HUD to consider strategies within existing grant programs to facilitate and encourage integrated hazard mitigation approaches that address climate change-related risks, land use, development codes and standards, and capital improvement planning. This final rule represents one step that HUD is taking to implement these recommendations. On December 16, 2016, HUD published a final rule (24 CFR Part 91), Modernizing HUD’s Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards. The rule requires ConPlan jurisdictions to address the need for broadband access for low- and moderate-income residents and requires jurisdictions to consider incorporating resilience to natural hazard risks due to climate change.

Hawaii is vulnerable to climate-related severe weather events and prolonged hazards, including natural disasters, sea-level rise, wildfires and increased flooding, the impact of which is aggravated in communities with aging infrastructure. At the same time, Hawaii is also financially vulnerable to catastrophic natural disasters, relying on federal post-disaster funding in the event of a disaster. For example, a single category 4 hurricane making landfall in Waikiki could result in an estimated $30 billion in direct economic losses according to a Sea-level Rise-Coastal Inundation Risk and Vulnerability Assessment for Honolulu.

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As a result, there is increasing interest in leveraging private sector investment and reinsurance tools to offset financial risks and better plan for future events. An effective risk management strategy requires building community resilience, increasing public understanding of the impact of both acute shocks and stressors, and providing information on shelter provisions. There are opportunities to build resilience through integrated and cross-sector statewide community resilience plans, including an emphasis on public education.

Figure 8 below illustrates the potential environmental, economic, and social impacts of sea level rise and chronic flooding according to the 2017 Hawaii Sea Level Rise Vulnerability and Adaptation Report. If the hypothetical scenario occurred where there was 3.2 feet of sea level rise, the impact to Oahu could be:

- Over 9,000 acres of land flooded
- $12.9 billion dollars of economic loss due to structure and land loss
- Over 13,000 residents displaced
- Over 3,800 structures flooded
- Over 17 miles of major roads flooded

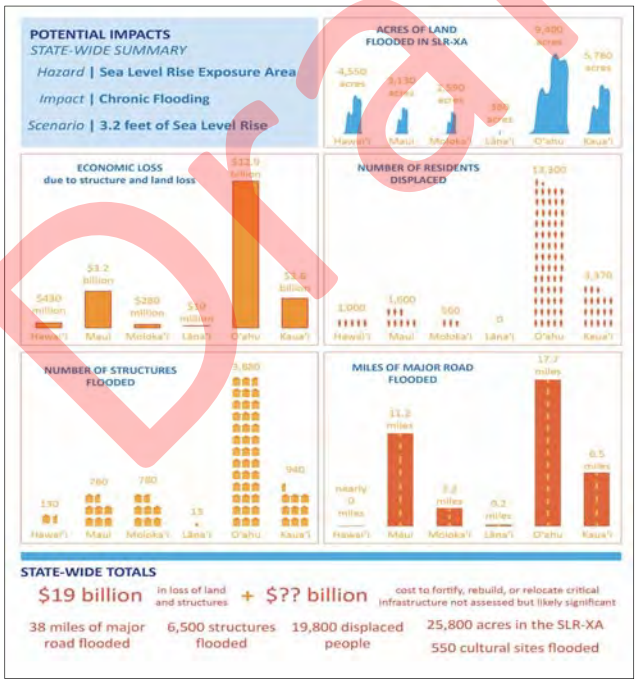

Figure 8 – Summary of potential impacts in the SLR-XA with 3.2 feet of sea level rise (chronic flooding) in Hawaii

Communities must prepare for and respond to hazardous events such as environmental disasters, chemical exposures, and disease outbreaks. Preparing for these events prevents or decreases both human suffering and financial loss.

OMB Control No: 2506-0117 (exp. 06/30/2018)

The City's DEM, which was established by Section 128-13, Hawaii Revised Statutes, and Section 6-103, Revised Charter of the City is responsible for the following key areas:

- Implementing public awareness, preparedness, and education programs critical to community-level resiliency.
- Synchronizing response and recovery procedures for public and private sectors.
- Sustaining the City's Emergency Operations Center (EOC) capability by facilitating event tracking, planning, and management.
- All-hazard strategic planning – DEM addresses everything from a risk-based all-hazard approach for both natural and man-caused hazards.

Its mission is to plan and prepare for, respond to, and recover from disasters to protect the public's health, safety, and welfare. DEM responds to disasters, major emergencies, and acts of war or terrorism by activating the City's EOC.

The state's geographic isolation from the continental U.S. and the rest of the world means that its citizens and visitors may be on their own for two weeks or longer. DEM has resources for the various hazards/threats (e.g., Hurricane, Tsunami, Nuclear Threat, etc.) and advocates constantly how important it is to prepare, plan and stay informed now because it may be too late by the time the warning is issued. To learn more about the various resources that DEM has available visit their page at: http://www.honolulu.gov/demresources/.

The City's Resilience Office was established by City Charter in 2016. As mandated by Charter, the Resilience Office is tasked with tracking climate change science and potential impacts on City facilities, coordinating actions and policies of departments within the City to increase community preparedness, developing resilient infrastructure in response to the effects of climate change, and integrating sustainable and environmental values into City plans, programs, and policies.

In addition, the City's Resilience Office is responsible for providing administrative support to the Climate Change Commission, which consists of five (5) members with expertise in climate change in Hawaii. The Commission advises the Resilience Office with the latest science and information on climate change effects and provides advice to the Resilience Office, the Mayor, CCL, and executive departments of the City.

The Mayor's Resilience Office conducted a broad, island-wide community engagement and fact-finding effort to identify what most concerns Oahu's citizens as a Resilience Strategy is drafted

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for the island. More than 5, 800 responses were collected. The following are the results of the survey:

- The top five (5) shocks were – Hurricane, Tsunami, Infrastructure Failure, Rainfall Flooding, and External Economic Crisis
- The top five (5) stresses were – Cost of Living, Climate Change Impacts, Aging Infrastructure, Lack of Affordable Housing, and Over-Reliance on Imports

Through the City's award under 100 Resilient Cities – Pioneered by the Rockefeller Foundation, the Resilience Office is working with technical experts and local leaders, professionals, and community members to build from the CDC's SVI, the Aloha United Way's Asset Limited, Income Constrained, Employed (ALICE) Report, and the update to the City's Multi-Hazard Pre-Disaster Mitigation Plan to develop a localized Social Vulnerability Index (SVI)with consideration of natural hazards and climate change. This index will provide a policy-guidance tool to create a more resilient Oahu for current and future generations. The index will enable the City to locate the most vulnerable populations, understand the primary drivers to their vulnerability, and additionally, recognize the differential effects on vulnerability posed by different hazards.

At the national level under the U.S. Department of Health and Human Services, the Agency for Toxic Substances and Disease Registry (ATSDR), Division of Toxicology and Human Health Sciences (DTHHS) – Geospatial Research, Analysis and Services Program (GRASP) works in collaboration with the CDC to create and maintain the SVI.

Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or disease outbreak, or a human-made event such as a harmful chemical spill. A number of factors, including poverty, lack of access to transportation, and crowded housing may weaken a community's ability to prevent human suffering and financial loss in a disaster. These factors are known as social vulnerability.

CDC's SVI is a tool for community leaders and emergency management officials to assess vulnerability of every U.S. census tract based on fifteen social factors, including poverty, lack of vehicle access, and crowded housing, and groups them into four related themes. Furthermore, the SVI databases and maps can be used to:

- Estimate the amount of needed supplies like food, water, medicine, and bedding.
- Help decide how many emergency personnel are required to assist people.
- Identify areas in need of emergency shelters.

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- Plan the best way to evacuate people, accounting for those who have special needs, such as people without vehicles, the elderly, or people who do not understand English well.
- Identify communities that will need continued support to recover following an emergency or natural disaster.

For further details about CDC's SVI and to view their prepared county map of Oahu, please see Appendix 16 – Social Vulnerability Index for Honolulu County.

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MA-10 Number of Housing Units – 91.210(a) & (b)(2)

Introduction

A housing unit, as defined by the U.S. Census, is a unit that is available for occupancy as an owned or long-term rental unit. Some other types of housing units that have traditionally been excluded from total housing units include group quarters (prisons, dormitories, nursing homes, shelters, etc.) and commercial residential properties (hotels, condominium hotels, hostels, timeshare units, etc.), which are available only on a short-term rental basis. Total housing units are further defined as either occupied or vacant. By Census convention, the number of occupied housing units is always equal to the number of households in the State. The total housing stock includes all occupied housing units plus vacant housing units available to the market. Residential housing construction fell after the Great Recession began in Hawaii in 2008. Total housing units grew by about 5,600 units per year (2.2%) between 2009 and 2011. Between 2011 and 2014, growth slowed to 2,800 units per year – half of what it was in the previous five-years.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	155,610	46%
1-unit, attached structure	32,770	10%
2-4 units	24,777	7%
5-19 units	41,002	12%
20 or more units	83,786	25%
Mobile Home, boat, RV, van, etc.	321	0%
Total	**338,266**	**100%**

Table 41 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,881	1%	10,676	8%
1 bedroom	10,578	6%	31,611	23%
2 bedrooms	33,758	20%	46,848	34%
3 or more bedrooms	125,826	73%	48,625	35%
Total	**172,043**	**100%**	**137,760**	**100%**

Table 42 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The HHPS is a collaboration of data on all housing types and across all price levels. The study concluded that housing need is greatest at the lower end of the market. Supply, demand and needed unit estimates show that housing shortages are more prominent among lower income families seeking lower priced units.

Nationally, most housing funds spent by local government have been federal money. States generally do not contribute large sums to housing development. In Hawaii, State allocations to housing have been substantial throughout the last decade. Between 2000 and 2011, the total State allocation to housing amounted to about $271.5 million or $25 million per year. The allocation pattern reflected changes in State revenues from year to year. The prosperity of the first two (2) years of the last decade produced large allocations to housing. The post 9/11 economy saw cutbacks and the housing boom years brought larger legislative allocations to housing and homelessness. The Great Recession of 2008-2009 brought back lower allocations.

Legislative allocations were of two (2) types. First, the State issued general obligation bonds to fund specific projects. They were usually associated with CIP appropriations for public housing and revolving funds, which finance housing development. These revolving funds were also the targets of withdrawal of allocations in years when the economy was weaker. In addition, the State appropriated General Funds to support homeless shelters and homeless services, as well as public housing renovations and rent subsidies.

After 2011, State allocations to housing continued to increase at a very low rate through 2014. Those first four (4) years of the economic recovery saw prices begin to rise and rent remained relatively stable. The housing stock, as we have noted, did not increase.

At the local level, two (2) related bills have been recently adopted by the CCL. Both bills, accompanying director's reports, and extensive background research and analysis are available on the Mayor's Office of Housing website at: http://www.honolulu.gov/housing/affordable-housing.

1) *Affordable Housing Requirement (AHR), Bill 58 (2017)*. Recently adopted by the CCL and signed into law by Mayor Caldwell. It establishes an AHR on residential development projects to help address the critical affordable housing shortage on Oahu.
2) *Affordable Housing Incentives, Ordinance 18-1 (Bill 59-2017)*. Provides incentives such as fee and property tax waivers for creating affordable units. The incentives apply to affordable units in AHR projects and TOD permits, and to all units in qualifying affordable rental projects per new state legislation that applies to rental projects where all units are affordable to households earning 140 percent (140%) of AMI or below, including 20 percent (20%) of units at or below 80 percent (80%) of AMI.

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Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City's CDBG and HOME funded affordable housing projects include units whose required affordability period expires within the ConPlan period. However, the units may remain in the affordable housing inventory as some projects may become permanent supportive housing under the Housing First Initiative.

Does the availability of housing units meet the needs of the population?

The bottom line answer is unfortunately, no. The demand for affordable housing far exceeds the supply available. Based on the 2016 HHPS report, according to the current estimates, the total number of housing units that will change hands between 2016 and 2020 is approximately 112,000 units. This is the number of units that would be required to accommodate everyone who plans to move within the next five-years. A majority of these will involve re-sales of existing homes and will not require new construction. The number of new units that would have to be built during that five-year period to meet new demand generated by changing demographic and economic conditions might be as high as 30,000.

Some of those units will be produced by Hawaii's housing industry (public and private) and some will not. Units that are not built represent the shortage of units needed to fill total demand for housing units. The shortage results from market inefficiencies (lack of information or coordination, lag times, etc.), regulations that dampen supply, and economic realities (difficulties of producing units below market prices, etc.). This shortage has come to be known as "needed units" and is defined as the difference between total demand and expected supply.

Describe the need for specific types of housing.

In particular, while it may appear that sufficient housing exists for special populations, the demand always outweighs the supply.

Elderly. Analysis was conducted to identify the subset of total needed units that would be required to accommodate elderly households, that is, households with one (1) or more persons sixty-years of age or older, no children under the age of eighteen, and no persons other than immediate family. Of the 24,551 units needed for households between 2016 and 2020, just under 9 percent (9%) were for elderly households statewide (2,160 units).

Homeless. HHPS first included homelessness in its list of housing issues in 2003. Originally intended to gather descriptive information, the homelessness component is now a major part of the study.

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According to the Homeless Strategy, there were 450,299 households in Hawaii in 2015. About 96,818 (20.9%) were at-risk of becoming homeless. About 5,163 of those households were admitted to the system the prior year. That would be equivalent to 5.3% of households at-risk. Perhaps that puts some perspective on the high number of households at-risk we have seen in the past.

In Hawaii, homelessness is affected first by our high-priced, volatile, housing market with its very high demand and inelastic housing supply. HHPS continues to adopt the position that housing is the primary driver of homelessness and that poverty and pathology are secondary issues. At the end of 2015, The People's Pulse reported that homelessness had risen eleven percentage points to become the second most serious problem facing our society (overall economic conditions remains the top issue).

Special Needs. Beginning in 2011, the HHPS identified housing-related issues among persons belonging to eight (8) special needs populations in Hawai'i. Many members of special needs populations live in existing households and are cared for by family members. They may receive some public services in the process, while others are housed in residential service programs or other group quarters. These persons usually require substantial levels of service delivered onsite. As such, persons with special needs may create demand for housing that is separate from, and in addition to, the rest of the residential housing market.

Estimating the number of persons in special needs populations who need housing is challenging for a variety of reasons. Even if we have a population estimate for a special needs category, there is rarely any count of persons in that category who need housing.

Inventory of Special Needs Facilities. Previously mentioned are facilities throughout the State that offer temporary shelter for survivors of DV, as well as Special Treatment Facilities, TLPs, Developmental Disabilities Domiciliary Homes, and Community Care Foster Families.

As the population of Hawaii continues to grow and age, an identification of the demand for, and inventory of, special needs housing will become more important. Even as we recognize that not every individual that has a special need will require a specific housing option, over time a better tool for forecasting and tracking this population will be in order.

Discussion

It is worth mentioning the following housing issues that impact or may impact the supply and demand of housing in Hawaii.

Military. The military is an important part of Hawaii's population. In 2015, there were 46,764 service personnel and 64,119 military dependents living in Hawaii, about 7.8 percent (7.8%) of the population. Nearly all (98.7%) were located on Oahu. Among the states, Hawaii had the

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7th highest number of military personnel and dependents per capita, behind California, Virginia, Texas, North Carolina, Georgia, and Florida.

With respect to demand, the military presence in Hawaii increases demand for housing, and in a supply-inelastic market, will push prices up. Military personnel and their dependents increased by five percent (5%) in 2016 and generated the need for about 22,000 housing units in Oahu's civilian housing market.

Visitor Industry. Most residents understand the value of tourism to our economy. They also know tourism can generate low-wage jobs and is subject to the volatility of international travel markets. A strong visitor industry may also bring higher population growth, greater external housing demand, and higher housing prices.

Of concern is the number of rental properties being used for short-term rentals to transient parties. Short-term means rental contracts for 30 days or less. Transient parties include visitors from out of state and interisland visitors. These types of rental units are often referred to as Vacation Rental Units (VRU). VRUs include single-family detached and multi-family dwelling units. As used here, VRUs include single-family rentals, multifamily condominium rentals, and bed and breakfast properties. Some VRUs started as visitor accommodations units and others may be transformed residential housing units.

Housing and Transportation. In the last decade, several housing planning centers developed Affordability Indices based on the combined costs of housing and transportation relative to HUD median income for many areas throughout the United States, including Hawaii.

Concepts such as these were the foundation for TOD nationally - building affordable housing centered on public transportation hubs in order to keep housing and transportation costs affordable to working class households. Questions related to the interest in living near a transportation hub were included in the 2016 Housing Demand Survey for the first time.

On Oahu, the Honolulu Area Rapid Transit (HART) includes TOD as a major aspect of the project. Respondents to the 2016 Housing Demand Survey who were likely to move within the next five-years were asked if they would want to move closer to one (1) of the rail stations when they are built. Seventy-three percent (73%) of the respondents commuted to work, traveling more than a mile, four or more days a week. Twenty-four percent (24%) indicated that they would want to move closer to one of the rail stations.

Households that wanted multi-family units closer to the rail stations fell into two categories: younger, lower income households looking for more affordable rentals; and older, higher income homeowners looking to buy or rent a higher price unit. Regardless of whether they

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wanted to buy or rent, these households considered it extremely or somewhat important to be within walking distance of a rail station.

The City is working to ensure that growth in the rail corridor proceeds in concert with the vision and goals of each rail station community. Neighborhood TOD plans have been created and planned for orderly growth and improved accessibility around the stations. The TOD Plans and the various projects have been developed through extensive community engagement, including public workshops, stakeholder meetings, community surveys, business and student outreach, etc.

Figure 9 – Map of TOD

The State of Hawaii prepared the "Affordable Rental Housing Report and Ten-Year Plan" in response to Act 127 (Session Laws of Hawaii 2016). The plan identifies parcels of land suitable for rental housing that are affordable for low- and moderate-income families. Approximately 10,688 acres of state, county and private lands have been prioritized for rental housing with the goal of providing 22,500 affordable rental housing units by 2026. The full report can be found on the link below:
http://files.hawaii.gov/dbedt/op/spb/AffordableRentalHousingReport_10YearPlan.pdf.

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MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

Introduction

According to the 2016 HHPS, Oahu's housing prices are high in general because the island's geography provides little room for housing and Oahu has one (1) of the highest cost of living in the nation; the second or third highest construction costs in the nation; and the most highly regulated housing market in the nation. As a result, Hawaii also has the lowest rate of homeownership in the country, some of the highest crowding rates, and the highest rate of homelessness in the United States. Over the years, community leaders have reacted with housing policy which makes heavy use of multi-family units and leasehold residential properties. The Census indicates unusually high rates of both. The City's housing stock is not, however, of poor quality. The units are getting older, but not necessarily run down. By comparison to the rest of the country, the average unit age is low and the percentage of non-standard or mobile housing units is extremely low. HHPS has been reporting for years that the most troublesome feature of Hawaii's housing stock is a lack of units suited to the needs of low-income households.

The primary determinants of housing prices are housing demand and housing supply. As demand increases, prices rise. If new units are supplied to the market, prices fall. As prices rise, units are supplied and demand decreases and prices fall. As prices fall, supply falls off and demand increases. If demand and supply continually work in this fashion, the price of housing will reach equilibrium.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	274,600	556,300	103%
Median Contract Rent	752	1,331	77%

Table 43 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	17,265	12.5%
$500-999	29,496	21.4%
$1,000-1,499	35,606	25.9%
$1,500-1,999	24,458	17.8%
$2,000 or more	30,935	22.5%
Total	**137,760**	**100.0%**

Table 44 – Rent Paid

Data Source: 2009-2013 ACS

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Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	8,426	No Data
50% HAMFI	19,410	1,742
80% HAMFI	58,985	7,434
100% HAMFI	No Data	16,270
Total	**86,821**	**25,446**

Table 45 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FMR	1,352	1,527	2,031	2,954	3,525
High HOME Rent	1,328	1,424	1,711	1,967,	2,175
Low HOME Rent	1,021	1,093	1,312	1,516	1,691

Table 46 – Monthly Rent

Data Source: HUD FMR and HOME Rents – Urban Honolulu, HI MSA 2018

Is there sufficient housing for households at all income levels?

The City's Housing Development Market is like the rest of the State of Hawaii. The State's HHFDC concludes that low-income housing cannot be built without subsidy. It presents the chart below as a summary for what is feasible in current formal housing market conditions. It should be noted that the HUD income categories are different from the categories in Figure 5. This difference in definitions does not detract from the conclusion that Section 8 Public Housing and Subsidized Rental Housing are more feasible options for the greater number of households with incomes equal to or less than 80 percent (80%) of Hawaii's AMI. The recently commissioned draft report on affordable rental housing seems to affirm HHFDC's conclusion.

How is affordability of housing likely to change considering changes to home values and/or rents?

Implementing the City's Housing Strategy could add around 800 affordable units/year, once construction of planned projects are completed. If the State continues funding affordable housing projects at a similar rate and capitalizes on TOD opportunities on state lands, the deficit could be met in fifteen (15) years.

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How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The FMR is determined each fiscal year by HUD and is used to set payment standards for federal housing assistance programs (e.g., HCV Program "Section 8") in Hawaii. FMR is the 40th percentile of typical rentals in a given region. Moreover, FMR is the rent amount, including utilities (except telephone), to rent privately-owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent (FMR)	1,333	1,492	1,982	2,885	3,473
High HOME Rent	1,275	1,368	1,643	1,890	2,089
Low HOME Rent	916	981	1,177	1,360	1,517

Table 47 – FMR and High/Low HOME Rent

Discussion

The City's Housing Development Market is like the rest of the State of Hawaii. The State's HHFDC concludes that low-income housing cannot be built without subsidy. The Honolulu County Housing Ladder (Figure 10) presents a summary for what is feasible in current formal housing market conditions. It should be noted that the HUD income categories are different from the categories in Figure 5. This difference in definitions does not detract from the conclusion that Section 8 Public Housing and Subsidized Rental Housing are more feasible options for the greater number of households with incomes equal to or less than 80 percent (80%) of Hawaii's AMI. The recently commissioned draft report on affordable rental housing seems to affirm HHFDC's conclusion.

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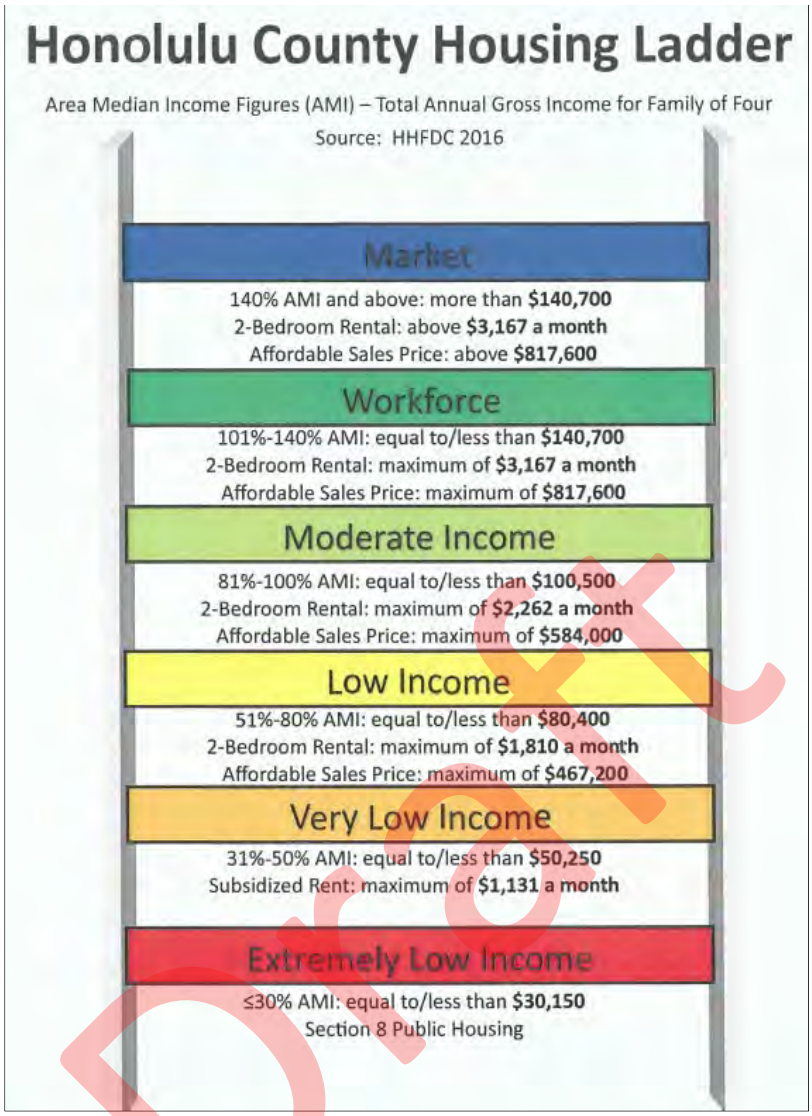

Figure 10 – Honolulu County Housing Ladder

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

According to the latest Comprehensive Housing Market Analysis for Honolulu by HUD's Office of Policy Development and Research, the Honolulu Housing Market Area (HMA) comprising Honolulu County in Hawaii, is coterminous with the Urban Honolulu, HI MSA. The military, agriculture, health care, trade, and tourism provide a strong economic base for the HMA.

Definitions

Based on the ACS, the variable "Selected Conditions" is defined for owner- and renter-occupied housing units as having at least one of the following conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income greater than 30 percent (30%), and 5) gross rent as a percentage of household income greater than 30 percent (30%).

The following tables contain data on the condition, age, and the risk of LBP hazard of housing units for the City.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	62,525	36%	71,490	52%
With two selected Conditions	4,064	2%	8,580	6%
With three selected Conditions	135	0%	634	0%
With four selected Conditions	0	0%	11	0%
No selected Conditions	105,319	61%	57,045	41%
Total	**172,043**	**99%**	**137,760**	**99%**

Table 48 – Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	18,117	11%	17,007	12%
1980-1999	46,841	27%	33,779	25%
1950-1979	94,927	55%	75,555	55%
Before 1950	12,158	7%	11,419	8%
Total	**172,043**	**100%**	**137,760**	**100%**

Table 49 – Year Unit Built

Data Source: 2009-2013 CHAS

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Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	107,085	62%	86,974	63%
Housing Units build before 1980 with children present	26,518	15%	11,722	9%

Table 50 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	n/a	n/a	33,434
Abandoned Vacant Units	n/a	n/a	n/a
REO (Real Estate Owned) Properties	n/a	n/a	n/a
Abandoned REO Properties	n/a	n/a	n/a

Table 51 – Vacant Units

Data Source: 2012-2016 ACS (Vacant Units) Selected Housing Characteristics

Need for Owner and Rental Rehabilitation

Based on the 2009-2013 ACS data presented in Table 48 there are approximately 62,525 owner-occupied units and 71,490 renter-occupied with one (1) selected condition. As mentioned previously, selected conditions include the following: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income greater than 30 percent (30%), and 5) gross rent as a percentage of household income greater than 30 percent (30%).

Furthermore, approximately 4,064 owner-occupied units and 8,580 renter-occupied with two (2) selected conditions; and approximately 135 owner-occupied units and 634 renter-occupied with three (3) selected conditions.

In Table 49, there were approximately 12,158 owner-occupied and 11,419 renter-occupied housing units that were built prior to 1950; approximately 94,927 owner-occupied and 75,555 renter-occupied housing units built between the years of 1950–1979; between years 1980–1999 approximately 49,841 owner-occupied and 33,779 renter-occupied housing units were built; and approximately 18,117 owner-occupied and 17,007 renter-occupied housing units were built in the year 2000 or later.

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Figure 11 illustrates the percentage of owner occupied, renter occupied, and vacancy rate on Oahu.

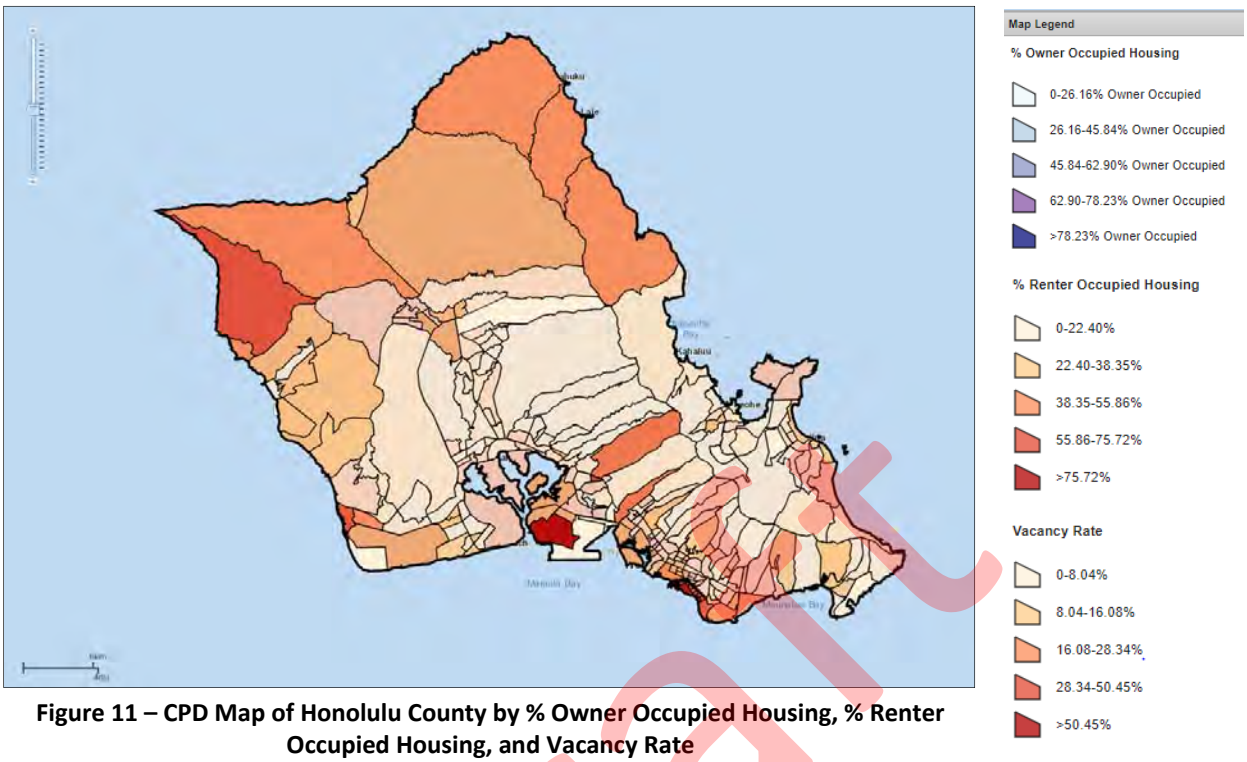

Figure 11 – CPD Map of Honolulu County by % Owner Occupied Housing, % Renter Occupied Housing, and Vacancy Rate

The State offers a Rental Housing Revolving Fund (RHRF), which provides "equity gap" low-interest loans or grants to qualified owners and developers constructing affordable housing units. (Note: The RHRF was formerly known as the Rental Housing Trust Fund.) The RHRF was established to provide loans or grants for the development, predevelopment, construction, acquisition, preservation, and substantial rehabilitation of rental housing units. Permitted uses of the fund may include, but are not limited to, planning, design, land acquisition, costs of options, agreements of sale, down payments, equity financing, capacity building of non-profit housing developers, or other housing development services or activities as provided in rules adopted by HHFDC.

The City's DCS Community Assistance Division (CAD) offers a Housing Rehabilitation Loan program for owner-occupant homeowners with incomes up to 80 percent (80%) of median income. The loans can be used to repair and correct deteriorated/hazardous conditions on the property, make accessibility improvements and install energy star compliant appliances. The CAD also has a Solar Loan program for low- and moderate-income homeowners to cover the cost of installing solar water heating and/or photovoltaic systems.

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Many of Honolulu's older homeowners have significant equity in their homes, yet live on limited fixed incomes and often hesitate in making needed repairs. The City's program offers 0% interest and reduced minimum monthly payment for qualified borrowers to ensure that even those with very limited resources can qualify for assistance.

Hawaii's older population is growing at a rate faster than most other states. Previous surveys clearly indicate that most older adults would prefer to live at home, "aging in place," as opposed to moving to an institution. Improvements to the home such as grab bars, widened doorways, non-skid floors and proper lighting provide more options and make aging in place possible.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards.

According to HUD, 74 percent (74%) of all homes built before 1980 contain LBP. Although lead has been banned from house paint since 1978, many Hawaii homes and apartment buildings were built before then. Buildings painted before 1950 commonly have lead paint levels as high as 25–50 percent by weight. If you are renting a building that was built before 1978, Federal law requires that the landlord disclose the presence of any known LBP, include a lead warning statement in the lease, and provide you with a federally-approved pamphlet on lead poisoning prevention.

The total number of units that were built before 1980 that have the risk of LBP hazard were 107,085 (owner-occupied) and 86,974 (renter-occupied). The housing units built before 1980 with children present that have the risk of LBP hazard were 26,518 and 11,722 for owner-occupied and renter-occupied, respectively.

The most common sources of lead in homes are: LBP, household dust containing lead dust from deteriorating LBP or remodeling, soils contaminated by leaded gasoline exhaust and disintegrating LBP.

Lead poisoning is a serious health problem. Many public health experts consider it the number one (1) environmental health problem in the U.S. As many as one (1) in twenty (20) U.S. children has a high blood lead level, most likely from LBP from older homes. Families can also be exposed to lead from their drinking water and other sources. Children six-years old and younger are more likely to get lead into their bodies because they put things in their mouths. Children are at greatest risk from lead because they absorb up to 50 percent (50%) of the lead that gets into their bodies. Adults absorb only about 10 percent (10%). Most children with high blood lead levels do not show symptoms. A blood test is the only way to detect the problem. The lowest levels of lead poisoning can damage the brain. At higher levels, symptoms may include tiredness, a short attention span, restlessness, poor appetite, constipation, headache,

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sudden behavior change, vomiting, and hearing loss. Many of these symptoms may be mistaken for other illnesses.

Discussion

Housing planners must take into consideration both the age and overall condition of units in the residential housing stock. As compared to other cities in the United States, Hawaii's housing stock is relatively young and in good condition overall, suggesting that housing planning should focus on matters other than the age and condition of existing residential units. However, increasing energy-efficient efforts and rehabilitating current housing stocks should also be evaluated.

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The HHPS provides data on housing of all types and across all price levels. The data has been most frequently and successfully applied to public sector housing issues, in part because the HHPS is primarily funded by the public sector and published by government agencies. The study has consistently found that housing need is greatest at the lower end of the market. Supply, demand and needed unit estimates show that housing shortages are more prominent among lower income families seeking lower priced units. It seems appropriate then that HHPS ends up supporting planning efforts for public sector housing.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	35	0	4,391	0	4,391	0	0	1,366
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 52 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments.

Figure 12 presents a graphic representation of the units produced in each of Hawaii's four (4) counties by year in which the affordable housing units were completed.

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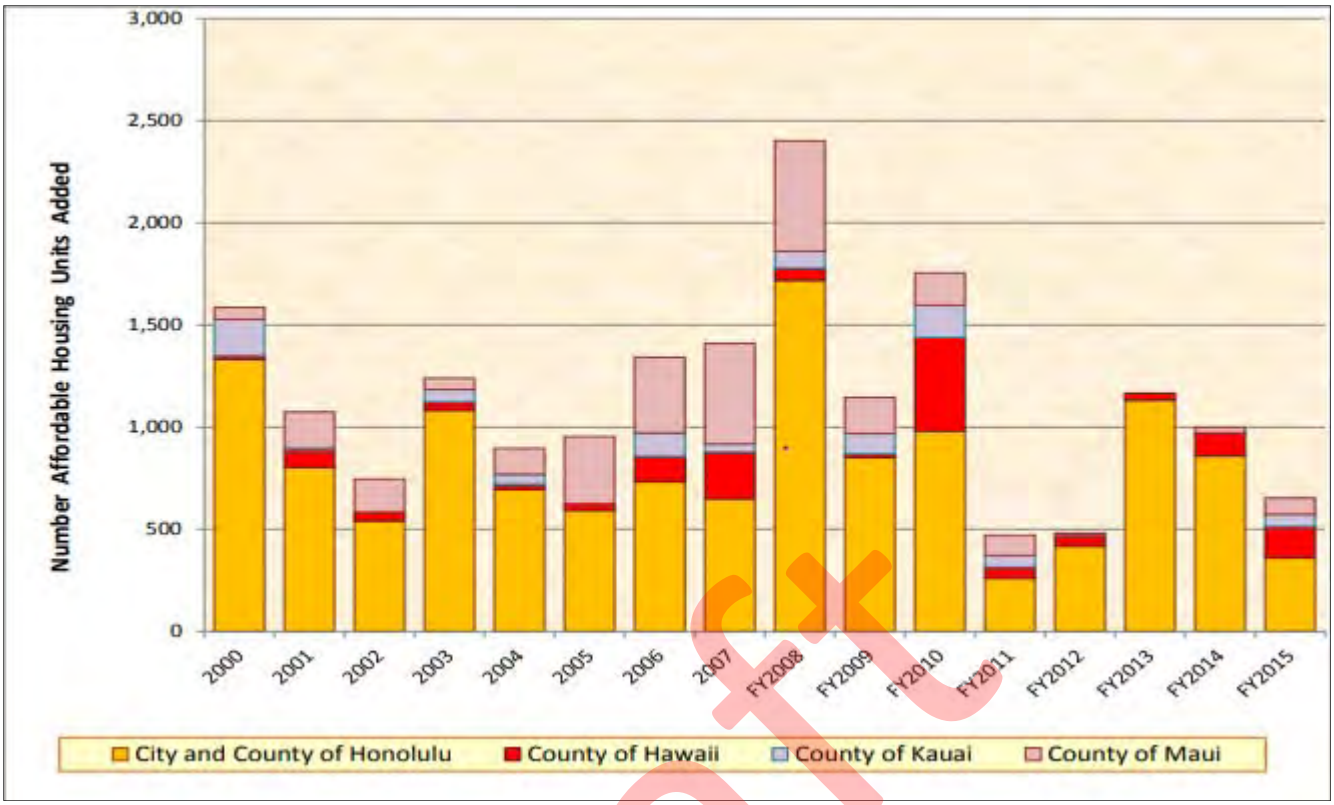

Figure 12 – Number Affordable Housing Units Added

Between 2000 and 2010 there were 14,548 government-assisted affordable housing units constructed or preserved (through acquisition or rehabilitation) in the State of Hawaii. That was just over 1,300 units per year. Between 2011 and 2015 (inclusive), State and county HAs added or preserved 3,812 new government assisted units or about 763 per year. The pattern of government-assisted housing construction seems to lag private sector production by two (2) or three (3) years. The largest number of units (fewer than 2,500 units) was assisted by government in 2008. Production fell sharply in 2009 and then rebounded again in 2010, which housing directors felt was the result of American Recovery & Reinvestment Act (ARRA) funds made available for shovel-ready projects. For the next two (2) years, production was the lowest of the decade, with less than 500 units per year. Government-assisted units rose to over 1,000 units per year in 2013 and 2014.

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Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

Affordable units produced using government funding, were mostly multi-family and rental units. In Honolulu, between 2000-2010, there were a total of 9,977 government-assisted units added; between 2011-2015, there were a total of 3,029 government-assisted units added. Moreover, 89 percent (89%) were rentals.

The following definitions are used by the HPHA:

- **High-Performer PHA –** A PHA that owns or manages more than 550 combined public housing units and HCVs, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments, if administering both programs, or PHAS, if only administering public housing.
- **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at-risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- **HCV Only PHA** – A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent (60%).
- **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined, and is not PHAS or SEMAP troubled.

According to the HPHA 2018-2019 Annual Plan there were a total of 5,322 public housing units and 3,765 of HCV's for a total of 9,087 combined units/vouchers. Further information on the PHA Plan and all supporting documents it is available at: http://www.hpha.hawaii.gov/housingplans/index.htm.

Public Housing Condition

Public Housing Development	Average Inspection Score
Information will be populated in IDIS when info submitted by PHA to HUD	

Table 53 – Public Housing Condition

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Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Based on efforts undertaken by the 2015-2016 State TOD Task Force, the TOD Council also identified three (3) High Priority TOD areas on Oahu to be given heightened consideration, and for the State to pursue. These three (3) areas have tremendous potential for TOD development, including affordable/workforce and market-rate housing:

1) **Iwilei-Kapalama**. This priority area includes major State projects such as Mayor Wright Homes, Liliha Civic Center, State Department of Hawaiian Home Lands (DHHL) lands, and UH Honolulu Community College, and has been identified as an area where TOD will be pursued, including infrastructure upgrades.

2) **Halawa Stadium**. The aging 42-year old Aloha Stadium suffers from continuing high maintenance costs, which have led to the consideration of redevelopment of a smaller stadium with a mixed-use sports and entertainment component. A rail station is to be developed on stadium lands, according to Hawaii Housing Action Plan Final Report 66 December 2017, and it is expected that the 100-acre site will soon be released from City and federal deed restrictions. Surrounding uses include the Puuwai Momi public housing project, which is also being considered for higher-density redevelopment.

3) **East Kapolei**. The State has large land holdings in this area, and several State agencies are actively exploring and pursuing redevelopment on these lands, including University of Hawaii at West Oahu, State Department of Land and Natural Resources (DLNR), and DHHL.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

The HPHA plans to undertake the following activities to improve the living environment of low- and moderate-income families residing in public housing.

- Adopt new administrative rules and changes to the ACOP to provide for individual relief from surcharges for excess consumption of HPHA purchased utilities or from payment of utility supplier billings in excess of the allowances for resident-purchased utilities.
- Update Utility Allowance schedules for the public housing and voucher programs as required.
- Implement public housing security improvements, including without limitation, securing legislation to allow HPHA to implement no trespassing restrictions 24-hours a day, establish quite times, utilize and require tenant ID cards, install video cameras and security features.

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- Update and strengthen rules and policies related to drug use and serious criminal activities that threaten the health and safety of the public housing projects, including threats to staff and destruction of property.
- Adopt rules allowing families that exceed the largest public housing unit size to receive a Section 8 HCV, rather than splitting the household to fit into existing unit sizes.
- Evaluate the current administration of HPHA's Section 8 HCV Program. (Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring options to maximize the number of voucher participants within the current HUD funding level.)
    - Increase the current number of active vouchers by leveraging HPHA's "High Performer" status to participate in any current or future HUD programs and /or create and implement new programs in conjunction with the local HUD office.
    - Open and close the wait list in 2018 for a limited time if necessary to ensure an adequate pool of applicants.
    - Conduct a utility usage study to determine whether the utility allowance is more efficiently used based in the unit size or the voucher size.
- Adopt rules regarding remaining members of assisted tenant families to allow only the original household members at the time of placement in federal public housing program to retain the unit and public housing assistance where other members of the family have left the unit; and to provide for the termination of the rental agreement/assistance or nonrenewal of the rental agreement once all household members are no longer in the household; and to provide an exception for families where the original parents in the household are survived by minors who were subsequently added to the household, until the minors reach a certain age (e.g., 21 years of age).
- Revise the ACOP and applicable administrative rules to allow additions of more than one (1) family member as long as the addition does not require the family to be transferred to a larger unit and as long as the addition would not cause overcrowding of the unit in accordance with county occupancy standards.
- Adopt rules for tenants that enter public housing by way of citizen sponsorship into the State of Hawaii, to include the income of the sponsor when calculating the rent for the tenants.
- Make available not less than 50 percent (50%) of available federal and state low-income housing units for applicants without preference and up to fifty percent (50%) of available federal and state low-income housing units for applicants with preference as mandated by ACT148-2013.
- Implement recently adopted Hawaii Administrative Rule (HAR) revisions to prohibit smoking in public housing and provide tenants with revised lease addenda outlining

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enforcement strategies for the "No Smoking" policy, including reviewing and amending the HAR based on HUD's forthcoming rules.

- Assess and evaluate the flat rent option consistent with HUD rules.
- HPHA will adopt HARs regarding the establishment and recognition of resident associations. HPHA will require that resident associations have duly elected board members, rather than appointed board members.

Discussion

The HPHA's 2018 Action Plan discusses several ways to assist the public and assisted housing for the entire State of Hawaii. The following are a few examples:

- Increase assisted housing choices:
    - HPHA's voucher payment standard was increased to 110% to provide for increased flexibility in a tight housing market.
    - Under the voucher homeownership program, the HPHA added three (3) new families to the HCV Homeownership program last fiscal year.
    - HPHA will continue to consider the establishment/implementation of designated elderly only housing.
- Provide an improved living environment:
    - HPHA implements measures to de-concentrate poverty by bringing higher income public housing households into lower income developments. Currently, there are only two elderly Asset Management Project (AMPs) where incomes fall below the 85 percent (85%) mark.
    - HPHA continues to implement public housing security improvements, such as increased lighting, video surveillance, resident identification cards, utilizing after hour quiet time, tenant participation with Resident Associations, and crime prevention through environmental design features.
    - HPHA continues to pursue statutory authority to adopt rules to provide greater security for tenants and staff, including no trespassing 24-hours a day at some or all of the HPHA properties.
    - Adopt rules to efficiently remove abandoned property from HPHA units to provide quicker turnaround of units.
- Ensure equal opportunity and affirmatively further fair housing:
    - Affirmative measures taken to ensure access to assisted housing includes intensive employee training, self-monitoring for quality assurance and progressively accomplishing the goals identified by the AI to Fair Housing Choice. The HPHA is committed to planned affirmative measures to ensure access to

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OMB Control No: 2506-0117 (exp. 06/30/2018)

assisted housing regardless of race, color, religion, national origin, sexual orientation, gender identity, marital status, familial status, and disability.

- HPHA continues its on-going efforts to educate and provide information to the general population and to landlords.
- HPHA is conducting on-going training to educate staff.
- Implementation of Section 504 and ADA transition plans for HPHA properties are continuous and consistent.
- Maintain the LEP training to non-English speaking and/or LEP speaking groups with an interpreter available on federal and state fair housing laws. HPHA continues to provide LEP individuals with free interpretation and translation services.
- HPHA continues to review policies to ensure compliance with HUD's equal access rule.

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The CoC Homeless Assistance Programs Housing Inventory Count (HIC) reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten (10) days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the county by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing. The reports also include data on beds dedicated to serve specific sub-populations of persons.

The data presented below is from the 2017 CoC Housing Inventory Count Report for the City and County CoC (See Appendix 17– HUD 2017 CoC Homeless Assistance Programs HIC Report).

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	635	13	1,479	313	n/a
Households with Only Adults	647	n/a	414	1,371	n/a
Chronically Homeless Households	n/a	n/a	n/a	722	n/a
Veterans	154	n/a	110	583	n/a
Unaccompanied Youth	25	n/a	9	0	n/a

Table 54 – Facilities and Housing Targeted to Homeless Households

Data Source: 2017 CoC Housing Inventory Count Report – Honolulu

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons.

Stable health is critical to a homeless person's ability to achieve goals of housing and employment. Homeless health care resources include Federally Qualified Health Care Clinics (FQHCs) that are funded by the federal government. FQHCs are community-based organizations that provide comprehensive primary care and preventive care, including health, oral, and mental health/substance abuse services to persons of all ages, regardless of their ability to pay or health insurance status.

In Honolulu, the Waikiki Health Clinic provides comprehensive medical and social services for everyone experiencing or at-risk for homelessness. Services are provided at the Waikiki and McCully-Moiliili neighborhoods and homeless youth at Youth Outreach. Health services include, but are not limited to, the following:

- Preventive care, physical exams and immunizations
- Health education and counseling
- Behavioral health services
- Chronic disease management
- Food, clothing and hygiene distribution
- Job and shelter assistance
- Substance abuse counseling
- Referrals for substance abuse treatment and other programs
- Pediatric Care
- Family Planning
- HIV Early Intervention
- Tobacco Cessation Treatment
- Homeless Youth Services

Another FQHC serving the Kalilhi-Palama and Downtown neighborhoods is Kalihi-Palama Health Center (KPHC), which provides services in the Downtown/Chinatown area. The KPHC provides quality integrated health and social services to the community and all others in need of health care, including those experiencing homelessness or who are at-risk for homelessness. The distinguishing features of KPHC as a FQHC are its culturally appropriate services for the most vulnerable populations. Enabling services include, but are not limited to case management, referrals for specialty care, cultural proficiency of seventeen (17) distinct cultures, arrangement for transportation, eligibility for health coverage assistance, health education, and outreach.

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Additionally, KPHC is accredited by the Commission for Accreditation of Rehabilitation Facilities (CARF), and recognized by the National Committee for Quality Assurance (NCQA) as a Patient-Centered Medical Home (PCMH). KPHC's main North King Street facility and ten (10) satellite clinics offer full-service, comprehensive, integrated, quality, preventative and primary health care and social services that are culturally and linguistically sensitive, accessible, and affordable. Clinical services include: Adult Primary Care Medicine; Pediatrics; Women's Health (Midwifery and Family Planning); Obstetrics & Gynecology; Social Services (Behavioral Health, Counseling Services, Psychiatry and Community Health); Dentistry; Optometry; Women, Infants and Children's (WIC) Nutrition Special Supplemental Program; and numerous services under the Health Care for the Homeless Project, including homeless outreach, case management, and housing.

There are also resources for people with mental and/or substance use disorders who are particularly vulnerable to becoming homeless or being precariously housed. In Honolulu, Mental Health Kokua (MHK) is a non-profit, Hawaii corporation that assists people recovering from mental illness. The organization serves a broad range of behavioral health needs with 40 locations throughout Oahu, Maui, Kauai, and Hawaii counties. MHK's Safe Haven is a permanent supported housing for single, homeless adults with mental illnesses. Many homeless people are vulnerable, disoriented and fearful, and can be victims of robbery, rape or attack. Many are overwhelmed by the expectations of traditional programs, and lack insight into their mental illness and decline available services and treatment. Safe Haven serves as a "portal of entry" to housing and treatment. There are no barriers to receiving services at Safe Haven. The Program provides a secure, non-threating, supportive environment, and tailored services for Chinatown including:

Case Management and Community Placement Services. Program provided includes outreach, gradual engagement, case management, and assistance with accessing permanent housing. Ninety percent (90%) of homeless adults who stay six (6) months or longer at Safe Haven retain stable housing.

Residential, clinical and medical care. Includes permanent housing and 24-hour on-site staffing for up to twenty-five (25) persons. Social rehabilitation services assist participants in developing skills that will help them to stabilize and attain/succeed in more independent living situations. Psychiatric and medical care is available to eligible residents.

Activity Center. Offers social rehabilitation, mentoring/peer support and community placement and reintegration. Basic needs services include meals, mail services, laundry and shower facilities.

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Chemical Dependency Treatment. Many homeless people with mental illness use drugs and alcohol to self-medicate their psychiatric symptoms. Safe Haven's "harm reduction" program helps ninety percent (90%) of people served to become abstinent within six (6) months.

There are various employment services for the homeless population. The City's DCS, WorkHawaii Division – embodies the mission to develop a quality workforce for Honolulu's businesses and to empower individuals to meet the current and future needs of employers so that our economy continues to grow. Some of their programs include:

- Job Readiness Preparation Program. Teaches life skills and job readiness skills to participants in the State DHS's First To Work and Vocational Rehabilitation programs. Job club activities reinforce the learning of job search skills.

- Rent To Work (RTW) Program. Provides short-term rental subsidy assistance for up to 24-months to people experiencing homelessness who are willing to increase income primarily through employment. Participants follow an individualized employment and training plan toward maintaining employment; increasing savings; sustaining a fair market rental unit; and transitioning to affordable housing. The program is funded under the HOME Program.

The Oahu Homeless Help Card (Appendix 18) is also a great resource which list the various agencies offering numerous services for the homeless. Information is provided by PIC and produced as a service of the City.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In addition to the mainstream services listed above for the homeless, the Hawaii Homeless Healthcare Hui – H4 is a comprehensive homeless service facility serving Oahu's chronically homeless population. In 2018, H4 will offer medical services at two (2) temporary locations at The Institute for Human Services' (IHS) men's shelter in Iwilei and Chinatown Joint Outreach Center.

The temporary locations will offer the following non-EMS included but not limited to: medication refills, allergic reactions, asthma attacks, burns, Bronchitis, cold and flu, fevers, lacerations, muscle strains, viral illnesses, Tetanus, TB test, MMR vaccination, all other common illnesses, and minor procedures (such as stitches).

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H4 is committed to addressing the dramatic surge in healthcare services used by the homeless, including ambulance services provided by Honolulu's EMS and both the emergency department and inpatient services of local hospitals.

H4 will serve 1,200 - 1,400 chronically homeless individuals, saving Hawaii taxpayers $30-$40M per year by curbing the tide of healthcare demand. Without action, growing demand will compromise patient safety, constrain access, jeopardize the quality of care, and increase healthcare costs.

Hawaii has the highest rate of homelessness per capita in the nation. H4 will provide a safe place for homeless patients while they receive healthcare services and assistance in locating permanent housing.

Furthermore, the Healthcare and Housing (H2) Systems Integration Initiative for Honolulu is another resource listing Homeless Housing Resources available at: https://www.hudexchange.info/onecpd/assets/File/HI-H2-Current-Housing-Assistance-Resources.pdf

The entities listed in SP-40 Institutional Delivery Structure Table 67 offer various services and facilities that assist the homeless population. Through numerous initiatives such as Housing First or participating in the State Interagency Council on Homelessness – all are committed to address this public health and humanitarian concern of homelessness.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The HHPS started identifying housing-related issues among persons belonging to eight (8) special needs populations in Hawaii in the year 2011. Many members of special needs populations live in existing households and are cared for by family members. They may receive some public services in the process. Others are housed in residential service programs or other group quarters. These persons usually require substantial levels of service delivered onsite. As such, persons with special needs may create demand for housing that is separate from, and in addition to, the rest of the residential housing market. Populations with special needs include:

- The elderly (age 62 and older) and frail elderly (elderly with physical or mental limitations that may interfere with their ability to independently perform activities of daily living);
- Exiting offenders;
- Persons with alcohol and/or other drug addiction;
- Disabled persons;
- Persons living with HIV or AIDS;
- Persons with severe mental illness;
- Victims of DV; and
- Emancipated foster youth.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	105
Permanent Housing Facilities	n/a
STRMU	75
Short-Term or Transitional Facilities	n/a
Permanent Housing Placement	49

Table 55 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER PY16

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Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

The following are some estimates of the number of persons in each special needs population according to the 2016 HHPS. Please note that the counts are duplicated across categories and not every person with a special need requires housing.

- According to the 2014 ACS, there are 316,555 elderly (60+)
- According to the 2014 ACS, there are 94,776 elderly (60+) with any disability (non-institutionalized)
- According to the 2014 ACS, there are 53,689 elderly (60+) living alone
- According to the Juicidicary Report to Legislature 2016 Session, there are 4,336 substance abuse offenders in treatment programs
- According to the Substance Abuse & Mental Health Servcies Administration Behavorial Health Barometer, Hawaii 2014, there are 37,221 persons with substance abuse
- According to the Hawaii DHS Data Book 2015, there are 7,338 DV victims/survivors served
- According to the Hawaii DHS Data Book 2015, there are 769 DV victims/survivors provided shelter
- According to the Hawaii DHS Data Book 2015, there are 648 family members of victims/survivors provided shelter
- According to the Hawaii DHS Data Book 2015, there are 42,576 number of bed nights for victims/survivors and family members
- According to the CDC, HIV Survelliance Report 2014 there are 131 persons living with HIV/AIDS
- According to the Substance Abuse & Mental Helath Services Administration Behavorial Health Barometer, Hawaii 2014, there are 58,695 persons with severe mental illness
- According to the Hawaii DHS Data Book 2015, there are 71 foster care children exiting because of emancipation

Although public housing, Section 8, and other similar housing support programs help to mitigate the economic-barriers to accessing housing, many special needs persons may need access to support or treatment services delivered at or near their residence. Frail elderly, persons with advanced terminal illness, severe mental illness, or severe physical disability may be unable to live alone due to an inability to perform activities associated with daily living. The inability for some persons to live independently results in the need for shelter in group quarters or facilities that provide daily living support and that can provide or facilitate access to

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necessary medical treatment. Similarly, persons with substance addiction will often enter residential facilities where treatment and counseling are integrated into the residential context. During long-term residential treatment, an addicted person will go through the course of treatment for addiction as well as receive counseling, job training, and other support services. Upon the completion of residential treatment, persons recovering from substance addiction may move into sober houses, many of which are expected to be transitional in nature. Victims of DV require shelter that provides protection from abusers and that facilitates access to childcare services, financial and employment support services, and counseling.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Eight (8) facilities statewide offer temporary shelter for survivors of DV. The capacity of these shelters vary because they have a "no turn away" policy meaning they will accommodate as many survivors and family members as necessary. Stays at these facilities can last as long as 120 days. During their stays, staff members work with survivors to find an appropriate longer-term residence.

The following programs and/or facilities offer various forms of supportive housing:

Special Treatment Facility. A facility that provides a therapeutic residential program for care, diagnoses, treatment or rehabilitation services for socially or emotionally distressed persons, mentally ill persons, persons suffering from substance abuse, and developmentally disabled persons. There are twenty-two (22) special treatment facilities on Oahu.

TLPs. A long-term (up to 6 months) residential program for adults with severe and persistent mental illness, who do not need the care of a specialized treatment facility. The primary goal of the program is to assist clients in meeting their basic needs until they are able to transition to a more independent living option of their choice. Support is flexible, focused, and based on recovery. There are six (6) TLPs on Oahu.

Developmental Disabilities Domiciliary Homes. Provide 24-hour supervision or care, excluding licensed nursing care, for a fee, to not more than five (5) adults with mental or developmental disabilities. There are thirty-eight (38) of these facilities on Oahu.

Adult Residential Care Homes (ARCH). ARCH I and ARCH II are intended to serve adults with minimal service needs, providing assistance with activities of daily living. EXP and ARCH II-EXP provide 24-hour assistance with activities of daily living. These two (2) programs also provide skilled nursing services, if needed.

Draft

Assisted Living Facilities. Provide a combination of housing, meal services, health care services, and personalized support services designed to respond to individual needs. On Oahu, there are twelve (12) facilities with a 1,936 bed capacity.

Skilled Nursing and Intermediate Care Facilities (ICF). Provide types of care similar to those provided by ARCH homes, but are housed in larger facilities. ICF provides 24-hour assistance with activities of daily living and care provided by licensed nursing and paramedical personnel on a regular long-term basis. Skilled nursing facilities provide skilled nursing and related services to residents who require 24-hour medical or nursing care or rehabilitation services. On Oahu, thirty-three (33) facilities offer this level of care with 2,828 beds. There are fourteen (14) ICFs for Individuals with Intellectual Disabilities with an 67-bed capacity.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

HTF funds will be utilized for the following activities – development of affordable housing, administrative costs, and other eligible activities as needs arises. The City plans on focusing its allocation of HTF funds on the following geographic priority areas:

- *Housing First Model.* Scattered sites namely the Waikiki, Downtown, and Waianae Regions. These regions are local priority areas based on the City's strategic development scheme and assessment. The regions have broader coverage than their names suggest. For example, the Downtown region includes the Iwilei area.

- *Eligible NRSAs*. The City will continue to support the strategic plan of its existing eligible NRSA. The CDBG regulation 24 CFR 570.208(a)(1)(vii) requires that NRSAs contain a percentage of low- and moderate-income residents that is no less than the upper quartile percentage of the jurisdiction or 70 percent (70%), whichever is less, but in no event less than 51 percent (51%). The City currently has one HUD approved NRSA, the Wahiawa NRSA, but contemplates and supports the creation of new NRSAs.

There are two (2) projects that the City included in its Fiscal Year 2019 AP to address the housing and supportive services needs with HTF funds which are: The Affordable Housing and Economic Development Foundation – Queen Emma Tower and the Hawaiian Community Development – Hale Makana O Maili.

Draft

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

This section is not applicable to the City.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Affordable Rental Housing Report and Ten-Year Plan was prepared by the State Office of Planning – DBEDT. A Special Action Team on Rental Housing was formed from a mix of government, non-profit and for profit agencies including the following:

- City – Mayor's Office on Housing
- Faith Action for Community Equity
- Hawaii Community Development Authority (HCDA)
- Hawaii County – Office of Housing and Community Development
- HHFDC
- Hawaii Island Community Development Corporation
- HPHA
- Kauai County – Kauai County Housing Agency
- Maui County – Department of Housing and Human Concerns
- Stanford Carr Development, LLC
- State Senate – Senate Committee on Housing
- State House of Representatives – House Committee on Housing

In 2016, Governor David Y. Ige signed Act 127 (Session Laws of Hawaii 2016) to deal with the affordable housing crisis. Act 127 establishes a goal of developing approximately 22,500 affordable rental units statewide to be ready for occupancy by December 31, 2026. The SAT on Affordable Rental Housing provided recommended actions to achieve the goal.

According to The Affordable Rental Housing Report and Ten-Year Plan, common perceptions of the detrimental effect of affordable housing projects include decreased property values related to increased traffic, increased demands on municipal services, stresses on water and sewer systems, environmental degradation, and intangible adverse changes in the character of the community, which may mask underlying biases and racist attitudes.

SAT researched and reviewed several studies which have led the team to recommend the development of well-designed, situated, and managed affordable housing projects for the best chance of success to preclude concerns about negative effects on surrounding communities:

- Sociological and econometric studies found few negative effects to well-constructed and well-designed affordable housing (Robitaille & Bratt, 2012). The detrimental effect of affordable housing on property values nationwide and in Hawaii have been debunked by studies conducted from the 1980s through today.

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- Studies in Denver in the 1980s and Baltimore County in the 1990s found that dispersed public housing can have a positive effect on property values depending where it was sited. (Galster, Santiago, Smith, & Tatian, 1999).
- A study of small-scale supportive housing projects in Denver in the early 2000s found that what appeared to be a negative effect on property values was the result of location bias; the housing had been systematically sited in neighborhoods with declining prices compared with other areas in the same census tract (Galster, Tatian, & Pettit, 2004).
- A 2016 Trulia Research study of low-income housing projects in the 20 least affordable housing markets in the nation, including Honolulu, found no downward effect on the values of properties located near Low-Income Housing Tax Credit (LIHTC) projects over a 10-year period following project completion (Young, 2016).
- Property values can also serve as proxy for hard to measure quality of life factors, such as access to good schools, jobs, parks, and other amenities (Center for Housing Policy, 2018).
- Evidence-based studies also demonstrate that the increased economic security, educational opportunities, and health benefits offered to low-income residents by affordable housing developments also provide surrounding neighborhoods with increased local purchasing power, and neighborhood vitality and quality (Enterprise Community Partners, Inc., 2014).

To view the Affordable Rental Housing Report and Ten-Year Plan, please click the following link: http://files.hawaii.gov/dbedt/op/spb/AffordableRentalHousingReport_10YearPlan.pdf.

Another type of housing that needs further exploration is the development of Single Room occupancy (SRO) dwellings. SROs are a unique and useful way of housing ELI persons. This type of housing is typically affordable even to individuals with no income other than the financial assistance that they receive from SSI.

Draft

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The State Department of Labor and Industrial Relations (DLIR) – Research and Statistics Office provides labor-related research, statistical services, technical assistance, and consultative services in research matters that are either required by law or initiated by the department to administratively support the DLIR.

The Research and Statistics Office also provides industry and occupational employment projections in a long-term projections (10-year) report titled Honolulu MSA Employment Projections for Industries and Occupations 2014-2024. The report contains information about employment projections by industry as well as employment projections by occupation.

It is projected within this timeframe that the total job gains among all industries will push Honolulu's job count by approximately 5.7 percent (5.7%) rising from 507,440 to 536,470. Furthermore, services-providing industries will continue to provide the major source of job growth, representing over 81 percent (81%) of the total number of jobs added. Figure 13 depicts the Total Industry Employment, for years 2014 and 2024 and Figure 14 illustrates the Employment Distribution by Major Industry Sectors in 2014.

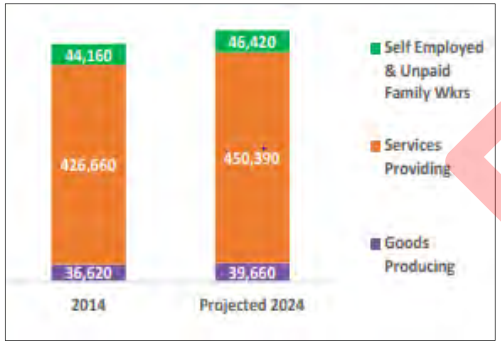

Figure 13 – Total Industry Employment, 2014 and 2024

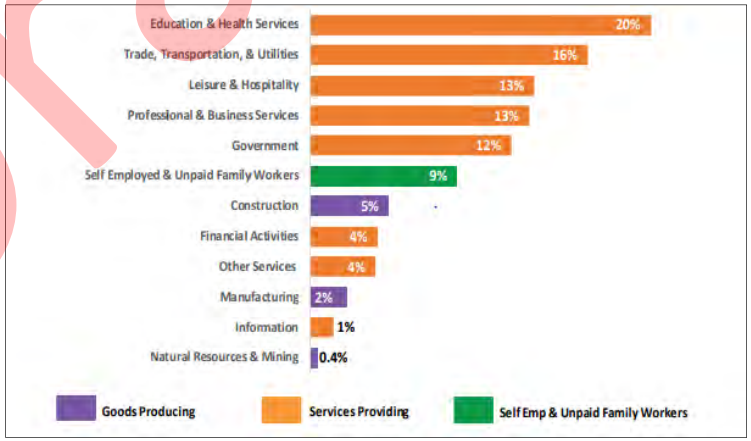

Figure 14 – Employment Distribution, 2014 and 2024

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Furthermore based on the major industry division trends growth in leisure and hospitality will account for approximately 11 percent (11%) of Honolulu's total job expansion. In addition, accommodation and food services will be responsible for 83 percent (83%) of gains within this industry due to the boost from tourism, population growth, and a greater number of consumers choosing to dine out. Figure 15 shows the Employment Projections by Major Industry Division, Honolulu MSA, 2014-2024.

Industry Division	Employment		Change		Avg. Ann.
	2014	2024	Net	Percent	Change
Total All Industries	507,450	536,470	29,020	5.7%	0.6%
Natural Resources & Mining	2,070	2,130	60	2.9%	0.3%
Construction	23,530	26,440	2,910	12.4%	1.2%
Manufacturing	11,020	11,100	70	0.7%	0.1%
Trade, Transportation, & Utilities	83,540	87,880	4,340	5.2%	0.5%
Information	7,060	7,480	430	6.0%	0.6%
Financial Activities	20,220	21,090	870	4.3%	0.4%
Professional & Business Services	65,910	70,570	4,660	7.1%	0.7%
Education & Health Services	102,510	112,270	9,760	9.5%	1.0%
Leisure & Hospitality	67,440	70,760	3,320	4.9%	0.5%
Other Services	19,530	20,320	790	4.1%	0.4%
Government (excludes State Education & Hospitals)	60,450	60,020	-430	-0.7%	-0.1%
Self Employed & Unpaid Family Workers	44,160	46,420	2,250	5.1%	0.5%

Note: Totals may not add due to rounding to the nearest ten.

Figure 15– Employment Projections by Major Industry Division, Honolulu MSA, 2014-2024

For additional information contained in this report, please visit Hawaii Workforce Infonet at: https://www.hiwi.org/vosnet/Default.aspx.

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Economic Development Market Analysis

Tables 56 through 62 present information on business activity, labor force, travel time, and education. This information is used to answer the questions presented in the section below.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,276	1,967	1	1	0
Arts, Entertainment, Accommodations	63,434	67,489	19	18	0
Construction	21,950	23,882	6	7	0
Education and Health Care Services	56,661	60,643	17	17	0
Finance, Insurance, and Real Estate	19,401	20,597	6	6	0
Information	7,777	8,554	2	2	0
Manufacturing	10,498	11,133	3	3	0
Other Services	17,639	19,022	5	5	0
Professional, Scientific, Management Services	26,924	29,165	8	8	0
Public Administration	0	0	0	0	0
Retail Trade	44,243	47,686	13	13	0
Transportation and Warehousing	17,270	19,034	5	5	0
Wholesale Trade	13,192	14,441	4	4	0
Total	301,265	323,613	--	--	--

Table 56 – Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Labor Force	
Total Population in the Civilian Labor Force	475,865
Civilian Employed Population 16 years and over	446,822
Unemployment Rate	6.10
Unemployment Rate for Ages 16-24	18.77
Unemployment Rate for Ages 25-65	3.84

Table 57 – Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	105,703
Farming, fisheries and forestry occupations	19,817
Service	48,088
Sales and office	114,721
Construction, extraction, maintenance and repair	39,462
Production, transportation and material moving	23,175

Table 58 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	255,466	56%
30-59 Minutes	164,504	36%
60 or More Minutes	39,799	9%
Total	**459,769**	**100%**

Table 59 – Travel Time

Data Source: 2009-2013 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	19,856	1,761	13,195
High school graduate (includes equivalency)	83,706	6,978	29,698
Some college or Associate's degree	125,438	6,853	30,127
Bachelor's degree or higher	138,682	3,967	23,737

Table 60 – Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,165	1,085	2,161	10,421	16,325
9th to 12th grade, no diploma	6,383	5,405	4,697	11,127	11,740
High school graduate, GED, or alternative	36,825	34,158	30,759	59,637	49,768
Some college, no degree	41,562	37,705	27,477	53,443	22,734
Associate's degree	5,873	16,946	14,753	25,359	7,262
Bachelor's degree	8,301	33,940	29,071	54,015	20,737
Graduate or professional degree	456	12,272	15,424	29,074	14,885

Table 61 – Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,782
High school graduate (includes equivalency)	30,916
Some college or Associate's degree	37,875
Bachelor's degree	47,870
Graduate or professional degree	63,621

Table 62 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the ACS Workers Data for Longitudinal Employer-Household Dynamics Jobs, the following are the major employment sectors:

- Arts, Entertainment, Accommodations with approximately 63,434 workers and 19 percent (19%) share of workers.
- Education and Health Care Services with approximately 56,661 workers and 17 percent (17%) share of workers.
- Retail Trade with approximately 44,243 workers and 13 percent (13%) share of workers.
- Professional, Scientific, Management Services with approximately 26,924 workers and 8 percent (8%) share of workers.
- Construction with approximately 21,950 workers and 6 percent (6%) share of workers.

Based on the information above the major employment sectors are centered around tourism-related industries.

Describe the workforce and infrastructure needs of the business community.

The following are key take away points that describe the workforce and infrastructure needs of the business community.

- There are approximately 446,822 civilians employed who are 16 years and over.
- Sales and Office occupations constituting the majority with 114,721 persons.
- Approximately 39,799 persons travel 60 minutes or more for work.
- Civilian employed persons with educational attainment less than high school graduation is approximately 19,856, with 1,761 unemployed, and 13,195 not in labor force.
- The vast majority between 18-24 years (41,562) and 25-34 years (37,705) had some college, however no degree was obtained.
- There is a correlation between the educational attainment and median earnings as follows:
    - Less than high school graduate: $12,782
    - High school graduate (includes equivalency): $30,916
    - Some college or Associate's degree: $37,875
    - Bachelor's degree: $47,870
    - Graduate or professional degree: $63,621

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Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The University of Hawaii Economic Research Organization (commonly known as UHERO) conducts rigorous, independent economic research on issues that are both central to Hawaii and globally relevant. UHERO distributes their analysis widely to promote research driven dialogue and inform public- and private-sector decision making in Hawaii.

Based on UHERO State Forecast Update in September 2018, "Hawaii's Growth Down, But Not Out", natural disasters and sagging construction have taken a bite out of Hawaii growth. Hawaii's economic expansion has slowed along several dimensions this year. In addition to the painful human toll, natural disasters (e.g., volcanic activity and flooding) have dealt a setback to the tourism industry. The construction sector has continued to shed jobs, dropping back further from the peak reached in 2016. Total payroll employment growth has slowed to a near stop. At the same time, the fundamentals underpinning the local economy look favorable. Global tourism continues to power forward, and there remains a healthy pipeline of construction work that should stabilize the industry near its current level. And even with the recent job weakness, Hawaii continues to enjoy its lowest unemployment in many years.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Hawaii's Unified State Plan – Coordinated Workforce Services that Create Successful Pathways to Employment was created by Workforce Development Council (WDC). The Plan combines both federal and state planning mandates into a single document.

Based on the Unified State Plan July 1, 2016 through June 30, 2020, among the occupations with the most projected openings, there were six (6) occupations that were common to all four (4) counties. These employment opportunities include: retail salespersons; food preparation and serving workers; waiters and waitresses; cashiers; maids and housekeeping cleaners; and landscaping and grounds-keeping workers. With the exception of registered nurses, and general and operations managers reported for Honolulu County's list, all other occupations earn less than the statewide average of $46,230. Roughly about 75 percent (75%) of all projected job openings can be obtained with a high school degree or less.

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Figure 16 depicts the occupations with the most projected job openings for Honolulu between 2012 and 2022.

Figure 16 – Occupations with most projected job openings, Honolulu County, 2012-2022

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City's DCS under the WorkHawaii Division has several programs that support workforce training initiatives. The following are:

- Job Readiness Preparation Program. Teaches life skills and job readiness skills to participants in the State DHS First-To-Work and Vocational Rehabilitation programs. Job club activities reinforce the learning of job search skills.

- RTW Program. Provides short-term rental subsidy assistance for up to 24 months to people experiencing homelessness who are willing to increase income primarily through employment. Participants follow an individualized employment and training plan toward maintaining employment; increasing savings; sustaining a fair market rental unit; and transitioning to affordable housing. The program is funded under the HOME Program.

- Ticket to Work Program. American Job Center Hawaii is an employment network that provides assistance to persons with disabilities who are receiving Social Security benefits with the intent to obtain employment through our supportive services, which includes career and benefits planning; job development through work readiness and skills workshops; resume building and cover letter writing; and job search assistance to return to work.

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- Vocational Rehabilitation Employment Program. Working with Hawaii State DHS's Division of Vocational Rehabilitation, they identify job candidates who match companies' employment needs. Ninety (90) days of post-employment follow up services are provided. Employers participating in this program may be eligible to receive federal and state tax credits; on-the-job training funds to subsidize salary/wage costs; no cost ADA compliance consultation and related employment services. In addition, by participating in this program federal contractors and subcontractors may meet the requirements of the Federal Rehabilitation Act of 1973; Section 503.

- Youth Services Center. Help Oahu's young people access programs and services that put them on the path to economic, educational, and social well-being. They provide a Hawaii Adult Community School Diploma and vocational training; job readiness training and placement services; and supportive services, including intensive case management, anger management, substance abuse counseling, leadership development and other needed services.

In particular, DCS's WorkHawaii Division supports the ConPlan through CDBG and HOME funds to support the RTW Program which is the only City program that provides a comprehensive housing placement program for people experiencing homelessness. The RTW Program has successfully utilized the CDBG and HOME funds to implement a comprehensive housing placement program that includes case management, financial literacy education, a savings program, employment services include job readiness training and placement, job training, landlord/tenant mediation and contract negotiations, rental search assistance, and unit inspections. Individuals and families involved in the RTW Program are being prepared to transition to a fair market rental or affordable housing.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The State Office of Planning 2016-2020 Hawaii Statewide CEDS was approved by the U.S. Economic Development Administration (EDA). The CEDS is a blueprint for economic development throughout the State. The State CEDS covers broad themes that cut across the Hawaiian Islands, and the CEDS from each of the State's four counties: Hawaii County, Kauai County, Maui County, and the City.

According to the 2016-2020 report, Oahu CEDS focuses on seven (7) clusters (industries) identified by the Oahu Steering Committee. The following clusters are:

1) Hospitality and Tourism
2) Health Care

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3) Research, Innovation, Technology and Creative Industries
4) National Security
5) Agriculture
6) Construction/Infrastructure
7) Energy

Six (6) of the seven (7) clusters are identical to the statewide cluster list. The additional cluster that the Oahu Steering Committee chose to call out is construction. An important aspect of construction includes maintaining and upgrading Oahu's aging infrastructure. This cluster plays a significant role on Oahu due to the shortage and affordability of housing options and the current Honolulu Rail project from West Oahu to Ala Moana Shopping Center that will significantly alter the way Oahu's residents live, work, and play.

For additional information on Oahu's CEDS please click on the following: http://files.hawaii.gov/dbedt/op/spb/CEDS_2016_final.pdf.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City continues to look for neighborhoods and to encourage community organizations to explore NRSA eligibility to undertake economic development initiatives in their communities. In addition, the City provides general funds to nonprofit organizations and projects that support economic growth.

Discussion

Oahu is the most populated island within the State of Hawaii. A variety of factors contribute to this high density such as business and commerce, the seat of State government, Daniel K. Inouye International Airport (formerly known as Honolulu International Airport), the principal tourism lodging infrastructure, the largest proportion of higher education and K-12 institutions, as well as the biggest retail infrastructure.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Figure 17 illustrates the areas of ELI, low- and moderate-income households with any of four (4) Severe Housing Problems. The four (4) severe housing problems are: 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 3) more than 1.5 persons per room, and 4) cost burden greater than 50%. The areas highlighted in green under the map legend below, further display which areas are highly concentrated with severe housing problems.

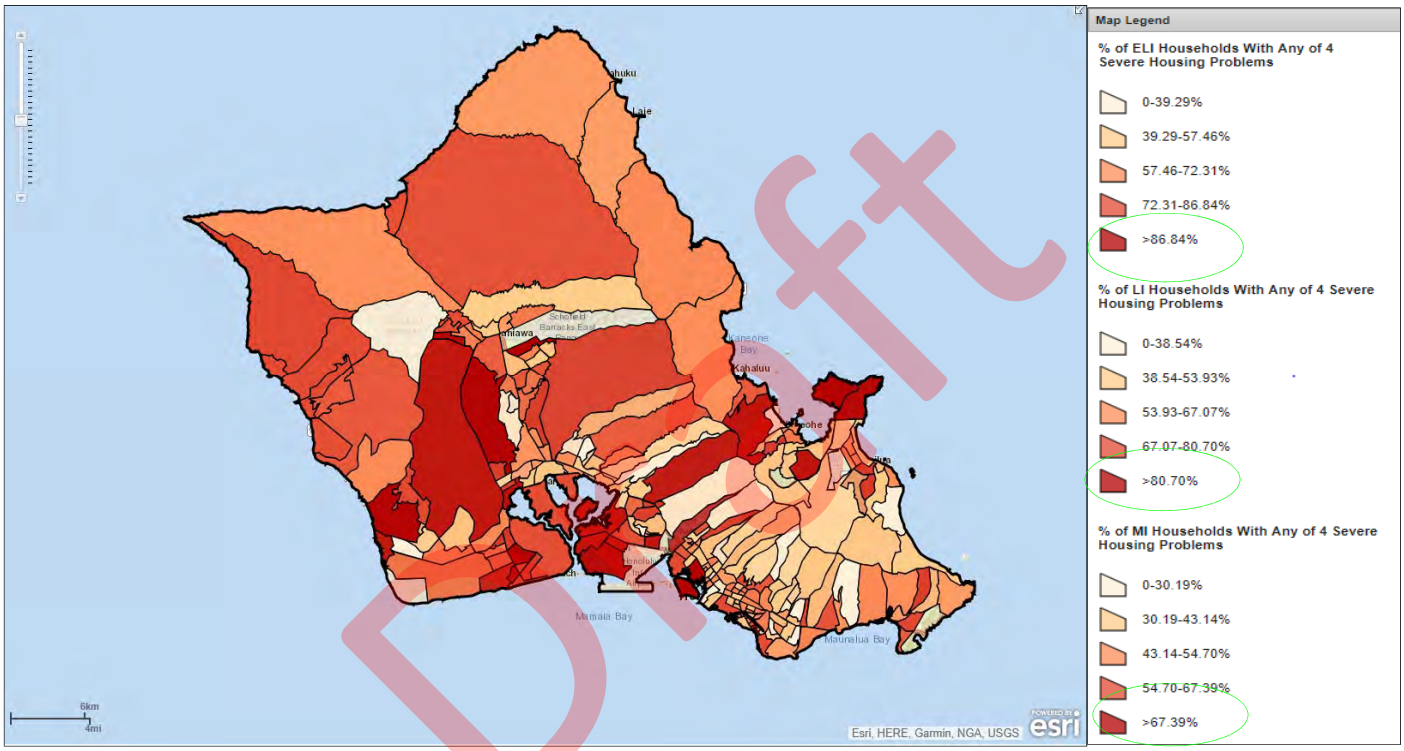

Figure 17 – CPD Map of Honolulu County by % of ELI Households With Any of 4 Severe Housing Problems, % of LI Households With Any of 4 Severe Housing Problems, and % of MI Households With Any of 4 Severe Housing Problems

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration.")

The State of Hawaii's Office of Planning is responsible for the planning and coordination of activities that are critical to the State's enterprise geographic information systems (GIS). The GIS Program leads a multi-agency effort to establish, promote, and coordinate the use of GIS technology among Hawaii State Government agencies. The primary goal of the Statewide GIS Program is to improve overall efficiency and effectiveness in government decision-making.

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For further information regarding the areas on Oahu where racial and ethnic minorities are concentrated refer to Appendix 11 for the State's Office of Planning – Census Thematic Maps by Detailed Race Categories.

The figure below displays the percentage of low-income households. The areas highlighted in green under the map legend below further illustrates which areas are highly concentrated with low-income (LI) households.

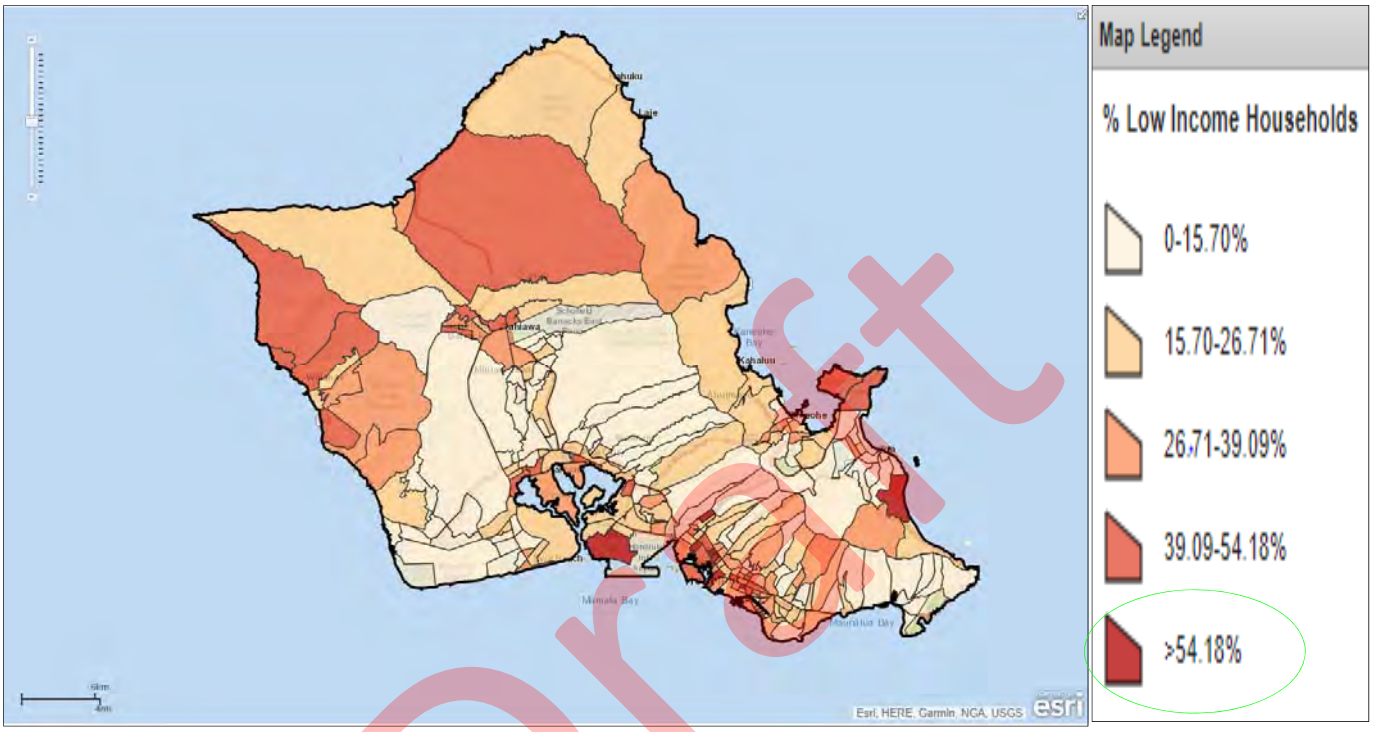

Figure 18 – CPD Map of Honolulu County by % of Low-income Households

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What are the characteristics of the market in these areas/neighborhoods?

In general the areas highlighted above are not excluded from Oahu's highly priced housing market. As stated previously, the island of Oahu is in a housing crisis and needs to build more than 24,000 housing units to meet current demand. Over three quarters of the demand is for households earning less than 80 percent (80%) of the AMI. The current City administration, in its Affordable Housing Strategy addresses these needs with new and revised policies, incentives, regulations, and investments in partnership with developers, builders, and other stakeholders.

Are there any community assets in these areas/neighborhoods?

The State of Hawaii has a list of affordable housing projects. The list includes various assets throughout the State, including assets owned by private, non-profit or governmental entities and developed with funding or support from federal, state or county resources. It also includes the type of housing such as elderly, family, public housing, special needs housing, and market priced units. For more information, click on the following: https://dbedt.hawaii.gov/hhfdc/files/2017/04/Affordable-Housing-Inventory-April-20171.pdf

Are there other strategic opportunities in any of these areas?

In addition to those assets mentioned above, the HHFDC also has a list of affordable housing projects in development. The list includes affordable housing projects owned by private, non-profit or governmental entities, developed with funding or support from federal, state or county resources. For additional information, please visit: http://dbedt.hawaii.gov/hhfdc/projects-in-development/.

Furthermore, the City's Department of Land Management (DLM) was created when the electorate of Honolulu voted to pass Charter Amendment 8 during the 2016 General Election. This charter amendment established a department to manage all of the City's real estate interests and to negotiate real property transactions for the City. The City currently has various asset development projects, which are provided on the link below: http://www.honolulu.gov/dlm/housing-projects.html.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The ConPlan priorities are typically based on the results of conducting needs assessments and market analyses, consultations with community groups, an on-line survey and collaborations with other agencies. Through the consultation process, the City has identified a range of housing and community development priority needs. It is anticipated that City capital improvement and public services (City-Sponsored Initiatives in low- and moderate-income communities) will receive funding during the five-year ConPlan period, and other priority needs may be funded, based on the availability of funds.

As a requirement to continue receiving HUD funds, the City must submit annually a one-year AP which details the housing and community development activities that it intends to carry out using funds from HUD entitlement programs (i.e., CDBG, HOME, ESG, HOPWA, HTF). The City will identify and reserve portions of funding for City capital improvement and public service projects (City-Sponsored Initiatives) and may reserve portions of the funding for delayed projects carried forward from prior-year AP(s). Subject to the availability of funds, proposals from qualified non-profits are solicited annually through a NOFA process for CDBG public service projects, HOME, HTF, and ESG projects and every two (2) years for HOPWA projects.

Funding decisions for the Annual AP are based on the needs and strategies identified in the current ConPlan. City staff will review all proposals for eligibility, timeliness, and other factors related to HUD requirements. Funding recommendations for the ESG, HOPWA, and HTF programs will be made by selection committees comprised of members from various non-profit agencies with oversight provided by City staff. All eligible CDBG, HOME, ESG, HOPWA, and HTF proposals will be forwarded to the MDO, wherein projects are selected for funding.

All funding recommendations are presented to the public for comments and the CCL for approval, before being submitted to HUD.

For the CDBG, HOME, ESG, HOPWA and HTF programs, the City may include a list of alternate projects each year in the Annual AP. If funds become available from program income or because a funded project is delayed, canceled, performed at a lower cost than the budgeted amount, or proves not feasible for funding, the Administration may select an alternate project from the current Annual AP.

In the event that projects recommended for funding are not proceeding in a timely manner or other issues are encountered, which will jeopardize current and/or future HUD entitlement programs funding, the Administration may, in accordance with any applicable ordinance requirements or budget procedures, re-direct funds to any of the following activities, in any order:

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- Increased funding for projects selected under the current-year AP or previously selected under a prior year AP, where the funds can be spent within twelve (12) months after contract amendment;

- CIP undertaken by the City that: (1) fulfill the CDBG National Objective of principally benefiting low- and moderate-income persons; (2) are identified in the City budget; and (3) require additional funding;

- Property acquisition projects either by the City or by non-profit subrecipients that fulfill either the CDBG National Objective of principally benefiting low- and moderate-income persons or HOME or HTF program eligibility requirements;

- Capital Improvement or Acquisition Projects on prior year Alternate Lists that have the requisite approvals and permits in place and are ready for construction so that CDBG, HOME, or HTF funds can be spent within twelve (12) months upon contract execution; and/or

- Other Projects which have previously completed a Competitive Selection process, within the last two years, conducted by the City that have the requisite approvals and permits in place and are ready for construction so that CDBG, HOME, or HTF funds can be spent within twelve (12) months upon contract execution.

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 63 – Geographic Priority Areas (not applicable)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

There are two (2) categories of geographic priority areas for City-Sponsored Initiatives as well as other potential projects:

- *Housing First Model.* Scattered sites namely the Waikiki, Downtown, and Waianae Regions. These regions are local priority areas based on the City's strategic development scheme and assessment.

- *Qualified low- and moderate-income areas*. The City will focus a majority of its CDBG funds on infrastructure and facility projects that are located in neighborhoods where at least 51 percent (51%) of the residents are low- and moderate-income persons.

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SP-25 Priority Needs – 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	**Affordable Housing**	
	Priority Level	High	
	Population	Income Levels	Extremely Low Low Moderate
		Family Types	Elderly Families with Children Large Families
		Homeless Subpopulations	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of DV Unaccompanied Youth
		Non-homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of DV Non-housing Community Development Other
	Geographic Areas Affected	Citywide	
	Associated Goals	Housing	
	Description	• Development of new and preservation of existing affordable and special needs rental housing. • Provide low-interest down payment loans and closing costs to low- and moderate-income homebuyers. • Provide low-interest rehabilitation or reconstruction loans to low- and moderate-income homeowners, landlords that are renting to low- and moderate-income households, or non-profit agencies to correct conditions that directly affect the safety, habitability, energy efficiency and accessibility. • Provide low-interest rehabilitation or reconstruction loans to low- and moderate-income homeowners or landlords that are renting	

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		to low- and moderate-income households for the construction of ADUs to increase the number of affordable rental units.
	Basis for Relative Priority	Based on several reports and studies, Oahu is experiencing a housing crisis. The Housing Cost Burden relative to Household Income is a significant issue in Honolulu. Housing needs are determined by reviewing the demographics: population, AMI, housing inventory, their affordability and condition. In Section NA-25 Disproportionately Greater Need: Housing Cost Burdens, it was previously mentioned that: • Approximately 176,973 households experience less than or equal to 30 percent (30%) housing cost burden. • Approximately 70,964 households experience 30 percent (30%) to 50 percent (50%) housing cost burden. • Approximately 57,678 households experience greater than 50 percent (50%) housing cost burden. Other justifications: • A rapid growth among the senior/elderly population requires immediate and specific attention to address increasing needs. Affordable housing needs include: more affordable rental units and home repairs or rehabilitation for accessibility. • The existing housing inventory needs to be maintained to prevent unsafe housing for habitation. Without rehabilitation of the existing inventory, affordable housing is decreasing and not replaced at the same rate.
2	**Priority Need Name**	**Homelessness and Homeless Prevention**
	Priority Level	High
	Population	Income Levels: Extremely Low, Low
		Family Types: Elderly, Families with Children, Large Families
		Homeless Subpopulations: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of DV

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			Unaccompanied Youth
		Non-homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of DV Non-housing Community Development Other
	Geographic Areas Affected	Citywide	
	Associated Goals	Housing Homeless Services Homeless Public Facilities	
	Description	• Acquire, construct, or renovate emergency and transitional shelters to allow continued shelter for persons and/or families experiencing homelessness or at-risk of homelessness. • Acquisition, development or renovation of a building or units to support the City's Housing First approach to ending homelessness. • Provide services and outreach programs to connect persons and/or families experiencing homelessness with essential services including, but not limited to, case management; work readiness and employment assistance; one stop resource centers to access services; housing placement services; and legal services to support the City's Housing First approach to ending homelessness. • Provide operating costs to existing transitional housing and supportive housing facilities for persons and/or families experiencing homelessness or at-risk of homelessness. • Provide services to persons experiencing homelessness including case management; work readiness and employment assistance; one stop resource centers to access services; housing placement services; and legal services. • Provide homeless prevention services including, but not limited to, emergency rental and utility assistance to persons and/or families experiencing homelessness or at-risk of homelessness.	

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		• Provide Re-housing services including, but not limited to, TBRA to persons and/or families experiencing homelessness or at-risk of homelessness.
	Basis for Relative Priority	According to the 2018 PIT Homeless Count, there was a total of 2,350 sheltered and 2,145 unsheltered, for a total of 4,495 homeless individuals on Oahu. Hawaii continues to have rates far higher than the national average of homeless individuals. The City plans on addressing homelessness by: • Collaborating and coordinating with other State and Federal governments, community groups, non-profits, faith-based organizations, businesses, and concerned citizens by working toward providing relief to homeless and those at-risk of homelessness. • Developing and preserving affordable housing. The Mayor's Office of Housing is working in coordination with many City departments to develop a comprehensive housing policy which includes housing developments inside and outside the TOD. • Increasing access to Permanent Supportive Housing, the most successful intervention for ending chronic homelessness. • Maximizing federal funds (CDBG, HOME, CoC, ESG, HOPWA, etc.) to improve quality of life on Oahu. • Recognizing Veterans. The City gives priority of services to veterans and some spouses through several programs such as Employment Counseling and Career Guidance and Occupation Skills Training. • Stimulating jobs and workforce development. Through City's DCS WorkHawaii Division provides extensive services to job seekers and prospective employers. • Providing loan assistance to prospective homeowners and actual homeowners. Through City's DCS CAD provides the Rehabilitation Loan Program and Down Payment Loan program. • Providing residential solutions such as group homes or apartments for special needs populations (e.g., adult children with intellectual and/or developmental disabilities) at-risk of becoming homeless.

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3 4	**Priority Need Name**	**Public Facilities Improvements and Infrastructure**	
	Priority Level	High	
	Population	Income Levels	Extremely Low Low Moderate
		Family Types	Elderly Families with Children Large Families
		Homeless Subpopulations	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of DV Unaccompanied Youth
		Non-homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of DV Non-housing Community Development Other
	Geographic Areas Affected	Citywide	
	Associated Goals	Public Facilities and Improvements Accessibility	
	Description	• Acquire, construct, or renovate a building to benefit low- and moderate-income persons, other than the homeless, by providing services for seniors or persons with disabilities; by providing health care including mental health and substance abuse treatment; by providing childcare or activities for youth; or by providing services to persons in need. • Construct or renovate facilities to comply with accessibility requirements. • Acquire, construct, replace, or renovate City-owned facilities and infrastructure to benefit low- and moderate-income communities.	
	Basis for Relative Priority	Honolulu's low- and moderate-income households and special needs populations have a variety of public facility needs. Consultation with the public and other interested parties, and suggestions received	

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		through public input were incorporated into the ConPlan. The needs for public facilities identified through the ConPlan process include, but are not limited to: • Acquisition, construction, or renovation of City-owned facilities to benefit low- and moderate-income persons or presumed low-income persons other than homeless (e.g., elderly, victims of DV, neglected children, and others). • Acquisition of facilities and equipment for fire, police, and EMS and traffic safety measures in low- and moderate-income communities. • Acquisition, construction, and/or renovation of City-owned facilities (e.g., parks) in low- and moderate-income communities. • Construction and/or renovation of City-owned facilities to comply with accessibility requirements. • Public Improvements and Infrastructure activities, particularly street improvements and water and sewer projects, which are consistently needed throughout Honolulu in both the urban and rural areas.
5	**Priority Need Name**	**Public Services**
	Priority Level	Low
	Population	Income Levels: Extremely Low, Low, Moderate
		Family Types: Individuals, Elderly, Families with Children, Large Families
		Homeless Subpopulations: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of DV, Unaccompanied Youth

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		Non-homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of DV Non-housing Community Development Other
	Geographic Areas Affected	Citywide	
	Associated Goals	Public Services – Senior Programs Public Services – Persons with Disabilities Public Services – Victims of DV Public Services – Youth Programs Public Services – Low-Mod Population	
	Description	• Provide various types of public services to address the needs of special needs populations such as senior, persons with disabilities, victims of DV, troubled youths, and low- and moderate-income populations.	
	Basis for Relative Priority	Honolulu's low- and moderate-income households and special needs populations have a variety of public services needs. Consultation with the public and other interested parties, and suggestions received through public input were incorporated into the ConPlan. The public service needs identified through the ConPlan process include, but are not limited to: • Provide services to seniors or persons with a disability to maintain independent living in the community. • Provide support services to address emotional, social and cognitive development of young children; and for older youth, development of life and occupational skills, and remedial education for adults. • Provide services to victims of DV. • Provide services to low- and moderate-income persons, other than the homeless, in the following areas: literacy, financial literacy, employment training, LEP, parenting, family services, transportation, micro-enterprise assistance, legal counseling, fair housing, home counseling, and others.	

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6	**Priority Need Name**	**Community/Economic Development**	
	Priority Level	Low	
	Population	Income Levels	Extremely Low Low Moderate
		Family Types	Individuals Elderly Families with Children Large Families
		Homeless Subpopulations	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of DV Unaccompanied Youth
		Non-homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of DV Non-housing Community Development Other
	Geographic Areas Affected	Citywide NRSAs	
	Associated Goals	NRSA Development Economic Development	
	Description	• Support the development of NRSAs in eligible areas. • Provide microenterprise assistance	
	Basis for Relative Priority	While there is a need for the creation of jobs, it was determined to be a low priority based on comments received. The community and economic/development needs identified through the ConPlan process include, but are not limited to: • Support Slum/Blight area designation for one's neighborhood. • Support NRSAs. • Support micro-enterprise assistance.	

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7	**Priority Need Name**	**Administration, Planning, and Monitoring**	
	Priority Level	Low	
	Population	Income Levels	Extremely Low Low Moderate
		Family Types	Individuals Elderly Families with Children Large Families
		Homeless Subpopulations	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of DV Unaccompanied Youth
		Non-homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of DV Non-housing Community Development Other
	Geographic Areas Affected	Citywide	
	Associated Goals	Program Administration, Planning, Compliance, and Oversight	
	Description	Administer the CDBG, HOME, ESG, HOPWA, and HTF Programs. Complete AI to Fair Housing; Hawaii Housing Policy Study; Homeless PIT; Homeless Needs Assessment Study.	
	Basis for Relative Priority	Program Administration, Planning, Compliance, and Oversight of HUD Programs, ensures timely implementation in compliance with HUD rules, regulations, policies, and guidelines.	

Table 64 – Priority Needs Summary

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Narrative (Optional)

The ConPlan's priority needs are based on the results of conducting needs assessments and market analyses, public consultation meetings with City departments and non-profit agencies, and an on-line survey, as well as collaborations with other agencies. Through the consultation process, the City has identified a range of housing and community development priority needs as listed above.

Draft

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA	Cost burden is high and severe among many low-income households; long waiting list and waiting time in public housing and section 8.
TBRA for Non-Homeless Special Needs	Same comment as above.
New Unit Production	Need for more housing of all types including special needs, high cost of housing, and aging housing stock. Need for the development of existing affordable rental housing for ELI households.
Rehabilitation	Same comment as above.
Acquisition, including preservation	Need for more housing of all types including special needs, high cost of housing, aging housing stock, permanent supportive housing is also recognized as a critical component in achieving results from supportive services.

Table 65 – Influence of Market Conditions

Draft

SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2)

Introduction

The information in the table below are the City's anticipated resources from HUD's CPD. The HUD CPD resources will provide funding for City-Sponsored Initiatives as well as housing, community and economic development activities, and assistance for low- and moderate-income persons and special populations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,035,248	775,000	0	8,810,248	34,240,992	CDBG funds will be utilized for the following activities: City-Sponsored Initiatives, City projects, administrative costs and other eligible activities as needs arise.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,141,694	550,000	508,064	4,199,758	14,766,776	HOME funds will be utilized for the following activities: development of affordable housing, TBRA, and Home Ownership programs. Funds will also be used for administrative costs and other eligible activities as needs arise.
ESG	Public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	648,992	0	0	648,992	2,595,968	ESG funds will be utilized for the following activities: emergency shelter, homelessness prevention, and rapid re-housing. Grant funds will also be used for administrative costs and other eligible activities as needs arise.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	Public - federal	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	567,630	0	0	567,630	2,270,520	HOPWA funds will be utilized for the following activities: TBRA; STRMU; and Supportive Services for persons living with HIV/AIDS. Grant funds will also be used for administrative costs and other eligible activities as needs arise.
HTF	Public - federal	Acquisition Homebuyer assistance Multifamily rental new construction New construction for ownership	1,425,000	0	0	1,425,000	5,700,000	HTF funds will be utilized for the following activities: produce or preserve housing through acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities for ELI and very low-income households, including homeless families. Grant funds will also be used for administrative costs and other eligible activities as needs arise.

Table 66 – Anticipated Resources

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The above reflects anticipated HUD CPD resources which will be administered by the City. The ESG match is expected to be satisfied through other City funds or CDBG funds. The HOME match requirement will generally be satisfied with waived Real Property Tax and/or General Excise. The City is in the process of considering a required match of 25% from each agency receiving HOME and/or ESG funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

For properties assisted with CDBG, HOME or matching funds, the City may require that units remain affordable and obtain concurrence from HUD prior to completing the sale or lease.

In addition, the City's CDBG and HOME funded affordable housing projects include units whose required affordability period expires within the ConPlan period. However, the units may remain in the affordable housing inventory as some projects may become permanent supportive housing under the Housing First Initiative approach to ending homelessness.

Discussion

See discussion above.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The table below lists the entities that will be involved in carrying out the City's FY21-25 ConPlan. The following include but are not limited to:

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City's BFS (Federal Grants Unit, Accounting and Fiscal Services)	Local Government	Overall Grant Administration; Project and Project Activities Oversight; Monitoring; Fiscal Related Services	Island-wide
City's DCS (Community-Based Development Division, Work Hawaii, Fair Housing Office)	Local Government	Plan Implementation; Overall Project and Project Activities Implementation of Rehab Loan, RTW, Down Payment Loan Programs; Housing First Implementation	Island-wide
Mayor's Office of Housing; Corporation Counsel, CCL, Department of Facility Maintenance (DFM), DIT, DPP	Local Government	Overall leadership; plan and budget approval; City Rental Housing Project Maintenance; Legal services; Technology-related assistance	Island-wide
HPHA	State Affiliated Authority	Public Housing; Section 8 Voucher Implementation	Island-wide
HHFDC	State Affiliated Authority	HOME Finance and Development of Housing projects; TOD Catalytic projects	Island-wide
CoC (Multiple Stakeholders)	Multi-sector, multi-level	ESG	Island-wide
Service Providers	Non-profit	Project Implementers	Island-wide
Housing Developers (Non-Profit and For-Profit)	Private Sector/Non-Profit and For-Profit	Project Implementers	Island-wide

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Public Service Providers (Non-Profit, Public Sector)	Private Sector/Non-Profit	Various	Island-wide
DHHL	State Affiliated Authority	Native Hawaiian Housing and Others	Island-wide
HUD Office – Honolulu	Federal	Various	Island-wide
USDA	Federal	Various	Island-wide
Hawaii Civil Rights Commission	State-Affiliated Commission	Fair Housing Standards	Island-wide

Table 67 – Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

The strengths of the Institutional Delivery System include:

- Experience in implementing the five (5) programs in the context of the City's evolving conditions.
- Collaborations that have analyzed issues, evolved leaders, set shared goals and connected action plans.
- Implementing partners that are familiar with compliance requirements of Federal, State, and Local government and of the pace of releasing funds.

The gaps of the Institutional Delivery System include:

- Limited resources regarding level of needs and time required. This includes disruptions in the delivery of activities and services when contracts or funding are interrupted.
- Disconnect in details due to varying definitions, thresholds, and documentation requirements of different funding sources.
- Limited cross-training and technical assistance for all stakeholders.
- Limited pool of housing and facility developers engaged in projects that can meet HOME, HTF, and CDBG compliance requirements and pace of releasing funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

There are several mainstream services targeting homeless persons and persons with HIV. In Table 68 below, the "X" denotes that homelessness prevention, street outreach, and supportive services are available.

For example, the Hawaii Health and Harm Reduction serves Hawaii communities by reducing the harm and fighting the stigma of HIV, hepatitis, homelessness, substance use, mental illness, and poverty in the community. GHP's mission is to provide affordable housing assistance and supportive services to persons living with HIV/AIDS in Hawaii. Please refer to Appendix 18 –

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Oahu's Homeless Help Card 2017 for further details and other resources available to assist special needs populations.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other: Language Access	X	X	X

Table 68 – Homeless Prevention Services Summary

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Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The service delivery system consists of numerous shelter operators, service providers from various levels of government, and private organizations and non-profit organizations. The delivery system uses reliable practices for meeting the multitude of needs and also attempts to make improvements with limited resources.

These limited resources force service providers to be "creative," forming partnerships in an effort to assist as many individuals and families with varying needs. At one time, some providers may have considered each other as competitors for funding, but now they regard each other as community collaborators. And through these collaborations, more individuals

and families can be assisted. These service providers are not duplicating efforts, but rather, working together to enhance the quality of life for a multitude of individuals and families.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The strengths include:

- Multi-level stakeholders who address solutions collaboratively.
- Non-profit partners that are familiar with the relatively more stringent compliance requirements.

The gaps include:

- Inadequate resources given the overwhelming needs or cost of delivering solutions. This includes the difference in the timing of funding availability.
- Lack of permanent supportive housing. This includes the small pool of developers engaged in subsidized housing development.
- Limited number of organizations that can provide needed services.
- Lack of capacity to accommodate special needs population.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Although there is a general lack of resources relative to the need, PIC, the Mayor's Office of Housing and the HICH are working to identify areas of need and relative capacity. Cross-communication and cross-collaboration at multiple levels among multiple stakeholders, and emphasis on strategic development are essential. Working together in partnership are agencies and representatives of non-profit homeless services, government stakeholders, private businesses, community advocates, affordable housing developers, law enforcement, etc., who are making a concerted effort to address priority needs, which will benefit the City as well as the State.

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SP-45 Goals Summary – 91.215(a)(4)

Table 69 summarizes the FY21-25 ConPlan goals.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	City-Sponsored Initiatives	2020	2025	All	Island-wide	All	All	315 Households will be served through these services.
2	Housing – Development	2020	2025	Affordable Housing	Island-wide	Affordable Housing	HOME	28 low- and moderate-income families will have increased opportunity to live in affordable rental housing.
3	Housing – Downpayment Assistance	2020	2025	Affordable Housing	Island-wide	Affordable Housing	HOME	87 low-interest down payment loans and closing costs to low- and moderate-income homebuyers.
4	Housing – Rehabilitation Assistance	2020	2025	Affordable Housing	Island-wide	Affordable Housing	CDBG	30 low-interest loans to low- and moderate-income homeowners to correct conditions in deteriorated homes.
5	Housing First – Housing	2020	2025	Homeless	Island-wide	Homelessness	CDBG HOME	180 persons will receive Housing First housing.
6	Housing First – Services	2020	2025	Homeless	Island-wide	Homelessness	CDBG ESG	660 persons will receive Housing First services.
7	Homeless Services	2020	2025	Homeless	Island-wide	Homelessness	CDBG ESG HOPWA	16,500 persons experiencing homelessness will receive services to stabilize their condition.

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Homelessness and Homeless Prevention	2020	2025	Homeless	Island-wide	Homelessness	ESG	830 low- and moderate-income families will be prevented from becoming homeless or be assisted in securing a rental unit.
9	Public Facilities and Improvements	2020	2025	Non-Housing Community Development	Island-wide	Public Facilities	CDBG	7 facilities to be improved.
10	Services to Special Needs Populations (e.g., Persons w/Mental Illness, persons living w/ HIV/AIDS)	2020	2025	Non-Housing Community Development	Island-wide	Public Services	HOPWA	2,200 persons will be served through these services.
11	DV Services	2020	2025	Non-Housing Community Development	Island-wide	Public Services	CDBG	175 persons will be served through these services.
12	Administration	2020	2025	Non-Housing Community Development	Island-wide	Administration	CDBG HOME ESG HOPWA HTF	Administer the CDBG, HOME, ESG, HOPWA, and HTF programs.

Table 69 – Goals Summary - Strategic Plan

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Goal Descriptions

The ConPlan goals align with the Priority Needs mentioned in section SP-25.

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The City estimates the following based on past HOME performance:

- ELI Families: 145
- Low-Income Families: 394
- MI Families: 0 The HOME Program does not define "MI" therefore families at 80% AMI have been included in the "low-income" estimates above.

Based on the PR23 Reports, Summary of HOME Accomplishments via HUD's Integrated Disbursement and Information System (IDIS) the following are the recorded accomplishments for program years 2015 through 2017.

Home Unit Completions by Percent of Area Median Income						
Activity Type						**Units Completed**
	0% - 30%	**31% - 50%**	**51% - 60%**	**61% - 80%**	**Total 0% - 60%**	**Total 0% - 80%**
Rentals	20	21	0	0	41	41
TBRA Families	39	1	93	2	133	135
First Time Homebuyers	0	0	2	2	2	4
Total, Rentals and TBRA	59	22	93	2	174	176
Total, Homebuyers and Homeowners	0	0	2	2	2	4
Grand Total	**59**	**22**	**95**	**4**	**176**	**180**

Figure 19 – PR 23 HOME Summary of Accomplishments PY2015

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Home Unit Completions by Percent of Area Median Income						
Activity Type						**Units Completed**
	0% - 30%	**31% - 50%**	**51% - 60%**	**61% - 80%**	**Total 0% - 60%**	**Total 0% - 80%**
Rentals	31	38	37	13	106	119
TBRA Families	49	1	88	0	138	138
First Time Homebuyers	0	0	1	5	1	6
Total, Rentals and TBRA	80	39	125	13	244	257
Total, Homebuyers and Homeowners	0	0	1	5	1	6
Grand Total	**80**	**39**	**126**	**18**	**245**	**263**

Figure 20 – PR 23 HOME Summary of Accomplishments PY2016

Home Unit Completions by Percent of Area Median Income						
Activity Type						**Units Completed**
	0% - 30%	**31% - 50%**	**51% - 60%**	**61% - 80%**	**Total 0% - 60%**	**Total 0% - 80%**
Rentals	6	12	6	0	24	24
TBRA Families	0	0	64	0	64	64
First Time Homebuyers	0	0	0	8	0	8
Total, Rentals and TBRA	6	12	70	0	88	88
Total, Homebuyers and Homeowners	0	0	0	8	0	8
Grand Total	**6**	**12**	**70**	**8**	**88**	**96**

Figure 21 – PR 23 HOME Summary of Accomplishments PY2017

Draft

OMB Control No: 2506-0117 (exp. 06/30/2018)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The State's HPHA is primarily responsible for public housing in the City.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable.

Plan to remove the 'troubled' designation

Not applicable.

Draft

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As referenced earlier in the ConPlan, the Affordable Rental Housing Report and Ten-Year Plan was prepared by the State of Hawaii's Office of Planning – DBEDT. A Special Action Team on Rental Housing was formed from government, non-profit, and for-profit agencies that identified five (5) key areas as major barriers to the project goal of affordable rental units and made recommendations to address each area. These key areas are: public lands, infrastructure, funding, regulation and permitting, and preservation.

- Public Lands. More public lands need to be made available for the development of affordable housing.

- Infrastructure. Current capacity is a significant barrier to providing more housing units in urban core of Honolulu.

- Funding. Lack of reasonably priced developable lands, lack of major off-site infrastructure and high development costs.

- Regulation and Permitting. Extensive land entitlement process, lack of consistency and coordination in state and county agency reviews, impact fees and exactions, fiscal policy, and administrative processes.

- Preservation. Preserve Hawaii stock of public and affordable housing at-risk of loss to sustain a long-term supply of rental housing, through the renovation or redevelopment of public housing facilities and the acquisition and rehabilitation of existing rental housing projects.

For further details regarding the barriers mentioned above, please review The Affordable Rental Housing Report and Ten-Year Plan report by clicking the following link: http://files.hawaii.gov/dbedt/op/spb/AffordableRentalHousingReport_10YearPlan.pdf.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Based on The Affordable Rental Housing Report and Ten-Year Plan, the following are examples of strategies/recommended actions to remove or ameliorate the barriers to affordable housing identified in the corresponding sections above.

- Public Lands. Coordinate efforts with the TOD Council. Collaboration offers a significant opportunity for the development of affordable rental rehabilitation projects, new construction, and high-density infill projects.

Draft

- Infrastructure. Leverage private, federal, state, and county funds for infrastructure capacity building in the urban core areas and areas identified for future growth, including tax increment financing (TIF) districts and community facility district (CFD) bonds.

- Funding. Encourage increased participation of private developers and state entities to develop rental housing and mixed-use developments that include affordable rental housing through public-private partnerships and development agreements.

- Regulation and Permitting. Evaluate the formula for computing transportation impact fees for roadway improvement and construction and research the possibility of reducing or eliminating Department of Education (DOE) impact fees for affordable housing.

- Preservation. To prevent the loss of affordable housing, provide the funding necessary to explore the cost effectiveness of acquisition and rehabilitation in comparison with new construction.

For further details regarding the strategies/recommended actions mentioned above, please review The Affordable Rental Housing Report and Ten-Year Plan report by clicking the following link: http://files.hawaii.gov/dbedt/op/spb/AffordableRentalHousingReport_10YearPlan.pdf.

Draft

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is addressing the issue of homelessness through the Housing First Initiative which was launched under the Caldwell administration in 2015. The Housing First model places people experiencing homelessness directly into permanent housing and provides supportive services necessary to help each individual remain housed. There are low barriers to entry, and sobriety is not required in order to obtain housing, but clients must follow house rules in their apartments like any other tenant. Case managers are available 24/7 to help clients and landlords resolve any issues. Households participating in the City's Housing First program were all experiencing chronic homelessness prior to placement, which means they were experiencing homelessness for a year or more and have a disability.

In addition, the City's DCS, Community Based Development Division (CBDD) works in partnership with PIC as well as other government stakeholders and non-governmental agencies to address the need for affordable housing solutions and services for the homeless and those at-risk of homelessness.

Moreover, there are several outreach programs operating on the island. There are Projects for Assistance to Transition from Homelessness (PATH) outreach workers at several locations, a medical and psychiatric outreach team operating from IHS, and H4 does outreach work for its joint Outreach Center in Chinatown. All of these services assess individual needs.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to utilize the ESG to fund individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG funds are available for the following program components:

- Street Outreach. Funds may cover costs related to essential services for unsheltered persons (including emergency health or mental health care, engagement, case management, and services for special populations.

- Emergency Shelter. Funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations).

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- Homelessness Prevention and Rapid Re-Housing. Both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent, and housing search and placement activities). Funds may also be used for short- or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing.

- HMIS. Funds may be used to pay the costs for contributing data to the HMIS designated by the CoC for the area. Eligible activities include computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees.

In general, there are two (2) emergency shelters in town (IHS and Next Step), one (1) in Kapolei, and one (1) in Wahiawa. All four (4) provide case management and transition assistance. U.S. Vets provides transitional housing in Kalaeloa, and there are transitional residences for people in recovery from substance use disorders.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Along with the City, the State of Hawaii have both adopted Housing First as a model of homeless service provision. This approach provides for moving homeless people directly into permanent housing. Chronically homeless people are prioritized for housing and entered into the HMIS and CES. From lists generated from the latter, homeless people are transitioned into permanent housing that best fits their needs. In addition, the City will continue to collaborate and coordinate with key organizations such as PIC to identify priorities for allocating ESG funds.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The Honolulu CoC organization is PIC. PIC's protocols are aligned with the United States Interagency Council on Homelessness' Opening Doors: The Federal Strategic Plan to Prevent and End Homelessness. Those strategies have an emphasis on identification, engagement, and effective services for all persons experiencing homelessness – including adults and children affected by DV, dating violence, sexual assault, and stalking. In addition, the City's DCS-CBDD

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works in partnership with PIC, as well as other government stakeholders and non-governmental agencies, to address the need for affordable housing solutions and services for the homeless and those at-risk of homelessness. The PIC organization continuously works toward assembling organizations to become active members thus improving their outreach, assessment with hospital discharge planning, pre and post-arrest diversion, and community resources. PIC encourages homeless and formerly homeless persons to join and participate in the CoC.

The CoC administers a pre-screening tool to assess immediate safety needs, gather basic information regarding the client, and obtain housing preferences. The CoC uses the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) to assist in identifying a 'match' to an appropriate housing intervention program based on a person's acuity in several core areas. The CoC uses a CES assessment process which prioritizes people based on level of need and ensures that they receive assistance in a timely manner through implementation of a comprehensive workflow. One of the entry points to the CES, "Aloha United Way 211" is Hawaii's only comprehensive, statewide community information and referral service. The CES also reaches the people who are least likely to apply for homelessness assistance through partnership and collaboration with various community stakeholders including emergency rooms, health plans, law enforcement, and other key partners.

The CoC strives for outreach strategies to identify persons made vulnerable or homeless by domestic violence, and for engagement strategies that are responsive, yet attentive to victim and survivor confidentiality and safety. CoC partner agencies conduct regular outreach focused on housing navigation, which most often begins with establishing identification and the collection of vital documents. CoC agencies work to ensure that all persons engaged are: assessed using the appropriate assessment tool; ready and able to be located; motivated to pursue housing; in possession of the appropriate documentation required for potential housing options; and successfully engaged by CoC providers seeking to resolve their housing crisis.

The CoC engaged stakeholders serve youth experiencing homelessness early during the planning process by hosting several meetings with service providers and other stakeholders to design an effective methodology for reaching youth. Youth providers were also members of the 2018 PIT Work Group, which oversaw the design and implementation of the 2018 PIT Count on Oahu. For the youth count, these providers conducted the count in all regions in addition to the general census and provided special incentives to the youth for completing the survey. Young adults are also encouraged to join the youth advisory board. PIC service providers have continued to invite and work jointly with representatives from the State's DOE and Homeless Liaisons Office through CoC meetings. Educational liaisons have worked closely with shelter and outreach providers to inform families of their rights under the McKinney Vento and HEARTH Act.

Draft

Other outreach examples include the Law Enforcement Assisted Diversion (LEAD) pre-arrest program to divert homeless substance abusers; the Health, Efficiency, Long-term Partnerships (HELP) Honolulu coordinated night outreach project, involving the Honolulu Police Department (HPD) and outreach workers in coordination with State and City funded shelters; Community Court, which helps consolidate and clear warrants for community service; and Assisted Community Treatment petitions by both hospitals and community service providers to promote access to mental health treatment in lieu of repeated incarceration. These helped to increase the capacity of CoC programs in preventing individuals and families from becoming homeless for the first time.

U.S. Department of Veterans Affairs (VA) staff continue to conduct regular outreach in the community. Integral to their success, the VA enters veteran's assessment data directly into the HMIS, but they are now able to also share certain data with homeless providers.

One City strategy is to address the issue of homelessness through the Housing First Initiative launched under the Caldwell administration in 2015. The Housing First model places people experiencing homelessness directly into permanent housing and provides supportive services necessary to help each individual remain housed. There are low barriers to entry, and sobriety is not required in order to obtain housing, but clients must follow house rules in their apartments like any other tenant. Case managers are available 24/7 to help clients and property owners resolve any issues. Households participating in the City's Housing First program were all experiencing chronic homelessness prior to placement.

Draft

OMB Control No: 2506-0117 (exp. 06/30/2018)

SP-65 Lead-based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's DCS, operates the rehabilitation loan program to preserve Oahu's housing stock. Eligible homeowners and landlords may apply for loans of CDBG funds to bring a unit up to housing standards. When an applicant with a unit built before 1978 obtains a loan, program procedures require lead testing and abatement.

The City's Rehabilitation Loan program is expected to continue its role in preserving the housing stock that will especially meet the needs of low- to moderate-income homeowners and landlords that rent to low- and moderate-income households.

How are the actions listed above related to the extent of lead poisoning and hazards?

Inspection and remediation by qualified entities are part of standard procedures in assessing properties to be rehabilitated.

To better protect young children from the dangers of LBP, the City distributes pamphlets on lead poisoning prevention and utilizes various disclosure forms for its housing rentals and lease programs.

In addition, landlords with TBRA units are subject to physical inspections prior to the tenants' move-in and annually thereafter.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above ensure that potential LBP hazards are identified in any housing units, buildings, and other dwellings that are assisted with HUD funding.

Draft

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As mentioned earlier in the report, HPHA is the sole statewide PHA which provides Hawaii residents with affordable housing and shelter without discrimination. According to their FY2016-2017 Annual Report, the HPHA Federal and State Low-income Public Housing programs combine to serve over 6,100 families or approximately 18,000 individuals.

The City also has numerous Section 8 HAP Programs. Section 8 offers federally funded programs that provide rental subsidies paid directly to landlords on behalf of income eligible families and primarily the elderly, disabled, or handicapped individuals. The following are some of the City's Section 8 programs:

- HCV. Vouchers are tenant-based assistance which means the subsidies travel with the family as they move to various locations (portability) within the U.S. and its territories.

- Enhanced Voucher Assistance. Enhanced vouchers are generally issued to provide continued assistance for a family upon termination of project-based rental assistance. If the family stays in the same project, the voucher payment standard covers the full market rent.

- Family Unification Program (FUP). This program provides HCV to youth aged 18 to 24 who left foster care at age 16 or older and are homeless or at-risk of homelessness. This program requires a referral from Hale Kipa and is limited to 36 months of housing assistance, enabling youth to lease a decent, safe, and sanitary housing in the private housing market.

- Family Self-Sufficiency (FSS) and FUP Demonstration. This program increases opportunities for self-sufficiency among eligible youth receiving youth housing assistance and support under the FUP program.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's DCS and the Mayor's Office of Housing are two (2) essential agencies addressing the jurisdiction's poverty through their respective programs and policies. Their efforts, along with collaborative partnerships with other government stakeholders and private/non-profit organizations, are vital for a comprehensive affordable housing plan that will benefit the City and the State as a whole.

Draft

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City's BFS administers the CDBG, HOME, ESG, and HOPWA programs. Throughout all aspects of the administration of these programs, the FGU staff review and monitor the City's compliance with specific program regulations as well as other overlay statutes and Executive Orders (i.e., National Environmental Policy Act, Labor Standards provisions, Uniform Relocation and Real Property Acquisition Policies Act, Fair Housing and Equal Opportunity requirements, etc.)

BFS publishes a notice annually in a newspaper of daily general circulation inviting minority and women's business enterprises who are interested in contract/vendor opportunities funded by the CDBG, HOME, ESG and HOPWA programs to submit an application and their resume. Registered minority and women's businesses are subsequently informed of contract, subcontract, and other opportunities to provide goods and services that are available under these programs.

BFS is newly responsible for monitoring open ongoing projects as of July 1, 2017. Previously, the responsibility was held by the City's DCS. At the start of each program year, BFS conducts a risk analysis to determine which projects require on-site monitoring. Factors considered and included in the risk analysis: 1) experience of subgrantee, 2) staff turnover, 3) previous compliance problems, 4) size of award, and 5) nature of activity.

In addition to open ongoing project monitorings, BFS continues to be responsible for the monitoring of completed projects to ensure long-term compliance. This includes on-site unit and file inspections, impromptu monitorings, and remote reviews of subrecipients.

DCS also requires subrecipients to provide periodic program updates and monthly payment requests as a means of conducting remote monitoring. Facility or infrastructure projects with Davis-Bacon requirements are also required to submit labor reports. If a report or request revealed a performance or compliance issue, DCS staff provides technical assistance to resolve the problem.

For the City's HOME funded Downpayment Loan Program, DCS enforces the recapture provisions, which requires that HOME funds be recaptured if the dwelling unit does not continue to be the principal residence of the owner for the duration of the affordability period.

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The City's Fair Housing Officer at DCS reviews and approves all Affirmative Fair Housing Marketing Plans to ensure an effective minority outreach process. The FGU staff also monitors Federal legislation to identify regulatory changes affecting CDBG, HOME, ESG and HOPWA programs, ensuring the timely implementation (including program cost analyses) of such changes.

Policies and procedures have been developed, adopted, and recently updated based on HUD guidelines and with HUD concurrence as recent as 2018. Worksheets used as part of the information-gathering interview process with the subrecipient, along with the required annual audit, are used to flag potential problems and issues that need to be resolved. More frequent monitoring will be undertaken where there is sufficient cause to justify additional action.

Draft

APPENDICES 1 – 20

Draft

Appendix 1

Statewide 2018 Point-In-Time Count Information Sheet

Draft

Statewide 2018 Point In Time Count Information Sheet

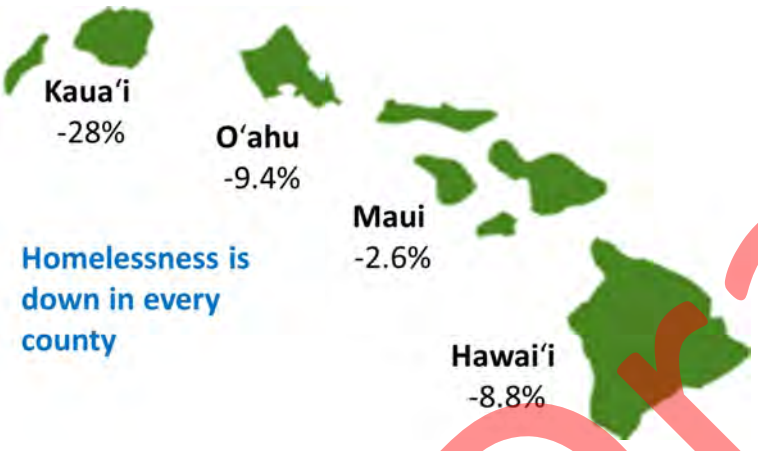
6,530
Total homeless individuals surveyed in 2018

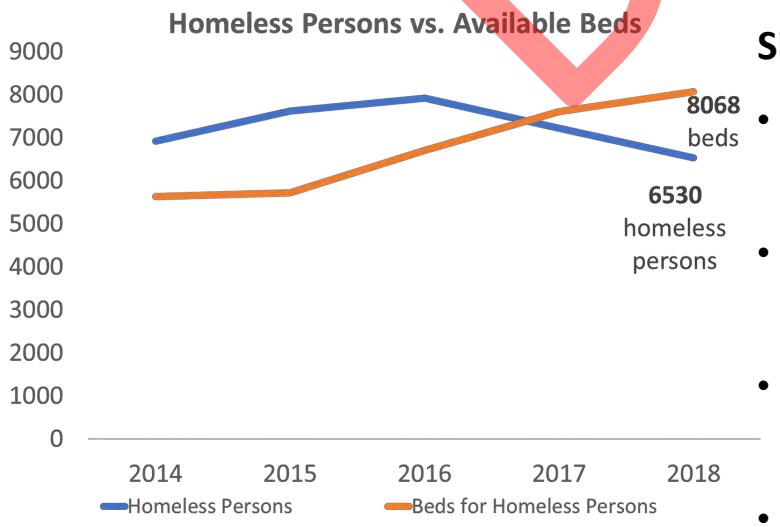
-9.6%
Decrease in total number of homeless individuals compared with 2017

- 690
Number fewer homeless individuals statewide compared with 2017

2018 Homeless Count Figures

The Point in Time Count is a requirement of the U.S. Department of Housing and Urban Development and is a count of sheltered and unsheltered homeless persons on the night of January 22, 2018. The count was conducted during the week of January 22-28, 2018.





Key Decreases in the Point in Time Count

- **4.8% decrease** in chronic homeless individuals and families
- **10.6% decrease** in the total number of people in homeless families
- **12.5% decrease** in the number of children in homeless families
- **13.5% decrease** in the total number of sheltered and unsheltered veterans
- **40.8% decrease** in the number of unaccompanied youth

Housing Inventory Has Increased Steadily Since 2015

- The Point in Time Count and Housing Inventory Count are two sets of data reported to the federal government on an annual basis.
- The Point in Time surveys the number of homeless individuals who report being homeless on a specific night.
- The Housing Inventory Count reports the number of shelter and permanent housing beds available for homeless people.
- The Housing Inventory Count has increased by more than 2,300 beds between 2015 and 2018.

Draft

The Point in Time Count and Housing Inventory Count are conducted by Partners in Care and Bridging the Gap, which are coalitions of service providers and government agencies on Oahu and the Neighbor Islands respectively that aim to end homelessness.

For more information, please view the 2018 StatewidePoint in Time Count Report online at: www.partnersincareoahu.org/2018-hawaii-statewide-point-time-count

O‘ahu 2018 Point In Time Count At-a-Glance

O‘ahu’s total homeless count declined for the first time since 2009, thanks largely to sizable decreases in sheltered (for the fifth consecutive year) and unsheltered numbers (first decline in six years). There were also big decreases in family homelessness, chronic homelessness and homeless veterans. The count was conducted by Partners in Care.

The decrease is partly because of increased housing resources for homeless individuals and families, including new housing projects and new resources for Rapid Re-Housing. A Coordinated Entry System was also implemented, prioritizing housing resources for homeless individuals based on vulnerability and severity of service needs.

Key Numbers

4,495

Total homeless persons counted on O‘ahu, down 9.4% from 2017

1,117

Persons on O‘ahu who meet the chronically homeless definition, down 4% from 1,159 in 2017

14% decrease

In families experiencing homelessness on O‘ahu since 2017

407

Total homeless veterans on O‘ahu, down 9.4% from 449 in 2017

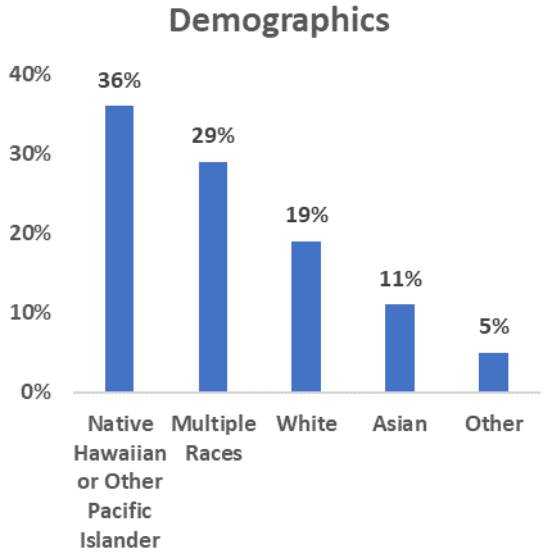
143

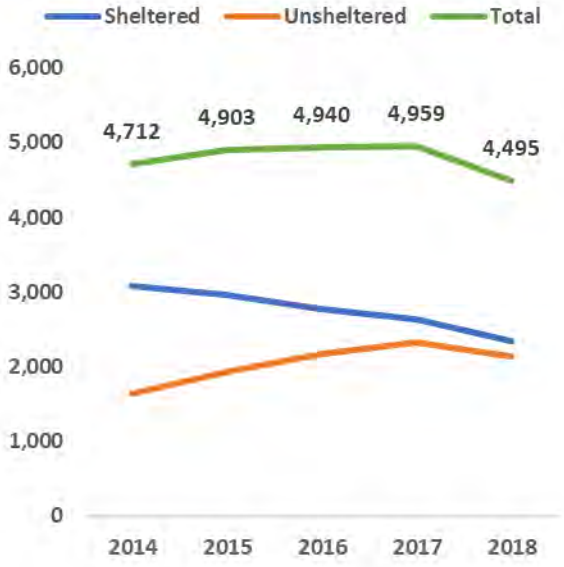
Total unaccompanied youth counted on O‘ahu, down 31.9% from 2017

O‘ahu Regional Trend

Showing Each Region’s Change in Unsheltered Homeless Population Compared to 2017. **The unsheltered population decreased by 179.**

Draft





Appendix 2

FY21-25 Consolidated Plan Housing and Community Needs Survey Results

Draft

Housing and Community Needs Survey

PART ONE

Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)

FINAL RESULTS AS OF 9/10/2018

Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

PART ONE		
QUESTION 1: Rank the following category based on your priorities, with #1 being the highest priority and #6 being the lowest priority.		
HOMELESSNESS *(e.g., Homelessness prevention services)*	**2**	
AFFORDABLE HOUSING *(e.g., Low-interest down payment loans and closing costs to low- and moderate-income homebuyers)*	**1**	
PUBLIC IMPROVEMENTS AND INFRASTRUCTURE *(e.g., Construction or renovation of facilities to comply with ADA/accessibility requirements)*	**5**	
QUESTION 1: Rank the following category based on your priorities, with #1 being the highest priority and #6 being the lowest priority. (continued)		
PUBLIC FACILITIES *(e.g. Acquisition of facilities and equipment for fire, police, and emergency medical services and traffic safety measures in low- and moderate-income communities)*	**3**	
PUBLIC SERVICES *(e.g., Services to seniors or persons with disabilities to maintain independent living)*	**4**	
COMMUNITY AND ECONOMIC/DEVELOPMENT *(e.g., Support micro-enterprise assistance)*	**6**	

COMMENTS:

1) Rehabilitation Loan Program for low to moderate income homeowners.
2) Agricultural & Rural Development Matching Grants.
3) Biased survey, not valid.
4) Disincentives the amount of foreign and out of state buyers in our housing market, which drives the prices to unobtainable levels. Create a program to tax these homeowners more and use that money to directly aid in down payment assistance to locals to create more housing obtainability.

Draft

Housing and Community Needs Survey

PART ONE

Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)

FINAL RESULTS AS OF 9/10/2018

Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

QUESTION 2: For each " HOUSING and COMMUNITY" category, choose one of the following needs:

CATEGORIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
HOMELESSNESS	0	0	3	15	32
AFFORDABLE HOUSING	0	0	2	9	41
PUBLIC IMPROVEMENTS AND INFRASTRUCTURE	0	6	12	24	7
PUBLIC FACILITIES	0	8	20	15	6
PUBLIC SERVICES	1	7	19	14	9
COMMUNITY AND ECONOMIC/DEVELOPMENT	5	10	11	16	7

COMMENTS:
NONE

QUESTION 3: For the following "HOMELESSNESS" activities, choose one of the following needs:

HOMELESSNESS ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Acquisition, construction and renovation of emergency and transitional shelters	1	7	12	17	13
Acquisition, development or renovation of buildings/housing to support the City's Housing First Initiative	0	1	6	22	22
Services and outreach programs to persons/families experiencing homelessness	0	0	11	24	16
Operating costs for existing transitional housing facilities	0	5	17	18	9

Draft

Housing and Community Needs Survey
PART ONE
Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)

FINAL RESULTS AS OF 9/10/2018

Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

QUESTION 3: For the following "HOMELESSNESS" activities, choose one of the following needs: (continued)

HOMELESSNESS ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Services such as case management, work readiness, housing placement and other services to persons experiencing homelessness	0	1	9	20	21
Homelessness prevention services	0	3	11	18	19
Rapid re-housing services	0	0	14	16	20
Rental Assistance	1	3	12	19	16
OTHER: Homelessness Activities (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:

1) Mental health services!
2) I don't think the City needs to construct more shelters, but should financially support the operational cost of existing shelters.
3) Support Funding of Hawai'i Safe Zone Initiatives.
4) The issues stem from an economic crisis. The cost of housing is driven by the market. In 2016 according to HBR 48% of homes sold were sold to foreign or out of state buyers. If you continue to allow them to drive the market and don't provide a way for wages for people that live here to compete in that market then this issue and wealth gap inequality are going to continue to rise.
5) Priority for services over construction of new facilities.

QUESTION 4: For the following "AFFORDABLE HOUSING" activities, choose one of the following needs:

AFFORDABLE HOUSING ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Development of new and preservation of existing affordable and special needs rental housing	0	0	7	8	36
Low-interest down payment loans and closing costs to low- and moderate-income homebuyers	0	4	19	17	10

Draft

Housing and Community Needs Survey

PART ONE

Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)

FINAL RESULTS AS OF 9/10/2018

Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

QUESTION 4: For the following "AFFORDABLE HOUSING" activities, choose one of the following needs: (continued)

AFFORDABLE HOUSING ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Low-interest rehabilitation loans to low- and moderate-income homeowners to correct conditions in deteriorated homes	0	5	20	16	10
OTHER: Affordable Housing Activities (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:

1) On-Farm Workers Dormitory Housing
2) Again I think you should tax foreign and out of state owners more and use it directly to aid in down payment assistance so the causes of the market being so high feed into the solution of affordability.
3) Funding should go to renovations of existing facilities and development of permanent affordable housing units.

QUESTION 5: For the following "PUBLIC IMPROVEMENTS AND INFRASTRUCTURE" activities, choose one of the following needs:

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Infrastructure improvements related to the production or preservation of affordable housing	0	0	8	25	17
Construction or renovation of facilities to comply with accessibility requirements	0	5	30	10	5
Acquisition, construction, replacement or renovation of City-owned facilities and infrastructure in low- and moderate-income communities	0	2	15	27	9
OTHER: Public Improvements and Infrastructure Activities (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:

1) Less City/More Community Sponsored & Managed Project Initiatives
2) No more construction of time limited "affordable housing". Build permanent affordable housing critical. Rent control.
3) Priority for renovations/improvements to existing infrastructure rather than acquisition and new construction.

Draft

Housing and Community Needs Survey

PART ONE

Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)

FINAL RESULTS AS OF 9/10/2018

Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

QUESTION 6: For the following "PUBLIC FACILITIES" activities, choose one of the following needs:

PUBLIC FACILTIES ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Acquisition, construction or renovation of City-owned facilities to benefit low and moderate-income persons or presumed low-income persons other than homeless (e.g., elderly, victims of domestic violence, neglected children, and others)	0	1	20	22	8
Acquisition of facilities and equipment for fire, police, and emergency medical services and traffic safety measures in low- and moderate-income communities	0	10	16	19	7
Construction or renovation of City-owned facilities (e.g., City parks projects - restroom improvements, ADA compliance, etc.)	2	7	23	16	3
OTHER: Public Facilities Activities (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:
1) Support for Pu'uhonua Safe Zone Villages.
2) Priority for renovations over acquisitions and new construction.

QUESTION 7: For the following "PUBLIC SERVICES" activities, choose one of the following needs:

PUBLIC SERVICES ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Services to seniors or persons with disabilities to maintain independent living	1	2	19	20	9
Support services, child development and life skills, and remedial education for adults	0	4	21	22	4
Services to victims of domestic violence	0	3	20	19	8

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Housing and Community Needs Survey

PART ONE

Fiscal Year 2021 – 2025 Consolidated Plan (ConPlan)

FINAL RESULTS AS OF 9/10/2018

Survey deadline close of business 9/7/2018

Department of Budget and Fiscal Services – Federal Grants Unit

QUESTION 7: For the following "PUBLIC SERVICES" activities, choose one of the following needs: (continued)

PUBLIC SERVICES ACTIVITIES	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Services to benefit low- and moderate-income persons with literacy, financial literacy, employment training, limited English proficiency, parenting, family services, transportation, micro-enterprise assistance, legal counseling, fair housing, home counseling, and others	0	5	17	21	7
OTHER: Public Services Activities (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:
1) Support for services to assist serious mental illness and substance abuse issues.
2) We need low-no education Cultural, Marine & Ag. Sector jobs.
3) Priority to wrap-up services that address needs of entire family in culturally meaningful ways.

QUESTION 8: For the following "COMMUNITY AND ECONOMIC/DEVELOPMENT" activities, choose one of the following needs:

COMMUNITY AND ECONOMIC/DEVELOPMENT ACTIVITIES	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	CRITICAL NEED
Support Slum/Blight* area designation for your neighborhood	6	12	18	8	5
Support Neighborhood Revitalization Strategy Areas	1	9	23	13	6
Support micro-enterprise assistance	3	12	19	11	5
OTHER: Community and Economic/Development Activities (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:
1) Support development of affordable housing
2) Restriction/ Removal of DoD off-base housing allowance (BHA)
3) Support to small locally-owned business, property owners to continue operating. Shift focus away from Gentrification.

"Blighted area" means area (including a slum area), whether it is improved or unimproved, in which conditions such as: the dilapidation, deterioration, age, or obsolescence of the buildings or improvements thereon; inadequate ventilation, light, sanitation, or open spaces, or other insanitary or unsafe conditions; high density of population and overcrowding; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision or obsolete platting; existence of conditions which endanger life or property by fire or other causes; or any combination of these factors or conditions predominate, thus making the area an economic or social liability, or conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, or otherwise detrimental to the public health, safety, morals, and welfare.

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Housing and Community Needs Survey

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Department of Budget and Fiscal Services – Federal Grants Unit

PART 2

QUESTION 1: For the following "HOMELESS NEEDS BY TYPE OF HOUSING", choose one of the following needs:

HOMELESS NEEDS BY TYPE OF HOUSING	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
New Interim Housing (emergency shelter and transitional housing)	1	6	10	9	11
New Permanent Supportive Housing	0	1	6	11	19
Operation and Maintenance of Existing Facilities	0	4	11	11	10
OTHER: Homeless Needs by Type of Housing (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:

1) Need to provide services for any of this to work. Can't just focus on construction.

QUESTION 2: For the following "HOMELESS NEEDS BY POPULATION", choose one of the following needs:

HOMELESS NEEDS BY POPULATION	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Families	0	0	3	12	19
Single Men	0	2	11	13	10
Single Women	0	1	12	10	11
Youth (Age 13-17)	1	4	9	7	16
Youth Adults (Age 18-24)	1	2	7	13	13
OTHER: Homeless Needs by Population (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:

1) Critical need for population with substance and mental health issues
2) Populations should be divided by things like substance use and mental health.
3) Funding should focus on at risk populations (mental health, substance abuse, etc.) also priority for residents of the state of Hawaii over transplants.

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Housing and Community Needs Survey
PART TWO
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QUESTION 3: For the following "SERVICES FOR HOMELESS", choose one of the following needs:

SERVICES FOR HOMELESS	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Job Training	0	4	7	18	7
Case Management/Life Skills	0	2	8	10	16
Substance Abuse Treatment/Detoxification	0	2	2	14	19
Mental Health Care	0	1	4	10	21
Physical Health Care (Medical, Dental)	0	2	9	15	10
Housing Placement	0	4	1	16	16
Employment Training	0	4	5	18	9
Education	0	3	8	19	6
Conflict/Dispute Resolution	0	7	17	9	3
Legal	0	5	18	11	2
OTHER: Services for Homeless (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:
1) We need wrap around services.
2) Funding should focus on wrap-around services. Can provide things like job training but if people don't have money to pay for gas or make a car payment then they can't get to that job.
3) Financial literacy/housing counseling - CRITICAL NEED.

QUESTION 4: For the following "SPECIAL NEEDS HOUSING BY POPULATION", choose one of the following needs:

SPECIAL NEEDS HOUSING BY POPULATION	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Seniors	0	1	12	14	7
Chronically Homeless	0	0	7	10	20
Persons with Alcohol/Drug Addictions	0	2	9	9	16
Persons with Developmental Disabilities	0	2	15	11	8
Persons with Functional Disabilities	0	4	12	15	5

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QUESTION 4: For the following "SPECIAL NEEDS HOUSING BY POPULATION", choose one of the following needs: (continued)

SPECIAL NEEDS HOUSING BY POPULATION	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Persons with HIV/AIDS	0	8	15	9	4
Persons with Mental Illness	0	1	5	8	23
Migrant Farm Workers	4	16	13	3	0
Illiterate Adults	2	7	20	6	1
Abused Children	0	3	10	8	14
Domestic Violence Survivors	0	2	9	10	14
OTHER: Services for Homeless (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:
1) Native Hawaiians eligible for Hawaiian Home Lands - CRITICAL NEED.
2) More resources should be distributed to families/individuals/agencies already providing caregiving services to these populations.

QUESTION 5: For the following "RENTAL HOUSING NEEDS BY TYPE", choose one of the following needs:

RENTAL HOUSING NEEDS BY TYPE	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Rehabilitation	0	1	16	12	7
New Construction of Affordable Housing	2	1	1	15	19
Rental Assistance Vouchers	0	2	8	12	14
Preservation of Existing Affordable Rental Housing	0	2	3	13	18
Energy Efficient Improvements	0	6	24	6	0
Modifications for Persons with Disabilities	0	5	22	7	2
Lead-Based Paint Screening/Abatement	1	12	16	5	2
OTHER: Rental Housing Needs by Type (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

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QUESTION 5: For the following "RENTAL HOUSING NEEDS BY TYPE", choose one of the following needs: (continued)

COMMENTS:
1) Rental Assistance Loans - CRITICAL NEED.
2) Focus on existing facilities and construction of permanent affordable housing facilities. Shift construction/development away from luxury real estate development and speculation from mainland developers/investors.
3) Stop funding mainland and foreign investors to build luxury or time limited "affordable housing". Keep out investments local.

QUESTION 6: For the following "RENTAL HOUSING NEEDS BY POPULATION", choose one of the following needs:

RENTAL HOUSING NEEDS BY POPULATION	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Elderly	0	3	8	16	10
Disabled	0	2	13	14	7
Large Families (5 or more persons)	0	6	8	14	8
Extremely Low Income (Under 30% AMI)	0	1	4	8	23
Very Low Income (Between 31 – 50% AMI)	0	2	5	11	19
Low/Moderate Income (Between 51% – 80% AMI)	0	2	11	7	16
OTHER: Real Housing Needs by Population (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:
1) 80-100% - CRITICAL NEED.
2) High priority population should be Native Hawaiians and local residents. Funding for disable and seniors should focus on supporting families who are providing services in-home.

QUESTION 7: For the following "OWNERSHIP HOUSING NEEDS BY TYPE", choose one of the following needs:

OWNERSHIP HOUSING NEEDS BY TYPE	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Foreclosure Assistance & Counseling	1	9	13	11	3
Home Purchase/Down Payment Assistance (First-Time Buyers)	1	5	14	8	8
Home Repair and Rehabilitation	0	8	14	8	8
Development of New Homeownership	2	11	11	8	5

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QUESTION 7: For the following "OWNERSHIP HOUSING NEEDS BY TYPE", choose one of the following needs: (continued)

OWNERSHIP HOUSING NEEDS BY TYPE	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED
Energy Efficiency Improvements	0	15	17	4	0
Modifications for Persons with Disabilities	0	10	20	4	2
Lead-Based Paint Screening/Abatement	1	17	12	3	2
OTHER: Ownership Housing Needs by Type (Describe)	1 NO NEED	2 LOW NEED	3 MODERATE NEED	4 HIGH NEED	5 CRITICAL NEED

COMMENTS:

1) Investment in Nonprofit Loan Funds for Housing Finance - CRITICAL NEED.
2) Should support Native Hawaiians and local families and residents who are existing or prospective homeowners. Should discourage speculation from off-island investors/developers interested in Regentrifciation, construction of mega-homes, other activities that would drive up costs/taxes for local families.
3) No more mega houses. Assistance for kama'aina - Critical. There should be time requirement like live in HI for 5 years before can get assistance. Contribute to the community first then ask for help.

QUESTION 8: Are there any other "HOUSING AND COMMUNITY NEEDS" that you would like the City to address potentially in the future?

COMMENTS:

1) Case Mgt and ideally some reasonable sunsetting of subsidized public housing units that are passing down thru generations.
2) Give homeless people a safe place to be without having to go into shelters. Do not sweep them from any place unless you have a safe place for them to go. Do not criminalize them. Do not treat them like children subject to the many rules and risks in homeless "shelters".
3) Taxing people from out of state who have investment property in Hawaii. Tax them more.
4) Not advocating for a police state, but the chronically homeless need to be sheltered somewhere to get treatment away form the general populace whether they want to or not. It is a health and safety issue as it affects the entire state.
5) Support for tiny home/micro-unit development.
6) Public and community awareness training on how to become a homeowner or be financially stable to afford rental housing accommodations.
7) I think the key issue is the development of truly affordable housing, however that needs to happen.
8) No.
9) Trailer homes.
10) Bridge Housing.
11) n/a.
12) no
13) Too many cars on the roads car exhausts are hazardous to your health - carcinogenic.
14) HART to UH.
15) None.
16) .
17) Education at an early age of potential finance issues and pitfalls (e.g. credit card overspending), and steps that a family would need to observe to ensure "safe" home purchase/acquisition/maintenance.
18) None.

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QUESTION 8: Are there any other "HOUSING AND COMMUNITY NEEDS" that you would like the City to address potentially in the future? (continued)

19) Work on limiting or disincentivizing the amount of foreign and out of state buyers in the market and/or work at economic choices that will increase wages so home ownership can become obtainable.
20) N/A.
21) Improve City's infrastructure to support affordable housing units.
22) The emphasis should be on local people (residents). Many people "move to paradise" and suck up our resources. There's too much construction that's driving living costs up. And in the end it'll all get turned into luxury housing because it is profit driven rather than service driven. Let's fix what we have and let's do it with our people Native Hawaiian wasn't even identified as one of your populations. Send back all the homeless and get sent here by other states. Making resources available is great but you really need the case managers to find and connect people to resources. There's a lot of agencies doing amazing work who really need resources for operations, infrastructure, and services. Fund them. Expand the pilot program for transitional housing and the City & County registry that was created. There are many clean and sober homes that are trying to do good but don't have the resources so they end up charging high rent and it's contributing to the homeless problem rather than alleviating the problem. Find the good work, the ones willing to do the work, and fund them.
23) Focus on Native Hawaiians, support for traditional land tenants/caretakers. Make sure infrastructure can support new housing development projects and do not build more if cannot. Mitigate urban density growth and maintain balance with green spaces, agricultural land. Housing priorities should focus on making sure local families can afford to live at home and shift away from off-island investors/speculation/vacation rental units for non-residents.
24) N/a.
25) Support to build the capacity of nonprofit developers of affordable housing. Investment in community development financial institutions to assist with gap in affordable housing financing and the need for long-term, patient capital.

QUESTION 9: Are there any other comments you would like to share with us or comments on the survey?

COMMENTS:
1) n/A
2) No
3) Please do something useful with this information. And do it right away.
4) Economic is what needs to be what we most heavily invested in. No taxes, no resources to help with other services and housing. Housing plan will not be sustainable in the long run if people can pay more of the rents.
5) It identifies that the issue of homelessness has many variables that affect the success for people to afford housing. From mental issues, to drug addiction, to financial instability, etc...
6) Wording of these questions could have been improved. To increase response rate, Survey monkey should fit into one survey rather than 2.
7) no
8) No.
9) No
10) n/a
11) no
12) no
13) No
14) We need affordable housing! Period. Quit wasting time and just get it done.
15) .
16) Too many luxury condos are being built in Hawaii. What may be deemed "affordable" is not, to many residents.
17) Believe City should focus on developing affordable units and Housing First whereas the State should take the lead in mental health and drug treatment programs.

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Housing and Community Needs Survey

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QUESTION 9: Are there any other comments you would like to share with us or comments on the survey? (continued)

18) This survey was full of assumptions and biases. The questions were designed to get people to say WHO is more important without sharing anything on the scope of the problem. Also, this survey was forwarded to me by someone else. Why is it not being sent out to the whole community. Cast a bigger net if you really want community input. Send it to agencies. Request that agencies forward to their staff or better yet, their clients. A better job can be done to get more public opinion.

19) Populations identified show a lack of understanding for where services are needed. Provide more context/define areas of need. Allow for distinction between rehabilitation/renovation/preservation of current facilities vs. construction of new facilities.

20) N/a.

21) Please send out to more organization and groups so as to increase the level of community input and the highlighting of needs that may go unnoticed by organizations/groups the survey typically goes out to.

YOUR INFO

City/Town	1) Aiea - 2 2) Honolulu - 16 3) Honolulu/Kailua - 1 4) Kailua - 3 5) Kaimuki - 1 6) Kaneohe - 2 7) Kapolei - 1 8) Mililani - 2 9) Wahiawa - 1 10) Waialua - 1 11) Waianae - 2 12) Waikiki - 1 13) Waimanalo - 1 14) Waipahu - 1 TOTAL = 35			
Zip code	1) 96814 2) 96818 3) 96797 4) 96792 5) 96792 6) 96789 7) 96791 8) 96734 9) 96821 10) 96792	11) 96816 12) 96816 13) 96826 14) 96815 15) 96816 16) 96815 17) 96813 18) 96734 19) 96786 20) 96734	21) 96816 22) 96734 23) 96822 24) 96707 25) 96817 26) 96818 27) 96815 28) 96819 29) 96744 30) 96813	31) 96789 32) 96813 33) 96701 34) 96744 35) 96701 36) 96818 37) 96795

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Appendix 3

Citizen Participation Plan (Amended and Restated)

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AMENDED AND RESTATED CITIZEN PARTICIPATION PLAN

(May 2011)

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Community Development Block Grant (CDBG)
HOME Investment Partnerships (HOME)
Emergency Shelter Grants (ESG)
Housing for Persons with AIDS (HOPWA)
Section 108 Loan Guarantee (Section 108)
Programs

CITY AND COUNTY OF HONOLULU
AMENDED AND RESTATED CITIZEN PARTICIPATION PLAN

As a condition to receiving federal funds, the U.S. Department of Housing and Urban Development (HUD) requires the City and County of Honolulu (City) to develop a Citizen Participation Plan (Plan) to encourage the community's participation in the development, implementation and assessment of the following programs which are administered by HUD's Community Planning and Development (CPD) division:

- Community Development Block Grant (CDBG) – a program developed to provide decent housing, a suitable living environment, and expand economic opportunities, principally for persons of low- and moderate-income.
- HOME Investment Partnerships Program (HOME) – a program developed to fund activities to build, buy and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income persons.
- Emergency Shelter Grants Program (ESG) – a program developed to provide persons experiencing homelessness with basic shelter and essential supportive services.
- Housing Opportunities for Persons with AIDS (HOPWA) – a program developed to provide housing and related supportive services to persons with HIV/AIDS.

The administration of these programs is guided by the Consolidated Plan ("ConPlan"), a 5-year needs assessment and strategic plan; the annual Action Plan which details the activities to be undertaken for the upcoming year; and the Consolidated Annual Performance and Evaluation Report (CAPER), a year end performance review. The process under which these documents are developed will hereinafter be referred to as the CPD planning process.

In addition, this document also covers citizen participation requirements for a Section 108 Loan Guarantee (Section 108) program. Section 108 is a HUD program which provides funds for economic development, housing rehabilitation, and large-scale capital improvement projects. Section 108 loans are guaranteed by the City's current and future CDBG allocations. The Section 108 citizen participation requirements contained herein will only become applicable if the City implements a Section 108 program.

The first Plan was adopted by the City in 1995 and amended in 2005. This amendment and restatement reflects the City's commitment to improving all aspects of its CPD programs through periodic review and revision. This Plan is being amended to: 1) allow the thirty-day public review and comment period on the City's Action Plan to coincide with the City Council's consideration of the same matter; 2) include community

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participation guidelines for a Section 108 program; 3) clarify the actions that constitute a substantial amendment to the ConPlan; and 4) simplify the Plan to make it easier to understand and implement.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

The City will encourage the involvement of all community members, but in particular low- and moderate-income persons, persons experiencing homelessness, minorities, non-English speaking persons, persons with disabilities, recipients of government housing assistance, and residents of low- and moderate-income neighborhoods, Neighborhood Revitalization Strategy Areas (NRSAs) and other targeted areas. For purposes of this Plan, the City defines low- and moderate-income neighborhoods as areas in which at least 51% of the households have incomes at or below 80% of the area median income.

In addition, the City will encourage the participation of local and regional community organizations, nonprofits, faith-based organizations and developers whose programs and projects focus on the needs of low- and moderate-income persons.

The City will use a variety of outreach techniques to encourage community involvement through all stages of the CPD and Section 108 planning processes. Depending on the target audience, the City may use newspaper advertisements, press releases, websites and/or mass distributions of regular and e-mail notices. In all situations, the City will focus on providing timely and appropriate information.

The City will provide assistance to allow individuals with disabilities the opportunity to participate at all levels of planning and assessing the City's programs. Public hearings will be held at locations accessible to persons with disabilities, closed captioning will be provided for City Council hearings, and the City will maintain telecommunication devices for deaf persons including text telephones in the Departments of Customer Services (768-3489) and Budget and Fiscal Services (768-3933). Upon request, the City will also provide draft and final documents in a format accessible to those with visual impairments.

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PRIMARY METHODS OF KEEPING PUBLIC INFORMED

1. PUBLIC NOTICES

Throughout the year, the City will publish, in a newspaper of general circulation, notices to alert the public to significant events in the CPD and Section 108 planning process and, if appropriate, solicit public comment.

TABLE 1 – LIST OF PUBLIC NOTICES

TITLE	CONTENTS	FREQUENCY	PUBLIC COMMENT PERIOD
Draft Consolidated Plan (ConPlan)	• Summary of purpose and contents • Notice of availability for review and comment	Every 5 years	30 days
Final ConPlan	• Notice of acceptance • Notice of availability	Every 5 years	None
Info on Funding Opportunities / Request for Proposals	• Program summary including fund objectives; amount of funds available; and range of eligible and ineligible activities • Information on application process	HOME / CDBG: Annual ESG / HOPWA: Biannual Section 108: as needed	None
Draft Action Plan	• Summary of projects recommended for funding • Notice of availability for review and comment	Annual	30 days
Final Action Plan	• Notice of acceptance • Notice of availability	Annual	None
Draft Section 108 Application	• Summary of projects recommended for funding • Notice of availability for review and comment	As needed	30 days
Draft Consolidated Annual Performance and Evaluation Report (CAPER)	• Summary of contents and purpose • Notice of availability for review and comment	Annual	15 days
Annual Community Assessment / Final CAPER	• Notice of availability	Annual	None
Substantial Amendments to the ConPlan / Action Plan / Citizen Participation Plan (CPP)/ Section 108 Application	• Summary of proposed changes	As needed	30 days
Non-Substantial Amendments to the ConPlan / Action Plan / CPP / Section 108 App	• Summary of changes (notice will also include substantial amendments that were implemented during the plan year)	Annual (end of plan year)	None

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TITLE	CONTENTS	FREQUENCY	PUBLIC COMMENT PERIOD
Conversion / Demolition of Low-Income Dwellings	• Project summary – activity description, location, completion schedule • Replacement units summary – project description, funding source, completion schedule	As needed	7 days

The following changes are considered amendments that will require public and HUD notification, but no public comment period:

- change in purpose, location, scope, or beneficiary of an activity;
- reallocation of funds previously described in a public notice (i.e. lapsing of funds for one activity and the awarding of funds to an alternate);
- change in response to an urgent need, such as a disaster;
- non-substantive, stylistic or housekeeping amendments; and
- change to appendices or exhibits.

The following changes will be considered substantial amendments that will also require a public comment period:

- change in allocation priorities including changes to the Problems/Needs, Activities or Outcomes of the Logic Model (ConPlan);
- change in the method of distribution of funds (ConPlan);
- addition of an activity not previously described in the Action Plan or Section 108 application;
- increase or decrease in an activity's award amount by the greater of $75,000 or 30% of original award (Action Plan or Section 108 application); or
- change in the designated provider of an activity (Action Plan or Section 108 application).

2. PUBLIC HEARINGS / CONSULTATION MEETINGS

Throughout the year, the City will hold public hearings / consultation meetings to solicit citizens' comments and opinions on the City's housing and community development needs and the City's plans and progress towards meeting those needs.

Hearings / Meetings will be held at times and sites convenient and accessible to the public, including those with disabilities. Arrangements will be made for any individual requiring special services, including interpreters for non-English speakers, provided the City is notified of the need for special arrangements at least five working days prior to the scheduled event.

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Notices for each hearing / meeting will be published in a newspaper of general circulation, approximately 10 working days before the meeting to allow the public ample time to prepare for the meeting. Those unable to attend the hearing / meeting, will be encouraged to submit written testimony prior to the meeting.

TABLE 2 – LIST OF PUBLIC HEARINGS

TITLE	TOPICS	# OF MEETINGS	FREQ.
Consolidated Plan / Community Needs Consultation Meetings	• Overview of CPD programs and planning process • Community development and housing needs for next 5 years • Funding priorities	At least one, preferably two	Once every 5 years
Action Plan Hearings / City Council Meetings	• Activities proposed for funding for upcoming year • Current community needs	At least two: 1) budget committee; and 2) full Council	Annual
CAPER / Community Needs	• City's performance for the preceding year (including Section 108 projects, if applicable) • Current community development and housing needs	One	Annual
Orientation / Informational Meetings for RFPs	• Introduction to Section 108 or CPD funding program including objectives; amount of funds available; and range of eligible and ineligible activities • Technical assistance	At least one, preferably two	CDBG / HOME: Annual ESG / HOPWA / Section 108: As needed
Consultation Meetings	• Community Needs	As needed	As needed
Section 108 Hearing / City Council Meetings	• Projects included on a Section 108 application	At least two: 1) budget committee; and 2) full Council	As needed If possible, combine with Action Plan hearings

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ADDRESSING COMMUNITY CONCERNS

1. PUBLIC ACCESS TO RESOURCE DOCUMENTS AND PROGRAM RECORDS

The City will make the following documents available to the public via hard copies available at the City's Department of Budget and Fiscal Services and electronically through the City's website:

- HUD Approved Consolidated Plan (current)
- HUD Approved Action Plan (past five years)
- Final CAPER (most recent)
- Annual Community Assessment (most recent)
- Final Section 108 Applications (on-going projects)

The City will also provide free copies to interested parties upon request, although the City reserves the right to limit the number of free copies to a reasonable amount.

Upon written request, citizens will also be provided access to information and records regarding the City's preparation of the ConPlan and the use of CPD and Section 108 funds. The content and scope of the City's response to such requests may be restricted due to State and local laws regarding privacy and obligations of confidentiality.

2. COMMENTS AND COMPLAINTS

The City will provide responses to written questions, complaints and grievances within fifteen working days. An interim written response will be provided should the nature of the query, complaint or grievance not permit a definitive response within the specified fifteen days.

All comments or opinions received will be considered when preparing the ConPlan, the Action Plan, a Section 108 application, any substantial amendments, or performance report. A summary of comments, including those not acted upon with the reason for the non-action, will be attached to the appropriate document.

3. TECHNICAL ASSISTANCE

City staff is available year round to answer questions and provide technical assistance to any group or person interested in developing proposals and applying for funds under either Section 108 or a CPD program. The City will determine the type and level of help, but in no instance will assistance guarantee funding. All applicants will be expected to go through the City's regular Request for Proposals (RFP) process. If appropriate and interest warrants it, the City will hold an orientation / informational meeting during the RFP process to provide help in a group setting.

4. DISPLACEMENT

It is City policy to minimize displacement of persons and entities as a result of activities assisted with CPD or Section 108 funds and to assist persons displaced as a result of such activities. Due to the City's criteria for evaluating projects for funding, it is rare for CPD funded projects to involve relocation or displacement. For those projects which do, the City has relocation specialists who work closely with the affected parties to ensure that the relocation requirements of 24 CFR Part 42 and 24 CFR 570.606(c) are met.

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Appendix 4

2018 Honolulu Homeless PIT Count Report

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Partners In Care
Homeless Point-in-Time Count Report
January 22, 2018

Draft

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- N.S. Food Bank
- New Hope Haleiwa
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- PHOCUSED
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- U.S. VETS Barbers Point
- U.S. VETS Waianae
- Wahiawa Christian Church
- Waikiki Health

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Executive Summary

Results from the 2018 Oahu Homeless Point-In-Time Count conducted on January 22, 2018 revealed a nine percent overall decrease in one-day homelessness from 4,959 persons in 2017 to 4,495 persons in 2018. The aggregate decrease was driven by large decreases in both the sheltered and unsheltered counts.

The 2018 point in time count decrease was fueled by an eight percent reduction in unsheltered homelessness, from 2,324 persons in 2017 to 2,145 persons in 2018, and an 11 percent decrease in sheltered homelessness, from 2,635 persons in 2017 to 2,350 persons in 2018. This is the first year that total homelessness on Oahu has declined relative to the previous year, using 2009 as the baseline year. The count of homeless persons living in emergency or transitional shelters decreased 11 percent from 2,635 to 2,350 persons, with 86 percent of the 285-person reduction attributable to a decline in transitional housing utilization. 2018 marks the fourth straight year that transitional housing utilization has declined, from 2,173 persons in 2014 to 1,307 in 2018.

A review of the type of households experiencing homelessness found that 2,905 single individuals represented 65 percent of the total one-day homelessness. Single individuals are defined by HUD as households (single or multiple adults) without the presence of dependent children under the age of 18. A total of 1,590 family individuals were counted as homeless, including 67 families, with a total of 229 family individuals canvassed and living unsheltered. This represents a 14 percent decrease in the total number of homeless family individuals compared to 2017. A total of 118 children were found living unsheltered within these families. Sheltered families totaled 340 households with 1,361 persons including 781 children (219 in emergency shelters and 562 in transitional housing); down 59 families and 261 family individuals compared to 2017.

A review of key subpopulations indicates that the total number of sheltered and unsheltered homeless veterans on Oahu decreased nine percent to 407 veterans compared to the 2017 total of 449 veterans. A total of 195 unsheltered veterans were encountered in the 2018 count, a 17 percent decline compared to the 235 counted in 2017. 111 unsheltered chronically homeless non-family veterans were tallied on Oahu, 56 percent of the total unsheltered homeless veteran household members without children.

Data from the 2018 reporting supported a decline in chronic homelessness with 1,012 single individuals and 105 persons in families for an Oahu total of 1,117 persons in chronically homeless households. This represents a four percent decrease from the 1,159 found in 2017. The overall decrease represented a two percent decrease in single chronic homeless individuals, and a 14 percent decrease in family individuals.

The report also tabulated data on two additional subpopulations of increasing significance – unaccompanied youth and parenting youth. Youth are defined as individuals 24 years or younger. Oahu reported 143 unaccompanied youth, with 104 (73 percent) living unsheltered, and 39 in emergency or transitional shelters. The 2018 unaccompanied youth count decreased significantly compared to the 210 found in 2017. The total number of unsheltered

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unaccompanied youth under the age of 18 remained low at nine total persons, down from the 23 counted in 2017.

A parenting youth household is defined as a household containing persons 24 years of age or younger with one or more dependent children and without any accompanying adults 25 years of age or older. There were 21 parenting youth households identified on Oahu, encompassing 68 persons including 36 children. The 2018 total decreased slightly from the 2017 total of 28 households with 94 persons including 46 children.

Given the numbers of homeless found in these counts and the state and federal initiatives to reduce homelessness, recommendations to improve the overall implementation of the count include improving the planning, supervision and execution of the count effort, the training of count staff and volunteers, the handling and verification of all survey forms and electronic data, and the introduction of data quality controls by outreach funders.

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General Overview

HUD's annual grant application for CoC homeless assistance funding requires the State of Hawaii to produce an unduplicated count of sheltered and unsheltered homeless on a one-day point in time during the last ten days of January. The count represents a one-day estimate of homelessness on Oahu as of January 22, 2018.

The primary objective for the 2018 PIT was to obtain the most reliable estimate of sheltered and unsheltered homeless individuals and families throughout the island of Oahu. The count assists in 1) accurately assessing current levels of homelessness for various household types, 2) estimating the number of chronically homeless individuals and families, and 3) evaluating the extent of homelessness for veterans and youth. PIT data collection is an integral part of local and national planning and supports policy and resource allocation decisions. As the count's execution improves, reporting more accurately reflects the actual state of homelessness during that specific point-in-time. The count is an excellent opportunity to engage the public, community leaders, and private businesses in statewide homeless initiatives.

Hawaii's Homeless Management Information System (HMIS) was utilized to extract the sheltered data needed for this report and as the repository for surveys collected during the unsheltered canvassing. The HMIS is a centralized database used to record services rendered to homeless individuals throughout the State of Hawaii. All service providers who receive federal, state, or county funding are required to participate in the HMIS. Other agencies voluntarily use the HMIS due to its connection with the Coordinated Entry System (CES) and extensive reporting capabilities.

To help ensure that client data was as reliable as possible, organizers contacted emergency and transitional shelter providers leading up to the count and asked them to confirm that all clients sleeping in their facilities on the night of the count had active HMIS intake records. Shelters not participating in the HMIS, such as domestic violence programs, were contacted individually and asked to provide the number of homeless individuals and families residing in their programs on the night of the count, in addition to providing specific subpopulation data.

For the unsheltered count, the state received HUD's permission to conduct a five-day physical count between Monday, January 22, 2018 and Friday, January 26, 2018. Field staff and volunteers asked all encountered unsheltered homeless individuals, "Where did you sleep this past Monday, January 22nd?" in addition to other required survey questions.

The unsheltered survey instrument was based on HUD-defined criteria and provider feedback. All surveys were cleaned, entered into the PIT module of the HMIS, unduplicated, and analyzed to obtain the data presented in this report. The following unsheltered surveys were not included in the final tally:

- Clients who reported living in a sheltered situation on the night of 1/22/18.
- Clients with duplicate surveys or records that were already counted in the sheltered homeless component.
- Clients that refused to answer any questions in the unsheltered survey.

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Stakeholders, regional leaders, homeless service providers, and volunteers attended several planning meetings prior to January 22, 2018. The purpose of these meetings was to convey the count's methodology to all parties involved, provide explicit instructions detailing objectives, and to obtain feedback on the surveys used during the unsheltered count.

Several trainings preceded the 2018 count. Trainees received an overview of the count and its methodology, safety tips, data quality topics, and key points to consider during the surveying based on previous years' results. Regional leaders provided ad hoc training before and during the count to ensure that volunteers understood how to administer the survey.

PIT Teams

Field staff were composed of workers from service agencies that regularly perform outreach to the unsheltered homeless. Survey teams were assigned to familiar regions to ensure that many of the high-density areas frequented by unsheltered homeless were surveyed. Skilled outreach staff accustomed to specific areas and clients are more likely to obtain accurate information. Service-based locations, such as food pantries, soup kitchens, and drop-in centers were covered extensively during the count to reach additional unsheltered homeless.

The unsheltered count spanned the work week of January 22nd. The first day of the unsheltered count was conducted with substantial participation from many organizations and volunteers, and focused on reaching as many unsheltered homeless individuals as possible. As the week progressed, agencies independently scheduled dates and times for field staff to visit known locations, where homeless tended to congregate.

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Count Implementation Overview and Recommendations

The 2018 PIT Count represents the best available data to estimate one-day homeless prevalence on Oahu. The estimate adheres to the federal definition of homelessness which includes individuals and families living in emergency shelters, transitional housing facilities, and people identified as sleeping and living in an unsheltered location on the night of the count. The count is neither a measure of housing stability among people residing in housing nor a measure of the conditions of such housing and the general housing environment.

While the Point-In-Time count effort has been implemented in a similar manner over the past several years, the count continues to be impacted by varying degrees of implementation from year to year. Conclusions based on the reported data generally need to be expressed together with the appropriate caveats impacting their validity. Below is a listing of the operational concerns associated with the 2018 count implementation and the three major types of PIT data: 1) Sheltered data counts, 2) Unsheltered data counts, and 3) Demographic information (comprising both unsheltered and sheltered).

Count Implementation

Weaknesses in the 2018 count implementation included the following:

1) The count continues to be performed by a variety of personnel including many volunteers with a varying degree of understanding and competency in the completion of the count tasks including completion of survey responses.
2) General planning efforts and the training of agency staff and volunteers should begin at least several months prior to the count. Many providers and volunteers seemed to lack adequate training, which surfaced in many different aspects of the count including, survey design, regional leadership and coverage, quality assurance, data quality, and issues with survey data entry into the PIT module of the HMIS.
3) The Oahu unsheltered survey was redesigned to include an expanded survey section. Several outreach providers indicated that the way this was implemented caused a great deal of confusion. One outreach provider noted that staff were advised not to ask several of the expanded survey questions due to safety concerns for staff and respondents.
4) The expanded survey questions were not finalized until mid-January, roughly two weeks prior to the count. This impacted the ability of the HMIS admin team to integrate and test in the PIT module, therefore, only the standard HUD survey data were made available.

Sheltered Data

The source of the data reported in the sheltered homeless counts is from the HMIS. Data were extracted for each program for the Point-in-Time count date (January 22, 2018) then compared to actual census data. Sources of errors from the sheltered data can include the following:

1) Discrepancies in the HMIS data compared to the actual census can be due to delays in HMIS data entry, failure to include all household members in the HMIS household group, and general input errors in HMIS data entry. These discrepancies delay the time it takes to

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produce the sheltered analysis, since ultimately all clients listed on the program's internal census need to have a corresponding HMIS program enrollment record.

2) Although HMIS data quality continues to improve, missing and unknown client data continue to impact the accuracy of the reporting. It remains important that demographic and subpopulation data are entered as accurately as possible, so that comparisons drawn from year to year are reliable.

Unsheltered Data

The difficulties of completing an accurate unsheltered homeless count are well-documented. The following outline procedures that can help to improve the results.

1) Although more difficult, implementing the canvassing efforts during the nighttime hours when it is believed that most sheltered homeless persons would no longer be staying outside in typical unsheltered locations. Counting persons through drop-in centers and events, although perhaps necessary to cover larger geographic areas, is not ideal since it limits the canvassers ability to collect or visually corroborate any evidence of residing unsheltered. This year, unsheltered canvassing was conducted late into the evening of the 22nd, and in the early morning hours of the 23rd by several experienced outreach providers.

2) To the extent possible, use skilled outreach workers or other experienced homeless service staff who are familiar with the consumers, the area being canvassed, and who can determine through unscripted questioning whether the person is currently homeless. This makes the survey data much more accurate.

3) Ensure that full name collection is maximized using experienced service staff. The full name data collection rate for the final unsheltered dataset was 89% (1,915/2,145); a major contributor to this low rate was the fact that 113 of the children surveys did not contain child name information. This made it virtually impossible to de-duplicate child records. The omission of names or the provision of pseudonyms is a major threat to the validity of the data. This should be emphasized in preliminary training.

Methods to minimize the number of persons who are unsheltered but missed during the physical enumeration include the following:

1) Since the Hawaii HMIS maintains a very large unsheltered database, the database should be kept clean and updated in advance of the PIT count to ensure that those remaining active have a very high likelihood of remaining unsheltered and homeless. As recommended in prior years, the PIT count objective should be to locate and corroborate the homeless situation of these currently active clients during the count. The unsheltered section of this report contains more quantifiable information around this point.

2) Sufficient resource allocation (time and personnel) to ensure coverage for large and/or dense areas where homeless individuals are known to reside.

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3) Review of canvassing efforts to ensure that selected areas, especially key areas where homeless are known to live unsheltered, were thoroughly canvassed during the count

4) Corroboration with key regional personnel during the PIT week to ensure that high density regions are covered adequately, and that expected results are achieved.

5) The extent to which training occurred leading up to the count is unclear. Based on the quality of the surveys, it is also uncertain whether surveys completed during the unsheltered canvassing were reviewed daily for quality assurance. The following data collection issues impacted the unsheltered count analysis.
   a. Many questions requiring a written response were difficult or impossible to read because of poor handwriting.
   b. Some questions had more than one answer circled, leaving data entry personnel guessing to determine which answer to enter.
   c. Questions requiring specific written answers weren't answered properly. This occurred primarily in the top sections of the surveys. Questions requiring actual locations were invariably generic in response, making them difficult to use in subsequent analyses or outreach coordination efforts if needed.
   d. Questions that should never have missing data were left blank, e.g. name of interviewer, name of organization, site of interview, etc.
   e. High missing data rates for many survey questions throughout all regions.
   f. On April 10th, PIC staff found 41 single and 7 family surveys when cleaning their office. These surveys were nearly excluded from the count's analysis, which also lead to questions as to whether all surveys were truly submitted for data entry.
   g. Several hundred photo copies of completed surveys were interspersed with originals, leading to redundant data entry and duplication. Overall, 737 duplicate unsheltered surveys were removed from the final unsheltered dataset. 23 clients were removed from the unsheltered dataset because they were either found in the sheltered dataset or were marked as being sheltered on the night of the count. Future counts and quality assurance procedures prior to data entry should ensure that duplicates or sheltered surveys are omitted prior to data entry or that they are never surveyed to begin with.
   h. Roughly 30 unsheltered surveys were completed at the CFS DV shelter and marked as sheltered at the facility on the night of the count. These surveys were ultimately omitted prior to being entered in the HMIS.
   i. Unsheltered surveys were turned over to data entry personnel three weeks prior to the HUD submission deadline of 4/30/18. This made it very difficult to clean the surveys, enter in to the PIT module, and analyze with enough time to meet the HUD reporting deadline. Ideally, all data should be cleaned and entered by mid-February. This will enable the reporting and results to be yielded much more quickly.
   j. Stacks of surveys were marked as refusals, but upon further inspection were completed by surveyors and respondents. These surveys were included in the dataset before it was cleaned.

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Demographic Data

Client self-reported data on medical information (substance abuse, mental illness, etc) and lifestyle information (housing type, length of homelessness) is typically impacted by several types of errors:

1) Errors related to the inability for persons to accurately recall detailed historical information such as housing location over a long period of time. This makes the self-reported length of homeless information more unreliable, thus impacting the validity of the chronic homeless data.

2) Errors related to the inability of the person to fully understand the concept in question. Examples include questions related to mental illness status where the person may not fully understand what symptoms (e.g. feeling down, acute anxiety, chronic fatigue) may be evidence of having mental illness.

3) Errors related to purposeful false response due to socially unacceptable behaviors, illegality of behaviors, or other incentives not to fully disclose (e.g. fear of parole violation).

The table below gives a general assessment of the validity of responses collected during an outdoor canvassing attempt. A three-tier system (high, medium, and low) is utilized.

Age	High		Mental Illness	Medium
Race	High		Substance Abuse	Low
Ethnicity	High		HIV/AIDS	Low
Race	High		Disability	Medium
Homeless Status	High		Length of Homelessness	Medium
Number of Times Homeless	Low		Area of Location	High
Sleeping Location	High		Current Armed Forces	High
Veterans Status	High			

The suspected inaccuracy of key variables such as Disability and Length of Homelessness further impacts the validity of important measures such as chronic homelessness, which depend on responses to these questions. The chronic homeless measure itself must also be interpreted with the understanding that it has low validity due to methodological problems of its component factors.

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Oahu Summary

The following sections provide summary statistics for Oahu. Table 1 summarizes the sheltered and unsheltered totals over the last five years. Each of the annual counts have been implemented with the same general methodology, although execution has varied from year to year. Of the 2,350 sheltered homeless identified in 2018, 1,043 were in emergency shelters, and 1,307 were in transitional facilities.

Both totals declined compared to 2017, with transitional occupancy down 270 persons (-17.1%). The transitional decrease was fueled in large part by a steep decline in the number of homeless families, down 55 (230 family individuals) compared to 2017. Emergency shelter utilization declined by 15 people (-1.4%) relative to 2017. The Oahu sheltered count has receded for the fourth consecutive year, and despite the large decrease in sheltered families, the total number of unsheltered families grew by only eight, with a slight four-person increase in the number of family individuals compared to 2017.

Table 1: Oahu PIT Summary, 2014-2018

	Sheltered		Unsheltered		Total
	#	%	#	%	#
2018	2,350	52.3%	2,145	47.7%	4,495
2017	2,635	53.1%	2,324	46.9%	4,959
2016	2,767	56.0%	2,173	44.0%	4,940
2015	2,964	60.5%	1,939	39.5%	4,903
2014	3,079	65.3%	1,633	34.7%	4,712

Figure 1 presents the information summarized in Table 1.

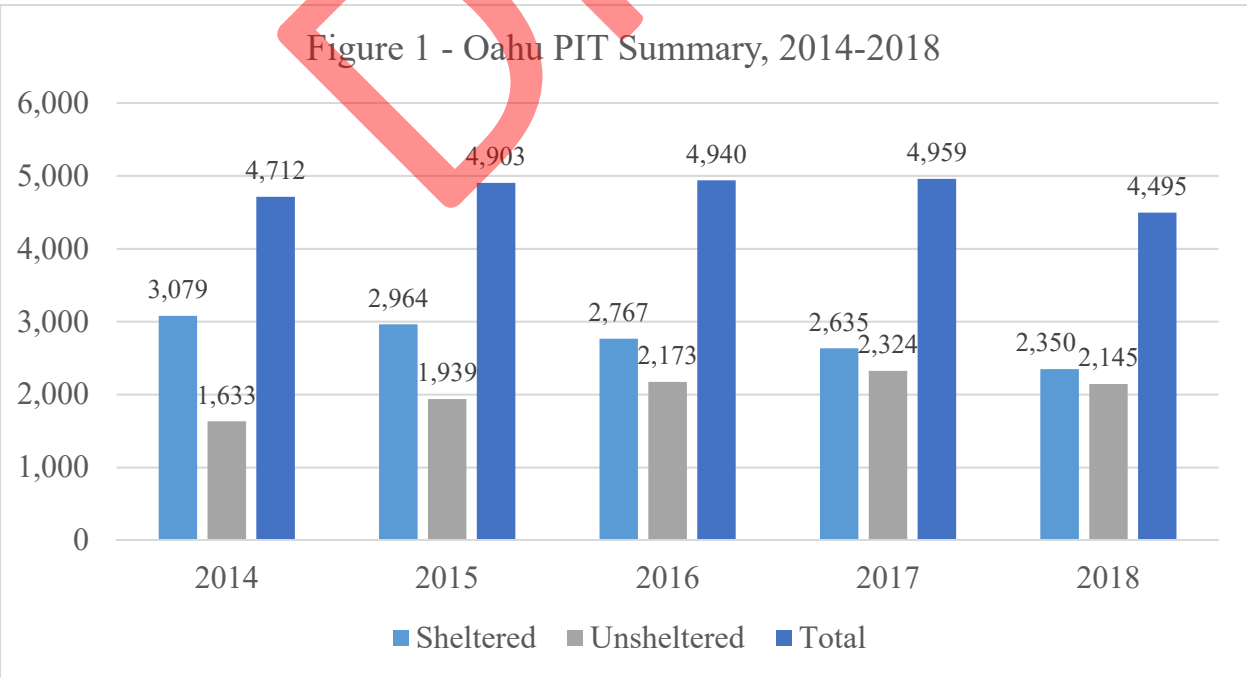

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Figure 1 illustrates the large, 464-person decrease in total homeless compared to 2017. Table 2 emphasizes specific household type data for 2018. More detailed information relating to household type can be found in Appendix 1.

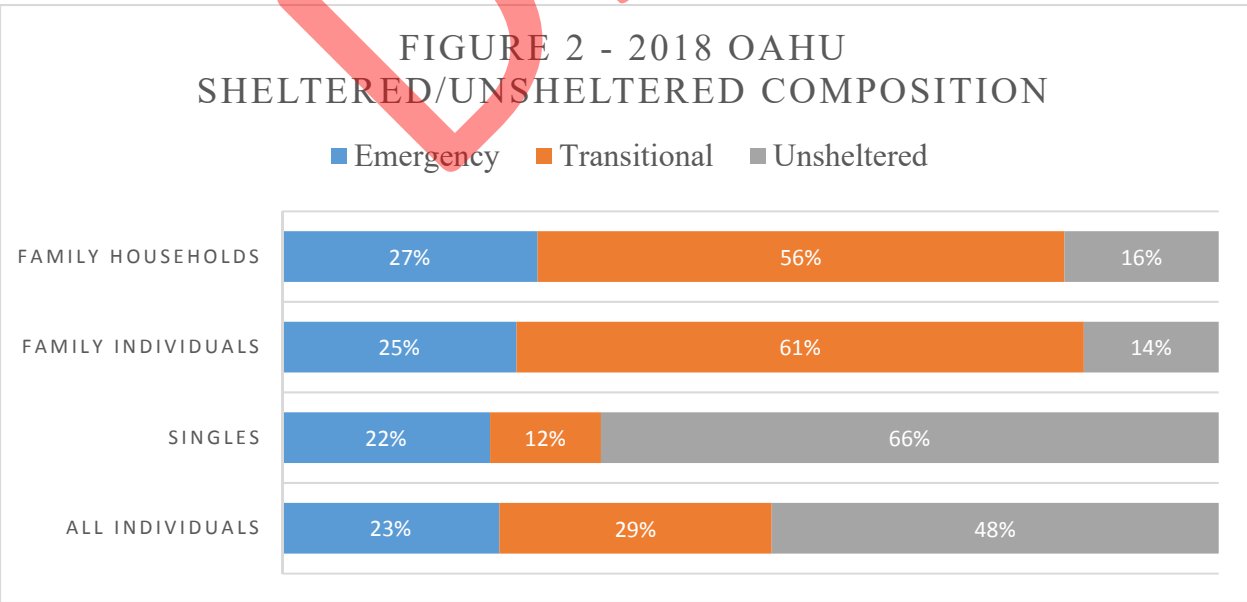
Table 2: Oahu 2018 Households Summary

	Sheltered		Unsheltered		Total
	#	%	#	%	#
Singles	989	34.0%	1,916	66.0%	2,905
Family Individuals	1,361	85.6%	229	14.4%	1,590
All Individuals	2,350	52.3%	2,145	47.7%	4,495
Family Households	340	83.5%	67	16.5%	407

Table 3 and Figure 2 present and compare information by household composition. As illustrated in the graph, 61 percent of all homeless family individuals reside in transitional shelters, while 66 percent of all homeless singles are unsheltered. Family individuals represented 74 percent of those individuals in transitional facilities on the night of the count.

Table 3: Oahu 2018 Sheltered/Unsheltered Composition

	Emergency	Transitional	Unsheltered
	#	#	#
Singles	645	344	1,916
Family Individuals	398	963	229
All Individuals	1,043	1,307	2,145
Family Households	111	229	67



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Oahu Homeless Subpopulations

In 2018, the CoC was again required to collect information on homeless subpopulations. These data are outlined in Tables 4 through 7. The data presented in these tables aligns with HUD's homeless specifications and guidance.

Oahu Chronic Homelessness

Table 4 outlines client self-reported chronic homeless subpopulation estimates for Oahu. After review of the unsheltered data, approximately 44 percent of all single individuals and 31 percent of families were counted as chronically homeless. Typically, the unsheltered estimate of chronically homeless singles hovers around 45 percent. 25 percent of single individuals in emergency shelters were identified as chronically homeless, and very likely under represents the true proportion. Individuals in transitional facilities cannot be counted as chronically homeless in the PIT count. The tables in Appendix 1 give more detail related to chronic homeless estimates for various subpopulations as required by HUD.

Table 4: Chronically Homeless, Oahu 2018

	Emergency Shelter	Unsheltered	Total
CH Individuals	161	851	1,012
CH Families	8	21	29
Persons in CH Families	36	69	105
Total CH Persons	197	920	1,117

Oahu Veteran Homelessness

Tables 5 and 6 present the homeless veteran self-reported data collected in 2018. There was a nine percent reduction in total veteran homelessness compared to 2017, and a substantial 17 percent (40 person) decrease when isolating the unsheltered veteran population.

Table 5: Homeless Veterans, Oahu 2018

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	102	110	195	407
Homeless Veteran Families	6	6	3	15
Persons in Veteran Families	28	24	10	62

Table 6: Summary of Oahu Homeless Veterans, 2014-2018

	Sheltered		Unsheltered		Total
	#	%	#	%	#
2018	212	52.1%	195	47.9%	407
2017	214	47.7%	235	52.3%	449
2016	224	54.2%	189	45.8%	413
2015	240	51.4%	227	48.6%	467
2014	214	55.6%	171	44.4%	385

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Oahu Additional Homeless Populations

Table 7 outlines self-reported subpopulation data for Oahu. Of note in 2018 is that adult survivors of domestic violence were restricted to those adults currently fleeing a domestic violence situation, which has changed slightly when compared to previous years. Total homeless adults in emergency, transitional, and unsheltered populations were 823, 745, and 2,018 respectively; for a grand total of 3,586 homeless adults.

Table 7: Additional Homeless Populations, Oahu 2018

	Emergency	Transitional	Unsheltered	Total
Adults with a Serious Mental Illness	268	183	633	1,084
Adults with a Substance Use Disorder	132	144	544	820
Adults with HIV/AIDS	5	23	20	48
Adult Survivors of Domestic Violence	54	52	174	280

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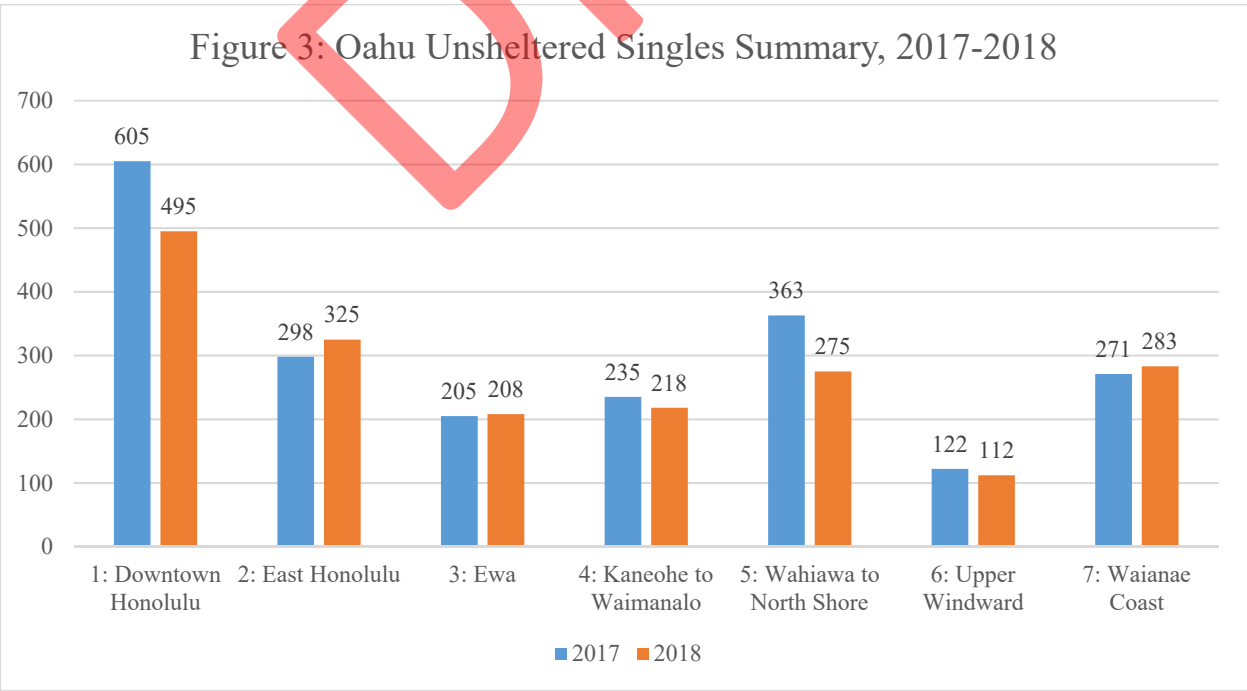
Oahu Unsheltered Summary

The total number of unsheltered homeless individuals on Oahu as of 1/22/18 was estimated to be 2,145. Compared to 2017, the total number of unsheltered homeless declined 179 persons (7.7%). This decrease was generated in large part, by a substantial reduction in the number of non-family persons, down 183 persons relative to last year. Although the total number of families rose by eight to 67, the reduced average family size resulted in only a slight rise by four family individuals compared to 2017.

Table 8 presents 2018 data by household composition and region. The percentages in the table use the cohort totals as the denominators. The table below can be used to estimate rates of homelessness for the different household configuration types by Oahu region.

Table 8: Oahu Regional Unsheltered Homelessness, 2018

	Singles		Family Individuals		All Individuals		Family Households	
Region	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**
1: Downtown Honolulu	495	26%	14	6%	509	24%	4	6%
2: East Honolulu	325	17%	8	3%	333	16%	3	4%
3: Ewa	208	11%	42	18%	250	12%	14	21%
4: Kaneohe to Waimanalo	218	11%	11	5%	229	11%	4	6%
5: Wahiawa to North Shore	275	14%	6	3%	281	13%	2	3%
6: Upper Windward	112	6%	10	4%	122	6%	3	4%
7: Waianae Coast	283	15%	138	60%	421	20%	37	55%
TOTAL	**1,916**	**100%**	**229**	**100%**	**2,145**	**100%**	**67**	**100%**



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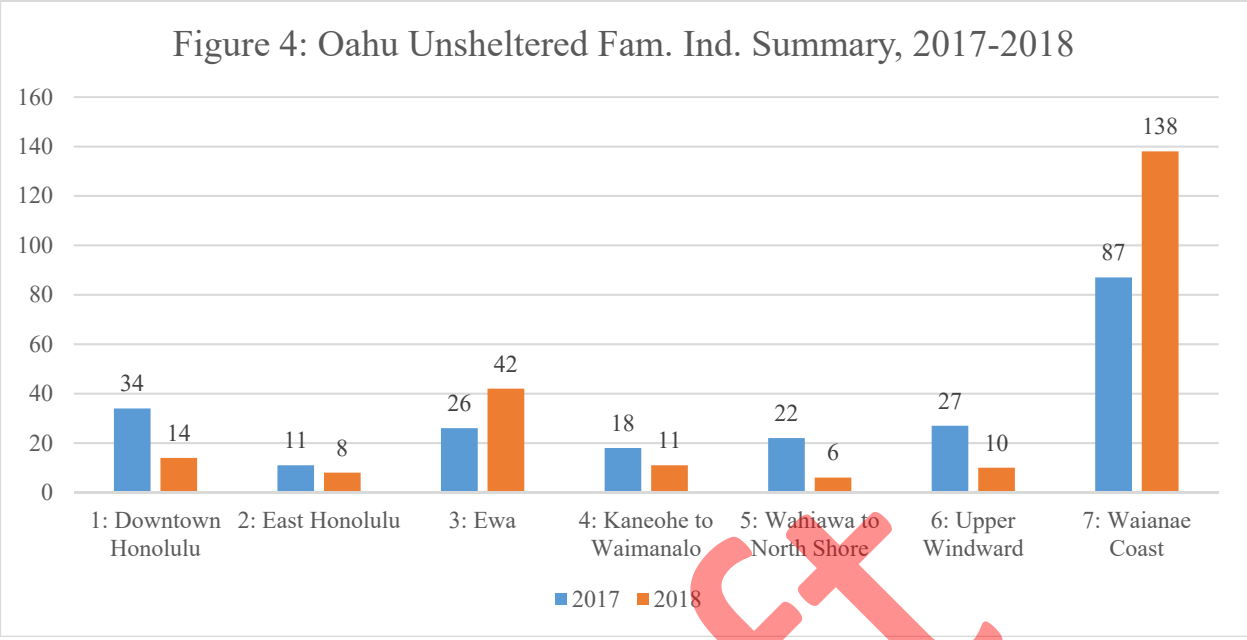

Figures 3 and 4 compare the level of singles and family individuals over the last two years. Nearly all unsheltered regions realized declines in the singles populations, however, there was a nine percent increase in region two. Significant increases in the number of family individuals occurred in regions three and seven, all other regions declined compared to 2017.

Demographic characteristics for unsheltered populations are expanded in Appendix 1. The tables present subpopulation information for unsheltered homeless individuals as well as summaries of youth and veteran homelessness. The link below provides previous year's PIT reports for comparison: http://www.hawaiihmis.org/publications/pit-counts/

Sources of Error in the Unsheltered PIT Analysis

Unsheltered analysis based solely on the surveys collected during the PIT count week yielded an estimate of 2,145 unsheltered homeless individuals. Analysis of Oahu HMIS outreach data as of 1/22/18 identified 1,173 active individuals within 19 projects. A comparison of these active HMIS records to clients with first and last name information provided in the PIT dataset, indicated that 832 of the 1,173 active HMIS records were not found during the PIT count canvassing, implying that only 341 (29%) active HMIS clients were found during the count. Assuming all these HMIS records were unsheltered during the PIT week and no intersection with the sheltered count, the unsheltered enumeration should be at least 2,977. Higher recordation of child name information may bring the number up slightly from the 341 noted above, however, generally outreach providers serve a much higher proportion of single individuals. Oahu By-Name-List (BNL) data were not compared to either the HMIS or PIT datasets, if included these datasets could be another source of error causing the Oahu PIT unsheltered analysis to further under represent the total number of unsheltered homeless.

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Appendix 1: 2018 Oahu HUD HDX Tables

HUD HDX Table 1 – Oahu

HI-501 Homeless Populations

Households with at least one Adult & one Child

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of households	111	229	67	407
Total # of Persons (Adults & Children)	398	963	229	1,590
# of Persons (under age 18)	219	562	118	899
# of Persons (18-24)	23	63	14	100
# of Persons (over age 24)	156	338	97	591

Gender (adults and children)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	212	495	120	827
Male	186	467	109	762
Transgender	0	1	0	1
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (adults and children)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	352	834	184	1,370
Hispanic/Latino	46	129	45	220

Race (adults and children)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	32	41	20	93
Black or African-American	6	11	0	17
Asian	16	37	7	60
American Indian or Alaska Native	1	3	0	4
Native Hawaiian or Other Pacific Islander	257	558	131	946
Multiple Races	86	313	71	470

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of households	8	N/A	21	29
Total # of persons	36	N/A	69	105

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HUD HDX Table 2 - Oahu

HI-501 Homeless Populations

Households with only Children

Persons in Households with only Children

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of households	1	0	9	10
Total # of children (< 18)	1	0	9	10

Gender

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	0	0	3	3
Male	1	0	6	7
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	1	0	7	8
Hispanic/Latino	0	0	2	2

Race

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	0	0	3	3
Black or African-American	0	0	0	0
Asian	0	0	1	1
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	3	4
Multiple Races	0	0	2	2

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of persons	1	N/A	0	1

Draft

HUD HDX Table 3 - Oahu

HI-501 Homeless Populations

Households without Children

Persons in Households without Children

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of households	632	339	1826	2,797
Total # of Persons (Adults)	644	344	1,907	2,895
# of Persons (age 18-24)	22	17	103	142
# of Persons (over age 24)	622	327	1,804	2,753

Gender

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	187	128	671	986
Male	453	214	1,220	1,887
Transgender	4	2	12	18
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	4	4

Ethnicity

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	565	294	1,588	2,447
Hispanic/Latino	79	50	319	448

Race

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	226	120	416	762
Black or African-American	41	39	73	153
Asian	92	42	291	425
American Indian or Alaska Native	7	4	32	43
Native Hawaiian or Other Pacific Islander	116	58	513	687
Multiple Races	162	81	582	825

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of persons	160	N/A	851	1,011

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HUD HDX Table 4 - Oahu

HI-501 Homeless Subpopulations

Additional Homeless Subpopulations

Additional Homeless Subpopulations

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Adults with a Serious Mental Illness	268	183	633	1,084
Adults with a Substance Use Disorder	132	144	544	820
Adults with HIV/AIDS	5	23	20	48
Adult Survivors of Domestic Violence	54	52	174	280

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HUD HDX Table 5 - Oahu

HI-501 Youth Populations

Unaccompanied Youth Households

Unaccompanied Youth Households

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of unaccompanied youth households	22	17	104	143
Total # of unaccompanied youth	22	17	104	143
# of unaccompanied children (under age 18)	1	0	9	10
# of unaccompanied young adults (ages 18 to24)	21	17	95	133

Gender (unaccompanied youth)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	7	6	44	57
Male	15	11	60	86
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (unaccompanied youth)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	20	16	81	117
Hispanic/Latino	2	1	23	26

Race (unaccompanied youth)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	5	4	11	20
Black or African-American	1	2	7	10
Asian	7	0	10	17
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	4	3	37	44
Multiple Races	5	8	39	52

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of persons	0	N/A	21	21

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HUD HDX Table 6 - Oahu

HI-501 Youth Populations

Parenting Youth Households

Parenting Youth Households

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of parenting youth households	5	10	6	21
Total # of persons in parenting youth households	17	32	19	68
Total Parenting Youth (youth parents only)	8	15	9	32
Total Children in Parenting Youth Households	9	17	10	36
# of parenting youth (under 18)	0	0	0	0
# of children in households with parenting youth under age 18 (children under age 18 with parents under 18)	0	0	0	0
# of parenting youth (18 to 24)	8	15	9	32
# of children in households with parenting youth age 18 to 24 (children under age 18 with parents age 18 to 24)	9	17	10	36

Gender (youth parents only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	5	10	5	20
Male	3	5	4	12
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (youth parents only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	8	12	9	29
Hispanic/Latino	0	3	0	3

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Race (youth parents only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	0	0	1	1
Black or African-American	0	0	0	0
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	4	9	4	17
Multiple Races	4	6	4	14

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of households	0	N/A	1	1
Total # of persons	0	N/A	3	3

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HUD HDX Table 7 - Oahu

HI-501 Veteran Populations

Veteran Households with at least one Adult & one Child

Persons in Households with at least one Adult & one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of Households	6	6	3	15
Total # of Persons	28	24	10	62
Total # of Veterans	6	6	3	15

Gender (veterans only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	3	2	1	6
Male	3	4	2	9
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (veterans only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	5	5	1	11
Hispanic/Latino	1	1	2	4

Race (veterans only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	1	1	0	2
Black or African-American	1	0	0	1
Asian	1	0	0	1
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	2	3	2	7
Multiple Races	1	2	1	4

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of households	1	N/A	2	3
Total # of Persons	6	N/A	5	11

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HUD HDX Table 8 - Oahu

HI-501 Veteran Populations

Veteran Households without Children

Persons in Households without Children

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of Households	96	104	190	390
Total # of Persons	98	105	199	402
Total # of Veterans	96	104	192	392

Gender (veterans only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	4	10	20	34
Male	92	94	171	357
Transgender	0	0	1	1
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (veterans only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	89	93	167	349
Hispanic/Latino	7	11	25	43

Race (veterans only)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	46	48	74	168
Black or African-American	17	22	16	55
Asian	11	13	17	41
American Indian or Alaska Native	0	1	3	4
Native Hawaiian or Other Pacific Islander	7	8	31	46
Multiple Races	15	12	51	78

Chronically Homeless

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of persons	25	N/A	111	136

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Appendix 2: Oahu PIT Comparison, 2017-2018

	2017	2018	Numerical Change	% Change	Increase/Decline
Overview					
Sheltered	2,635	2,350	-285	-10.8%	Decline
Unsheltered	2,324	2,145	-179	-7.7%	Decline
Total Persons	4,959	4,495	-464	-9.4%	Decline
Total Families	458	407	-51	-11.1%	Decline
Total Fam Ind.	1,847	1,590	-257	-13.9%	Decline
Sheltered - Emergency					
Singles	629	645	16	2.5%	Increase
Families	115	111	-4	-3.5%	Decline
Family Persons	429	398	-31	-7.2%	Decline
Total ES Persons	1,058	1043	-15	-1.4%	Decline
Sheltered - Transitional					
Singles	384	344	-40	-10.4%	Decline
Families	284	229	-55	-19.4%	Decline
Family Persons	1,193	963	-230	-19.3%	Decline
Total TH Persons	1,577	1,307	-270	-17.1%	Decline
Unsheltered					
Singles	2,099	1,916	-183	-8.7%	Decline
Families	59	67	8	13.6%	Increase
Family Persons	225	229	4	1.8%	Increase
Subpopulations					
Sheltered Veterans	214	212	-2	-0.9%	Decline
Unsheltered Veterans	235	195	-40	-17.0%	Decline
Total Veterans	449	407	-42	-9.4%	Decline
Sheltered CH Persons	155	197	42	27.1%	Increase
Unsheltered CH Persons	1,004	920	-84	-8.4%	Decline
Total CH Persons	1,159	1,117	-42	-3.6%	Decline
Unaccompanied Youth HHs	208	143	-65	-31.3%	Decline
Unaccompanied Youth Persons	210	143	-67	-31.9%	Decline
Parenting Youth HHs	28	21	-7	-25.0%	Decline
Parenting Youth Persons	94	68	-26	-27.7%	Decline

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Appendix 3: 2018 Non-HMIS Sheltered PIT Count Survey

Brief Instructions for this Non-HMIS Survey Form

- The information in this document is intended for shelters *not* entering data into the HMIS for the sheltered PIT count night of Monday, 1/22/18 (e.g. DV shelters). The below instructions should be read prior to filling out the tables.

- Please complete this form for the night of Monday, January 22, 2018.

- For providers with more than one shelter, please use a separate form for each shelter.

- Email completed forms to carlos@cperaroconsulting.com. Questions may also be directed to this address.

- Tables 1, 2, and 3 of Section 1 (pp. 4-5) are mutually exclusive. Each person sleeping in your program on the night of the count should be counted in only one of the tables.

- Table 1 counts information on households with at least one adult and one child under age 18 (families).

- Table 2 counts information on single adults, adult couples with no children, and groups of adults.

- Table 3 counts information on persons under age 18; which can include children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

- Table 4 is required by HUD and captures subpopulation information for the adults counted in Tables 1-3. Subpopulation data should be limited to adults.

- HUD requires that all veterans counted in Tables 1-3, be broken out in Section 2, Tables 5 and 6. The persons counted in these tables are subsets of the counts in Tables 1-3, follow the same rationale noted above, but are strictly for veteran households where at least one of the adults is a veteran.

- HUD requires that all youth counted in Tables 1-3, be broken out in Section 3, Tables 7 and 8. The persons counted in these tables are subsets of the counts in Tables 1-3, follow the same rationale noted above, but are strictly for youth households where all members of the household are less than 25 years of age. Parenting youth and unaccompanied youth definitions are presented below Tables 7 and 8 for reference.

- Regarding Chronically Homeless households. Key Chronic Homeless terms for the various tables are outlined in Appendix A. For households of more than one person, when one household member qualifies as chronically homeless, all members of that household should be counted as chronically homeless.

- Please fill out the next page for identification purposes.

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<u>Please fill out the below Shelter and Contact Information:</u>

Organization Name:

Program Name:

Program Type (e.g. emergency, transitional):

Name of Person Completing Survey:

Email:

Phone #:

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Section 1: Population & Subpopulation Requirements for All Households

	Table 1: Households with at Least One Adult and One Minor Child	TOTAL
1.	Total number of households	
2.	Total number of persons in those households	
	Number of children (under age 18)	
	Number of young adults (age 18-24)	
	Number of adults (over age 24)	
3.	Gender (adults and children)	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
4.	Ethnicity (adults and children)	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
5.	Race (adults and children) – ***Please identify only one per person***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
6.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

	Table 2: Adult Households without Minor Children	TOTAL
1.	Total number of households	
2.	Total number of persons in those households	
	Number of young adults (age 18-24)	
	Number of adults (over age 24)	
3.	Gender of adults	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
4.	Ethnicity of adults	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
5.	Race of adults – ***Please identify only one per adult***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
6.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

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	Table 3: Households with only children (all persons under age 18)	TOTAL
1.	Total number of households	
2.	Total number of children (under age 18)	
3.	Gender of children	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
4.	Ethnicity of children	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
5.	Race of children – ***Please identify only one per child***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
6.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

	Table 4: Subpopulation Data for the Adults in Tables 1-3	TOTAL
1.	Total number of adults with a Serious Mental Illness	
2.	Total number of adults with a Substance Use Disorder	
3.	Total number of adults with HIV/AIDS	
4.	Total number of adults that are Victims of Domestic Violence	

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Section 2: Population Requirements for Veteran Households

	Table 5: Veteran Households with at Least One Adult and One Minor Child	TOTAL
1.	Total number of households	
2.	Total number of persons in the above households	
3.	Total number of veterans	
4.	Gender (veterans only)	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
5.	Ethnicity (veterans only)	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
6.	Race (veterans only) – ***Please identify only one per veteran***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
7.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

	Table 6: Veteran Households without Minor Children	TOTAL
1.	Total number of households	
2.	Total number of persons in the above households	
3.	Total number of veterans	
4.	Gender (veterans only)	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
5.	Ethnicity (veterans only)	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
6.	Race (veterans only) – ***Please identify only one per veteran***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
7.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

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Section 3: Population Requirements for Youth Households (all household members under 25 years old)

	Table 7: Unaccompanied Youth Households	TOTAL
1.	Total number of unaccompanied youth households*	
2.	Total number of unaccompanied youth	
	Number of unaccompanied youth (under age 18)	
	Number of unaccompanied youth (age 18 to 24)	
3.	Gender (unaccompanied youth)	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
4.	Ethnicity (unaccompanied youth)	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
5.	Race (unaccompanied youth) – ***Please identify only one per unaccompanied youth***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
6.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

*Unaccompanied youth are persons under age 25 who are not accompanied by a parent or guardian and are not a parent presenting with or sleeping in the same place as his/her child(ren).

Unaccompanied youth are single youth, youth couples, and groups of youth presenting together as a household.

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	Table 8: Parenting Youth Households	TOTAL
1.	Total number of parenting youth households**	
2.	Total number of persons in parenting youth households	
	Total number of parenting youth	
	Total children in parenting youth households	
	Number of parenting youth under age 18	
	# of children in households with parenting youth under age 18	
	Number of parenting youth age 18 to 24	
	# of children in households with parenting youth age 18 to 24	
3.	Gender (youth parents only)	
	Female	
	Male	
	Transgender	
	Gender Non-Conforming (i.e. not exclusively male or female)	
4.	Ethnicity (youth parents only)	
	Non-Hispanic/Non-Latino	
	Hispanic/Latino	
5.	Race (youth parents only) – ***Please identify only one per youth parent***	
	White	
	Black or African-American	
	Asian	
	American Indian or Alaska Native	
	Native Hawaiian or Other Pacific Islander	
	Multiple Races (at least two of the above races)	
6.	Chronically Homeless	
	Total number of households	
	Total number of persons in those households	

**Parenting youth are youth who identify as the parent or legal guardian of one or more children who are present with or sleeping in the same place as that youth parent, where there is no person over age 24 in the household

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Appendix A: Key Chronic Homeless Terms

These terms do not directly correspond to the program requirements of HUD funding streams and must only be used for the purposes of the PIT.

Chronically Homeless Person – A person who:

A. Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and,

B. Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least four separate occasions in the last 3 years where the combined length of time homeless in those occasions is at least 12 months; and,

C. Has a disability.

Disability – An individual with one or more of the following conditions:

A. A physical, mental, or emotional impairment, including an impairment caused by alcohol or drug abuse, post-traumatic stress disorder, or brain injury that:

(1) Is expected to be long-continuing or of indefinite duration;

(2) Substantially impedes the individual's ability to live independently; and

(3) Could be improved by the provision of more suitable housing conditions.

B. A developmental disability, as defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C. 15002); or

C. HIV/AIDS

Chronically Homeless Family with Children– A family with children where at least one adult or minor head of household is identified as CH. When one adult or minor head of household qualifies as CH, all members of that household should be counted as CH.

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Appendix 4: 2018 Oahu PIT Count Overview

2018 Key PIT Dates:

- ***Sheltered date for the count is Monday, January 22, 2018.*** Individuals and families staying in a shelter on this night will be counted. All sheltered intakes for clients residing in ES, TH, or Safe Haven (SH) projects should be entered in to the HMIS by Monday, February 5, 2018. All Non-HMIS summary surveys for providers not participating in the HMIS (e.g. DV shelters) should be completed for clients residing in these projects on the night of Monday, January 22, 2018 and submitted to carlos@cperaroconsulting.com by Monday, January 29, 2018. The non-HMIS survey form will be available on the HMIS website and emailed out to non-HMIS participating providers.

- ***Unsheltered dates for the 2018 count are Monday, January 22, 2018 through Friday January 26, 2018.*** ONLY people who responded that they DID NOT stay indoors on Monday, January 22, 2018 should be surveyed. If a person responds by stating that they were sheltered or stayed indoors on the night of the 22nd, discontinue the survey and ***do not enter*** it into the PIT module of the HMIS. Ideally, surveying should be done at a variety of times including very early in the morning and late at night. Technically surveying can begin late Monday night once shelters have closed, however, this is not recommended due to some of the danger it poses to staff or volunteers. Outreach staff may want to consider surveying late Monday night and into early Tuesday morning if they are accustomed to this workflow. Service-based counts should also be utilized surveying. Service-based locations can include soup kitchens, day shelters, libraries, and other community locations. All unsheltered surveys collected by PIT staff and volunteers during the date range above must be entered in to the PIT module of the HMIS by ***Fri., Feb. 16, 2018.***

- **Unsheltered PIT Kickoff is Monday, January 22nd** for a concentrated outreach effort in each of the regions, which will continue through **Friday, January 26th.** Coordinators leading each of the regions will be responsible for determining where and when to start each day. Lead coordinators should be contacted to determine starting times and locations during the unsheltered dates above. It is the hope that outreach staff and volunteers can be utilized as much as possible during the work-week.

Volunteers: Any assistance by students or volunteers during the week of the count is welcomed. ***All volunteers must register prior to the count with their affiliated organization for their particular region.*** Lead coordinators and their contact information have been established so that volunteers wishing to canvass specific regions can reference as needed. Volunteers can be referred or reach out directly to lead coordinators to assist with the count; however, individual organizations are also encouraged to recruit volunteers to assist with their efforts. Regional lead coordinators and partnering organizations must make sure that all volunteers working in their areas are adequately trained, documented via the Volunteer Sign-Up Form, and have signed the 2018 PIT Contact and Confidentiality form. The training schedule for outreach personnel and volunteers is outlined on page two. Regional coordinators and individual organizations are urged to conduct volunteer trainings in addition to the below training schedule in the weeks leading up to the count.

Survey Instruments: The survey instruments for 2018 have been slightly modified to accommodate HUD's changes and to capture information that will be helpful to the CoC. It is recommended that the survey form for single clients be printed on white paper since most of the unsheltered clients encountered will be unaccompanied; and the survey instrument for households be printed on colored paper. The household survey form contains one survey page for the head of household, one survey form for other adults or unaccompanied youth within the household, and one survey form for any children under the age of 18 within these households. Each adult in the household should complete their own survey. Various household configurations, including youth households, will be covered during the PIT trainings. The training dates outlined below will review the survey instruments, canvassing procedures, and aspects of data quality in much further detail.

After the training is completed and instructions are disseminated, leads and partners are urged to conduct volunteer trainings the week prior to the count to relay important coordination, surveying and safety topics.

All lead coordinators and partners will be responsible for organizing the personnel at hand for their regions and help to ensure that all surveyors are properly trained and equipped before each day's shift.

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Survey Data Entry: Please ensure that proper channels are established so that all surveys completed by volunteers and agency staff are routed to regional lead coordinators responsible for the survey data entry. Before entering survey data, regional coordinators should follow data quality protocols established prior to the count. The trainings above and power points will outline key data quality fundamentals.

Surveys must be cleaned before being entered into the HMIS. Volunteers can assist with cleaning the data. However, it is imperative that only skilled HMIS staff are involved in HMIS data entry. Data quality is an extremely important aspect of the PIT. Steps for cleaning and entering survey data into the HMIS will be provided before the 2018 PIT takes place.

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Appendix 5: 2018 Contact & Confidentiality Form

Contact Information and Confidentiality Form**
2018 HOMELESS POINT-IN-TIME COUNT (PIT)

Name:_____Phone #:_____

Position:_____Agency:_____

E-mail: _____

Emergency Name and Contact #: _____

_____

Preferred Geographic Region: _____

2018 Point-In-Time Count Statement of Confidentiality
MUST BE SIGNED BY ALL SURVEYORS

All agency/outreach staff and volunteers associated with the collection of homeless population data during the 2018 Unsheltered Point in Time Count are subject to certain confidentiality guidelines.

These guidelines apply to all data collected during the five-day period from January 22nd to January 26th and to any data that may subsequently be entered into the HMIS from this period. The State of Hawaii's HMIS contains an appreciable amount of client information that must be confidentially maintained. There are several guidelines that the State of Hawaii would like to address regarding the collection and entry of client data into the HMIS for agency staff or volunteers.

- All client information gathered during the 2018 PIT will be held strictly confidential.
- All completed surveys will be kept out of public view.
- Personal HMIS user identifications and passwords will be kept secure and will not be shared.
- Client information viewed from within the HMIS is to remain confidential, regardless of whether an employee's job is terminated or concludes for any reason.
- Falsifying information about any client is strictly prohibited.

Your signature below indicates your agreement to comply with this statement of confidentiality.

*Agency, if Applicable:*_____

*Print Name:*_____

*Signature:*_____*Date*_____

**Please gather and send all completed forms to the lead coordinator for your region. The lead coordinator will be responsible for collecting all consent forms.

Draft

Appendix 6: 2018 PIT Agency Instructions

AGENCY INSTRUCTIONS
UNSHELTERED HOMELESS SURVEYOR INSTRUCTIONS
JANUARY 22nd to 26th, 2018 - HOMELESS POINT-IN-TIME COUNT

- Unsheltered canvassing begins Monday, January 22nd and ends Friday, January 26th. The official night of the count is Monday, January 22nd.

- Please survey all unsheltered individuals and households that are normally outreached as well as individuals that are randomly encountered during the PIT Count week.

- If you have staff and/or volunteers assisting in the Monday Kickoff or doing outreach during the week, please make sure that it is coordinated with the agency or person who is the lead coordinator for that area. Volunteers should be under the oversight of trained outreach personnel and trained prior to the canvassing week.

- Confirm that staff and volunteers helping with the surveying have filled out and signed the Contact and Confidentiality form. These forms should be collected and turned into your County lead.

- Ensure that proper channels are established so that all surveys completed by volunteers and agency staff are routed to the regional coordinators. Before entering survey data, regional coordinators should follow data quality protocols established prior to the count.

- Surveys must be cleaned before they are entered in to the HMIS. Volunteers can assist with cleaning the surveys; however, it is imperative that only skilled HMIS staff are involved in HMIS data entry. Data quality is an extremely important aspect of the PIT. Steps for updating client records, and cleaning and entering survey data into the HMIS will be provided before the 2018 PIT Count takes place.

- Ensure that staff/volunteers have been properly trained by personnel that has attended the PIT training and reviewed the surveyor instructions handout. Training materials will be delivered several weeks prior to the unsheltered canvassing.

Safety Tips for Surveyors

- Never survey alone – work in pairs and always stay within eyesight of others.
- Never survey in an isolated area.
- If there is an area that you do not feel comfortable surveying, do not survey and let the coordinator know that the area was not surveyed.
- It is recommended that surveyors wear white or brighter colors to be easily visible. Wear comfortable clothes and shoes. Limit the accessories worn, e.g. earrings, watches, chains, etc.
- Look for any suspicious or dangerous activities when arriving at a site and avoid these areas.
- Be observant of people around you and look up often while administering the survey.
- Stay out of enclosed or tight spaces.
- Do not pressure anyone to participate in the survey.
- In case of an emergency, immediately call or have another person call 911.

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Appendix 7: Additional 2018 PIT Count Instructions

The below provides clarification on several of the survey fields for the 2018 PIT Count. Surveyors and volunteers should review the below before the week of the unsheltered count.

Single Survey Key Points

- Interviewer's name, Agency/Group, Site of Interview, and Date fields – These fields should all have 0% missing data rates. Coordinating agencies responsible for the collection of surveys should review survey forms daily to ensure that this information has been filled in correctly. Staff responsible for data entry should ensure that these fields have been filled on the hardcopy forms prior to entry into the PIT HMIS module
- Date field – As a data quality check, all survey dates should be in the range 1/23/18 to 1/29/18
- Site of Interview (***Actual Location***) - If this is an office location please denote as such Example: U.S.VETS (Office), FLC (Office), CAV (Office). This will allow distinction between interviews completed "on the streets" versus office settings.
- Clients indicating that they were sheltered on the night of 1/22/18 should not be surveyed. **If clients indicate that they were sheltered, STOP, and don't continue the survey.**
- Prior to entry into the PIT HMIS module, **survey records should be reviewed and checked against shelter census counts and sheltered locations to ensure that these records are not entered into the HMIS**. Statewide each year there are hundreds of inaccurately entered surveys that are ultimately weeded out of the dataset. A quick review can save time and improve reporting.
- **First/Last Name fields (1) – VERY IMPORTANT TO COMPLETE. These fields are incredibly important to link PIT and HMIS data, and unduplicate PIT datasets.** The rate of missing information can be improved as skilled outreach personnel interact with clients that they serve regularly. Therefore 1) volunteers should be paired with skilled outreach staff, 2) outreach staff are asked as much as possible to use the whole PIT week, and 3) volunteers should let outreach personnel know if clients refuse to be surveyed so that they have the potential to be counted.
  Collection of first name and last initial is NOT a good substitute for collecting full last name and full first name. Example "John S." – CANNOT be linked to HMIS records.
- Surveys should be cleaned prior to entry by volunteers or agency staff to ensure that duplicate surveys are weeded out. After identifying duplicates, one survey should be entered based on the information on the duplicate surveys.
- DOB field – If client refuses to answer, estimate based on perception – this is better than unknown/missing data. DQ missing/unknown rates should be very low ~ 0%.
- Gender - DQ missing/unknown rates should be very low ~ 0%.

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Household (HH) Survey Key Points

In addition to the above, the following will improve household data collection during the PIT Count week and the accuracy of the PIT reporting.

- Number of adults in HH field– This number should equal the number of hardcopy HoH and Other Adult surveys collected for the Household. Examples where the HH survey would be used include families, couples, and groups of adults/unaccompanied youth. Data quality checks should ensure that these equate prior to entry into the PIT HMIS module.
- It is recommended that household forms are printed on colored paper for easy identification and so that HH surveys are not accidentally entered as singles.
- Number of children under 18 – this number should match the actual number of children accounted for during the survey week and surveyed on the child form.

NOTE: Only children staying unsheltered the night of the count should be counted. If children were sheltered on the night of 1/22/18 – these children should not be counted.

Specific Issues from Last Year to Eliminate or Minimize in 2018

1) Sheltered individuals inputted as unsheltered persons.

2) Unsheltered Persons active in HMIS programs. In the weeks leading up to the count, programs should review their open cases in the HMIS and exit if necessary. Active listings as of the PIT date can be used as checklists to improve the accuracy of the count.

3) Shelter programs (ES/TH) should ensure all exits and intakes are entered so that clients on internal census counts are also active in the HMIS.

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Appendix 8: PIC Preparation for the 2018 PIT Count

Background

Analysis of historical PIT count data reveals inconsistencies between individuals active in the unsheltered HMIS and actual canvassing efforts. PIC and BTG are asking outreach programs to utilize the steps in this document to help prepare for the 2018 count to produce the most accurate count possible. Recently, the HMIS showed the following counts of active clients in street outreach programs.

Street Outreach Program Count			
Active as of November 30, 2017			
Programs	**CoC**	**Active Count**	**Number of Veterans**
FLC - Maui Regions 1, 2, 3, 6 - Street Outreach (HPO)	BTG	53	5
FLC - Maui Regions 4, 5 - Street Outreach (HPO)	BTG	47	6
HOPE - Hawaii Regions 1, 8, 9, 10 - Street Outreach (HPO)	BTG	80	2
HOPE - Hawaii Regions 2, 3, 4, 5, 6, 7 - Street Outreach (HPO)	BTG	142	3
HOPE - PATH Street Outreach Program	BTG	51	1
KEO - Kauai All Regions - Street Outreach (HPO)	BTG	115	3
MHK - PATH Street Outreach Program	BTG	1	0
SARMY - Maui Homeless Outreach Program	BTG	46	3
ALEA - Street Outreach Program	PIC	2	0
CARE - Care Hawaii AMHD Street Outreach Program	PIC	52	3
CHOW - Oahu Region 1 - Street Outreach (HPO)	PIC	46	3
CHOW - Oahu Region 2 - Street Outreach (HPO)	PIC	1	0
CHOW - Oahu Region 6 - Street Outreach (HPO)	PIC	1	0
HNP - Hale Na`au Pono AMHD Street Outreach Program	PIC	2	0
IHS - Oahu Region 1 - Street Outreach (HPO)	PIC	69	7
IHS - Oahu Region 2 - Street Outreach (HPO)	PIC	192	15
IHS - Oahu Region 4 - Street Outreach (HPO)	PIC	49	8
KPHC - Oahu Region 1 - Street Outreach (HPO)	PIC	265	12
KPHC - Oahu Region 2 - Street Outreach (HPO)	PIC	7	1
KPHC - Oahu Region 6 - Street Outreach (HPO)	PIC	14	1
KPHC - PATH Street Outreach Program	PIC	130	9
KWO - Oahu Region 7 - Street Outreach (HPO)	PIC	68	0
MHK - Oahu Activity Center Homeless Outreach Program	PIC	3	0
NALO - Waimanalo Health Center Street Outreach	PIC	23	0
USVETS - BP Oahu Region 3 - Street Outreach (HPO)	PIC	129	15
USVETS - BP Oahu Region 5 - Street Outreach (HPO)	PIC	48	7
WCCHC - Homeless Outreach Program	PIC	264	8
TOTAL HI-501	PIC	1,365	89
TOTAL HI-500	BTG	535	23
TOTAL STATEWIDE		1,900	112

Ideally, all clients counted during the unsheltered PIT will have an active outreach intake in the HMIS, and all outreach clients with active HMIS records will be found during the unsheltered canvassing effort.

Using Active Outreach Lists

A key strategy for the PIT is for Outreach agencies to use their HMIS active lists as the basis for clients they should be finding and enumerating during the canvassing period. The steps below will help in this preparation. For the PIT count to improve, outreach agencies must set high standards for the whereabouts of the clients that they are serving as indicated by being active in their HMIS records.

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One issue that has been identified in the past are verified homeless persons who have been served by drop-in centers and entered in to the HMIS during the week of the count, yet NOT enumerated as part of the PIT count effort. Agency staff serving persons requesting these types of services during the PIT count week should complete survey forms on all persons identifying as homeless.

Key Preparation Steps

1. Outreach agencies should first print out their active client lists from the HMIS using the "Household Listing" report under the "Reporting" menu. Select the outreach program and enter the same start and end date parameters. Export the output to Excel for a printable list to review.
2. The report produced above can be used to begin "cleaning" the HMIS active listing prior to the upcoming PIT count. If a client is not being actively served and staff do not know their unsheltered location, the client should be exited.
3. Clients that are housed should not be active in Homeless Outreach programs. These types of clients should be discharged with appropriate exit destination information once they become housed.

Next Steps

1. The revised report listing pulled very close to the count will be considered your agencies ACTIVE list of unsheltered homeless persons for the 2018 unsheltered count.
2. Canvassing efforts during the PIT week should focus on finding ALL THE PEOPLE ON THE ACTIVE HMIS OUTREACH LIST and documenting their current homeless status. This should aid in effectively targeting unsheltered homeless. These efforts can also include prefilling the PIT survey instruments for clients that agencies know will be unsheltered and have a high probability of residing in known locations during the count. These clients should be corroborated during the week of the count.

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Appendix 9: 2018 Oahu Standard Household Survey Form

USE THIS FORM IF THE CLIENT IS IN A ***HOUSEHOLD (Accompanied)***

2018 City & County of Honolulu Homeless Point-in-Time Count Survey

Interviewer's Name: _____*Agency/Group:* _____

Site of Interview (Actual Location): _____ *PIT Region #:* _____

Hello, my name is _____. Would you be willing to take a few minutes to answer some questions? I am helping our community learn more about people experiencing homelessness. Your privacy will be protected and respected. If questions make you uncomfortable, you do not have to answer them.

"Are you living alone or with others?"
(If living alone use SINGLE form)

"Where did you sleep this Monday, JANUARY 22nd?" _____
SPECIFIC LOCATION – Address, Park Name, Or Neighborhood is required in this space

"What area of the island did you sleep?" _____ _____
See Map For Details **Enter Region # (1–7)** **Enter City Council District # (1-9)**

HEAD OF HOUSEHOLD (HOH can be a Youth Under 18):

1. How many ADULTS are in your household? _____ How many CHILDREN UNDER 18? _____
2. First Name: _____Last Name: _____
3. Date of Birth: _____/_____/_____ OR if DOB refused, Age: _____
4. Gender: ☐ Male ☐ Unknown/Refused ☐ Female ☐ Transgender ☐ Doesn't identify as males, female, or transgender
5. Do you identify as Hispanic (Ethnicity)? ☐ Yes ☐ No ☐ Unknown ☐ Refused
6. What is your race? (You can select more than one)
   ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
   ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
   ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
   ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown
7. Have you served in the U.S. Armed Forces? ☐ Yes ☐ No ☐ Unknown ☐ Refused
   IF NO, SKIP to Q9
8. Were you ever on active duty?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused
9. How many times have you been homeless in the past 3 years?
   ☐ 1–3 times ☐ 4 or more times ☐ Unknown ☐ Refused

   If 4 times or more is checked ask:
   If you add all of those times together, would they equal one year or longer?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused
10. This time how long have you been homeless?
    ☐ Less than 1 year ☐ 1 year or longer ☐ Unknown ☐ Refused
11. Were you on the street, beach, park, or in an emergency shelter each time?
    ☐ Yes ☐ No ☐ Unknown ☐ Refused
12. Do you have a mental health disability that limits your ability to work or perform activities of daily living?

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☐ Yes ☐ No ☐ Unknown ☐ Refused

13. Does your alcohol or drug use limit your ability to work or perform activities of daily living?
☐ Yes ☐ No ☐ Unknown ☐ Refused

14. Are you currently living with HIV/AIDS? ☐ Yes ☐ No ☐Unknown ☐ Refused

15. Do you have a physical, developmental, or other disability that limits your ability to work or perform activities of daily living? ☐ Yes ☐ No ☐Unknown ☐ Refused

16. Are you experiencing homelessness because you are currently fleeing domestic violence, dating violence, sexual assault, or stalking?
☐ Yes ☐ No ☐ Unknown ☐ Refused

Description of Head of Household if they Refused to answer Survey:

Draft

Children's Demographic Information: (Fill Out Separately for Each Child)

Child 1:

16. Gender of Child
    _____Male _____Unknown/Refused
    _____Female _____Transgender
    _____Doesn't identify with male, female, or transgender

17. Ethnicity of Child
    _____Non-Hispanic/Non-Latino
    _____Hispanic/Latino

18. Race of Child:**(SELECT All That Apply)**
    ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
    ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
    ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
    ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown

Child 2:

16. Gender of Child
    _____Male _____Unknown/Refused
    _____Female _____Transgender
    _____Doesn't identify with male, female, or transgender

17. Ethnicity of Child
    _____Non-Hispanic/Non-Latino
    _____Hispanic/Latino

18. Race of Child:**(SELECT All That Apply)**
    ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
    ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
    ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
    ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown

Child 3:

16. Gender of Child
    _____Male _____Unknown/Refused
    _____Female _____Transgender
    _____Doesn't identify with male, female, or transgender

17. Ethnicity of Child
    _____Non-Hispanic/Non-Latino
    _____Hispanic/Latino

18. Race of Child:**(SELECT All That Apply)**
    ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
    ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
    ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
    ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown

Child 4:

16. Gender of Child
    _____Male _____Unknown/Refused
    _____Female _____Transgender
    _____Doesn't identify with male, female, or transgender

17. Ethnicity of Child
    _____Non-Hispanic/Non-Latino
    _____Hispanic/Latino

18. Race of Child:**(SELECT All That Apply)**
    ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
    ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
    ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
    ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown

Draft

OTHER ADULT OR UNACCOMPANIED YOUTH IN HOUSEHOLD:

1. *First Name:* _____*Last Name:* _____

2. *Date of Birth:* _____/_____/_____ OR if DOB refused, *Age:* _____

3. *Gender:* ☐ Male ☐ Unknown/Refused
   ☐ Female ☐ Transgender
   ☐ Doesn't identify as males, female, or transgender

4. Do you identify as Hispanic (Ethnicity)? ☐ Yes ☐ No ☐ Unknown ☐ Refused

5. What is your race? (You can select more than one)
   ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
   ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
   ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
   ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown

6. Have you served in the U.S. Armed Forces? ☐ Yes ☐ No ☐ Unknown ☐ Refused
   IF NO, SKIP to Q8

7. Were you ever on active duty?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused

8. How many times have you been homeless in the past 3 years?
   ☐ 1–3 times ☐ 4 or more times ☐ Unknown ☐ Refused

   If 4 times or more is checked ask:
   If you add all of those times together, would they equal one year or longer?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused

9. This time how long have you been homeless?
   ☐ Less than 1 year ☐ 1 year or longer ☐ Unknown ☐ Refused

10. Were you on the street, beach, park, or in an emergency shelter each time?
    ☐ Yes ☐ No ☐ Unknown ☐ Refused

11. Do you have a mental health disability that limits your ability to work or perform activities of daily living?
    ☐ Yes ☐ No ☐ Unknown ☐ Refused

12. Does your alcohol or drug use limit your ability to work or perform activities of daily living?
    ☐ Yes ☐ No ☐ Unknown ☐ Refused

13. Are you currently living with HIV/AIDS? ☐ Yes ☐ No ☐Unknown ☐ Refused

14. Do you have a physical, developmental, or other disability that limits your ability to work or perform activities of daily living? ☐ Yes ☐ No ☐Unknown ☐ Refused

15. Are you experiencing homelessness because you are currently fleeing domestic violence, dating violence, sexual assault, or stalking?
    ☐ Yes ☐ No ☐ Unknown ☐ Refused

Description of other adult/unaccompanied youth if they Refused to answer Survey:

Draft

Appendix 10: 2018 Oahu Standard Single Survey Form

USE THIS FORM IF THE CLIENT IS ***SINGLE (Unaccompanied)***

2018 City & County of Honolulu Homeless Point-in-Time Count Survey

Interviewer's Name: _____*Agency/Group:* _____

Site of Interview (Actual Location): _____ *PIT Region #:* _____

Opening Script, read to participant before asking questions:

Hello, my name is _____. Would you be willing to take a few minutes to answer some questions? I am helping our community learn more about people experiencing homelessness. Your privacy will be protected and respected. If questions make you uncomfortable, you do not have to answer them.

"Are you living alone or with others?"
(If living unsheltered with others, including a child under 18, use HOUSEHOLD form)

"Where did you sleep this Monday, JANUARY 22nd?" _____
SPECIFIC LOCATION – Address, Park Name, Or Neighborhood is required in this space.

"What area of the island did you sleep?" _____ _____
See Map For Details **Enter Region # (1–7)** **Enter City Council District # (1-9)**

1. *First Name:* _____*Last Name:* _____
2. *Date of Birth:* _____/_____/_____ OR if DOB refused, *Age:* _____
3. *Gender:* ☐ Male ☐ Unknown/Refused
   ☐ Female ☐ Transgender
   ☐ Doesn't identify as males, female, or transgender
4. Do you identify as Hispanic (Ethnicity)? ☐ Yes ☐ No ☐ Unknown ☐ Refused
5. What is your race? **(You can select more than one)**
   ☐ White ☐ Black/African-American ☐ Chinese ☐ Filipino ☐ Japanese
   ☐ Korean ☐ Vietnamese ☐ Other Asian ☐ Native Hawaiian ☐ Micronesian
   ☐ Marshallese ☐ Tongan ☐ Samoan ☐ Other Pacific Islander
   ☐ American Indian/Alaska Native ☐ Other ☐ Refused ☐ Unknown
6. Have you served in the U.S. Armed Forces?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused
   IF NO, SKIP to Q8
7. Were you ever on active duty?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused
8. How many times have you been homeless in the past 3 years?
   ☐ 1–3 times ☐ 4 or more times ☐ Unknown ☐ Refused

If 4 times or more is checked ask:
If you add all of those times together, would they equal one year or longer?
☐ Yes ☐ No ☐ Unknown ☐ Refused

9. This time how long have you been homeless?
   ☐ Less than 1 year ☐ 1 year or longer ☐ Unknown ☐ Refused

10. Were you on the street, beach, park, or in an emergency shelter each time?
   ☐ Yes ☐ No ☐ Unknown ☐ Refused

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11. Do you have a mental health disability that limits your ability to work or perform activities of daily living?
☐ Yes ☐ No ☐ Unknown ☐ Refused

12. Does your alcohol or drug use limit your ability to work or perform activities of daily living?
☐ Yes ☐ No ☐ Unknown ☐ Refused

13. Are you currently living with HIV/AIDS? ☐ Yes ☐ No ☐Unknown ☐ Refused

14. Do you have a physical, developmental, or other disability that limits your ability to work or perform activities of daily living? ☐ Yes ☐ No ☐Unknown ☐ Refused

15. Are you experiencing homelessness because you are currently fleeing domestic violence, dating violence sexual assault, or stalking?
☐ Yes ☐ No ☐ Unknown ☐ Refused

.

Description of Person if they Refused to be Surveyed:

Draft

Appendix 5

Written Testimonies – Various

Draft

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

925 DILLINGHAM BOULEVARD, SUITE 200 • HONOLULU, HAWAII 96817
PHONE: (808) 768-7762 • FAX: (808) 768-7792
www.honolulu.gov/dcs

KIRK CALDWELL
MAYOR

PAMELA A. WITTY-OAKLAND
DIRECTOR

REBECCA J.'I. SOON
DEPUTY DIRECTOR

August 30, 2018

TO: Nelson H. Koyanagi, Jr., Director
Department of Budget and Fiscal Services

FROM: Gail Kaito, Chief
Community Assistance Division

SUBJECT: Consolidated Plan 2021-2025
Public Consultation Meeting Testimony

This testimony is submitted on behalf of the Department of Community Services, Community Assistance Division.

We believe the Consolidated Plan should have Affordable Housing as the highest priority for use of limited CDBG and HOME funds.

While other funds are available to fund Consolidated Plan priorities for public facilities and public services; few funding sources exist to further the City's Affordable Housing efforts.

The Department of Community Services' Rehabilitation Loan and Down Payment Programs have successfully utilized Community Development Block Grant and HOME funds to assist low and moderate income families in housing preservation and homeownership. The Rehabilitation Loan Program offers zero percent interest loans to homeowners needing to rehabilitate their units. Loans cover repairs for termite damage or wood rot, roof replacement, and updating of electrical and plumbing systems. Accessibility modifications and energy saving systems are also eligible. Due to limited repayment ability, these homeowners are not able to qualify for bank loans. This housing preservation program keeps elderly and disabled homeowners in their homes and allows them to "age in place".

The Down Payment Loan program provides zero percent interest loans to assist families in achieving homeownership. Though many deny the need for homeownership programs for this income group, evidence confirms the positive impacts of homeownership on community involvement and family stability. Even despite high home prices in Honolulu, the program has assisted hundreds of low and moderate income families in buying a home.

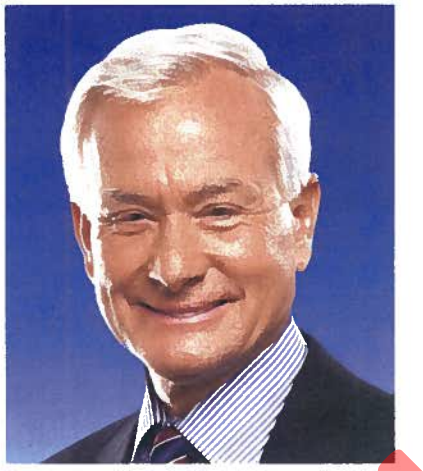
We believe that funding for the Rehabilitation Loan and Down Payment Loan programs are worthwhile investments in our housing stock and our community. Thank you for the opportunity to submit this testimony.

Draft

Thinking about fixing up your home? The City wants to help!

Low- and moderate- income homeowners who need to repair their homes, but are reluctant due to the high cost of construction work, may qualify for the City's Rehabilitation Loan Program. This program provides zero interest loans to income-qualified homeowners enabling them to repair their homes to meet basic housing quality standards.

EQUAL HOUSING LENDER



MAYOR'S MESSAGE

We are proud to provide another service to help meet our citizens' needs. This brochure outlines the services provided through our Rehabilitation Loan Program that enable income-qualifying homeowners to maintain their homes, as well as to improve the quality of life in our community.

KIRK W. CALDWELL
Mayor of Honolulu

Draft

CITY AND COUNTY OF HONOLULU

REHABILITATION LOAN PROGRAM FOR OWNER OCCUPANTS

Department of Community Services

Frequently Asked Questions (FAQs)

WHO MAY APPLY FOR THE CITY'S REHABILITATION LOAN?

Owner-occupant homeowners whose household incomes are within the income schedule listed. The table shows the gross annual income limits for the various house-hold sizes:

Number of Members in household	0%
1	$65,350
2	$74,650
3	$84,000
4	$93,300
5	$100,800
6	$108,250
7	$115,700
8	$123,200
9	$130,620
10	$138,084

These income limits are subject to periodic revision.

HOW MUCH MAY A HOMEOWNER BORROW?

The loan limit is $300,000; however, loan amounts over $300,000 will be considered on a case-by-case basis. Loan amount will also be subject to the available equity value in the property.

WHAT KIND OF REPAIRS ARE ALLOWED?

The rehabilitation loan can be used to repair and correct deteriorated and hazardous property conditions such as termite damage or wood rot, roof repair, electrical rewiring, plumbing, etc. Home modifications to accommodate physically disabled household members are allowed. The installation of energy-saving systems such as solar water heating and photovoltaic systems are also allowed.

WHAT ARE THE INTEREST RATE AND LOAN FEES?

The only loan fees are the cost of the title search, credit report, and recording fees. (Loan fees are subject to change).

WHAT WILL BE THE MONTHLY PAYMENT?

The monthly payment will be based on a 15 or 20-year term. Lower minimum loan payments may be allowed for certain credit qualified borrowers.

HOW IS THE LOAN SECURED?

The loan will be secured by a mortgage on the property.

ARE THERE LOAN RESTRICTIONS?

The borrower must certify he intends to reside as an owner-occupant on the property.

WHAT OTHER SERVICES ARE INCLUDED?

A City Inspector will provide the following services at no cost to the applicant:

- Inspect the property and note all deficiencies that need to be corrected;
- Prepare a cost estimate and provide guidance as to questions on contractors, repair work, and other construction-related matters;
- Conduct on-site inspections during and after construction to insure the work is completed and approve payment.

HOW DO I OBTAIN A LOAN APPLICATION?

To obtain an application, contact our office at:

City and County of Honolulu
Rehabilitation Loan Branch
51 Merchant Street, 1st Floor
Honolulu, Hawaii 96813

Or you can visit our website at:
www.honolulu.gov/dcs/housing.html
If you have any questions, please feel free to call 768-7076.

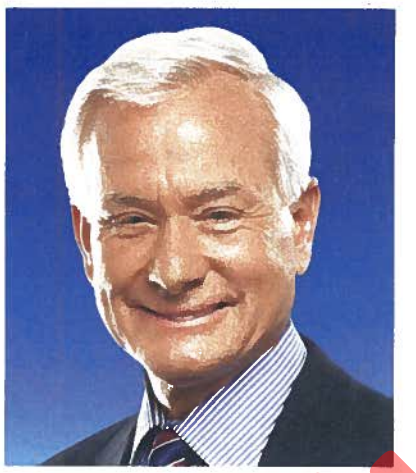
Paid for by the taxpayers of the City and County of Honolulu.
Revised 4/18

Draft

Thinking about buying a home? The City wants to help!

The City and County of Honolulu's Down Payment Loan Program is part of the City's efforts to promote homeownership and create a strong community. Utilizing HOME Investment Partnership Act funds from the U.S. Department of Housing and Urban Development, this program provides a zero interest loan to qualified low- and moderate- income families to meet down payment requirements for home purchase.

EQUAL HOUSING LENDER



MAYOR'S MESSAGE

We are proud to provide another service to help meet our citizens' needs. This brochure outlines a program provided through our Department of Community Services that enables income qualified homebuyers to become homeowners in our community.

KIRK W. CALDWELL
Mayor of Honolulu

Draft

CITY AND COUNTY OF HONOLULU

DOWN PAYMENT LOAN PROGRAM

Department of Community Services

Frequently Asked Questions (FAQs)

WHO MAY APPLY FOR THE CITY'S DOWN PAYMENT LOAN?

Prospective homebuyers who do not own a primary residential property and whose annual household incomes are under the maximum income shown below:

Number in household	Annual Income
1	$65,350
2	$74,650
3	$84,000
4	$93,300
5	$100,800
6	$108,250
7	$115,700
8	$123,200
9	$130,620
10	$138,084

These income limits are subject to periodic revision.

WHAT IS THE MAXIMUM LOAN AMOUNT THE HOMEBUYER MAY BORROW?

The loan limit is $40,000. Loans will be made on a first-come first-served basis subject to the availability of funds.

WHAT IS THE INTEREST RATE AND LOAN FEE?

The interest rate is 0% for all income-eligible borrowers. There is no loan fee.

WHAT KIND OF PROPERTIES MAY BE PURCHASED?

The property must be located on Oahu. The property must be a legally permitted structure meeting all local building codes. In addition, the property must pass a Housing Quality Standards inspection and meet other Federal requirements such as those governing Lead-Based Paint for homes built before 1978 and environmental reviews.

WHAT WILL BE THE MONTHLY PAYMENT?

The monthly payment will be based on a 20-year amortization term. Lower minimum loan payment amounts may be allowed for certain credit qualified borrowers.

IS THERE A HOMEBUYER EDUCATION REQUIREMENT?

Yes, all loan applicants must complete a City-approved homeowner education course prior to loan application.

ARE THERE LOAN RESTRICTIONS?

The borrower must be an owner-occupant at all times. Upon sale or other transfer of the property, unless the new owner is income-eligible, the borrower must pay the City a specified percentage of the loan balance, which percentage will be reduced for each full year of occupancy.

HOW DO I APPLY?

Step 1–When applying for a loan from your first mortgage lender, be sure to inform the lender that you are interested in a down payment loan from the City.

Step 2–After initial loan approval from your first mortgage lender, your lender will submit a loan file to the City for approval. You must complete homebuyer education prior to your loan file submission to the City.

For more information, contact our office at:

City and County of Honolulu
Rehabilitation Loan Branch
51 Merchant Street, First Floor
Honolulu, Hawaii 96813
Phone: 768-7076

Or visit our website for more information at:
www.honolulu.gov/dcs/housing.html

Paid for by the taxpayers of the City and County of Honolulu.
Revised 6/18

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DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

925 DILLINGHAM BOULEVARD, SUITE 200 • HONOLULU, HAWAII 96817
PHONE: (808) 768-7762 • FAX: (808) 768-7792
www.honolulu.gov/dcs

KIRK CALDWELL
MAYOR

PAMELA A. WITTY-OAKLAND
DIRECTOR

REBECCA J.'I. SOON
DEPUTY DIRECTOR

October 1, 2018

TO: Nelson H. Koyanagi, Jr., Director
Department of Budget and Fiscal Services

VIA: Holly Kawano, Federal Grants Coordinator

FROM: Leinaala Nakamura, Division Chief
Department of Community Services, WorkHawaii Division

SUBJECT: Consolidated Plan 2021-2025
Public Consultation Meeting Testimony

Draft

This testimony is submitted on behalf of the WorkHawaii Division of the Department of Community Services.

We believe the Consolidated Plan should have housing assistance that transitions people experiencing homelessness to stable housing and employment as one of the priority for use of limited CDBG and HOME funds. While other funds are available to fund Consolidated Plan priorities for public facilities and public services; the Department of Community Services' Rent to Work Program is the only city program that provides a comprehensive housing placement program for people experiencing homelessness.

Although there are programs that provide immediate housing placement, the Rent to Work (RTW) Program has successfully utilized the Community Development Block and HOME funds to implement a comprehensive housing placement program that includes case management, financial literacy education, a savings program, employment services including job readiness training and placement, job training, landlord/tenant mediation and contract negotiations, rental search assistance and unit inspections. Throughout their participation in RTW, individuals and families are being prepared to transition to a fair market rental or affordable housing. They are taught to make more informed housing and life management decisions by addressing their barriers to employment and debt management.

We understand the need for improved housing placement for people experiencing homelessness but this must be achieved by efficient housing management, client accountability, increased affordable housing inventory and continued funding for short term subsidy opportunities such as the Rent to Work Program. We are humbled by the ability to serve people experiencing homelessness in our community.

Fuller Lives

1075 Kamookoa Place
Honolulu, HI. 96825

September 19, 2018

HHFDC
677 Queen St.
Honolulu, HI. 96813

To: **Hawaii Housing Finance and Development Corporation**
Subject: **Testimony for consideration in the Annual Action Plan for Program Year 2019 -2020**

I provided testimony last year for the HHFDC hearing. This issue has not changed. We still have a dire shortage and a 10 year wait list for residential options for adults with Intellectual and Developmental disabilities.

Fuller Lives is a non-profit organization of parents who are searching for residential solutions such as group homes or apartments for our dependent adult children who have intellectual and/or developmental disabilities. Many of these adult children are in their 30's, 40's and 50's. Many live in their family home with parents. Some are living with concerned friends (special Olympics coaches, for example) who took them in when they noticed that they had nowhere to live and no one looking after them. This population is at great risk for ending up homeless. Their parents are aging. Some in their 80's needing care themselves. Parents are trying to plan for the future.

Some group homes and apartments exist but parents have been informed that the wait list is long and could be **10 years** before a vacancy comes up. Most of the homes are in central and west Oahu. Many families are in Honolulu and east Honolulu and would like to see their children living in that area where they have established networks and supportive church and community affiliations. And parents could visit them more easily as both groups continue to age.

Residential solutions for this population are currently insufficient. There is a need for permanent residential solutions to support the hundreds of adults with developmental and intellectual disabilities still living at home with aging parents. These adults must be included in your planning for housing and community development.

Mahalo,

Susan Berk
Fuller Lives Foundation
808-927-3458

Draft

Valery O'Brien
Resident Experience Coordinator
Holiday Retirement

As a parent of a Deaf Multi Handicapped Daughter (34 years old) it is important to me as a single parent that my daughter someday can live in a loving place in the neighborhood she has grown up in. The 10 year wait lists, the reality of adults with limited mental capacities being told they must locate and arrange for their own housing (on a total income of $700 a month!) Over the past year, however, I and friends from the new 5013-c organization FULLER LIVES, have been researching the causes and possible solution of this housing dilemma.

Working at the Hawaii Kai Holiday Retirement, as the Resident Experience Coordinator, we have over 400 residents from Assisted to Regular Living from in the complex or in our cottages. One exciting glimmer to these residents are the days we have Special Ed Students come from Kaiser and Kalani High School. These Students help set tables, read to the seniors, play bingo, help them with arts and crafts and the lists on. Barbara Poole Street and we head up the largest Hawaii Special Olympics Group, called the Mighty Ducks – over 145 Special athletes. The word spread fast and our olde "Ducks" have come and attached themselves to the residents from walking with them, assisting them putting puzzles together, making a favor for a Holiday....and many other things! How wonderful!!!!!

Could we review policies to increase the availability of housing for our citizens with IDD.

Many of the Senior Affordable Apartments do have rents that would be affordable; however, the age requirement prohibits our middle aged family member with IDD from living there, despite the well-known fact that generally folk with IDD age faster than the general population—so that someone with IDD in his 50's can have more age-related disabilities that his typical father in his 70's!

What about Senior Affordable Housing with our Special Population...I see it daily how wonderful this could work. Why not have model and put us on the Map!!

Sincerely,

Valery O'Brien
Resident Experience Coordinator
Holiday Retirement
808.395.9599

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HAWAII HOUSING FINANCE
DEVELOPMENT CORP

Chaminade University
OF HONOLULU

Testimony for Consideration in the Annual Action Plan for Program Year 2018-19

To the members of the HHFDC Planning and Evaluation Office

I am a retired economics professor and the mother of a 41 year old son with Down Syndrome, who will have life-long dependency on others. I find that I share the same concern with other parents of adults with special needs: where will my child live when I am no longer able to care for him?

When my child was younger I was told that with the elimination of institutions, there would be homes in the community for our children when needed. However, that does not seem to be the case now that my child and others are reaching the age to need new living situations. Putting his name on the wait list of providers, I was told the average wait time is 10 years. My social worker tells me the scarcity of providers able and willing to serve our population means that they often place clients in non-licensed homes. My son's friend needed a place to live, but the social worker was unable to locate any home at all for her. Ultimately, I took the friend into my home until she was able to locate a suitable place to live. Two years later, she is now moving out, only because other kind people are taking her in out of the goodness of their hearts. I know of other individuals who are similarly sheltering those with no other options. This was not intended nor promised when the institutions were closed. Society has an obligation to provide them with a safe and secure place to live.

This cannot happen unless there are structures made available to meet this need. This population cannot access market based housing. We need the HHFDC to regard the needs of this population in their planning.

I would be glad to share more information with you if it would be helpful.

Sincerely,

Barbara Poole-Street, Ph.D.
Professor Emeritus
Chaminade University

808 358-4292

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Chaminade University
OF HONOLULU

Testimony for Consideration in the Annual Action Plan for Program Year 2018-19

To the members of the HHFDC Planning and Evaluation Office

Last year I submitted testimony to this body, noting how the shortage of community housing for our adult children with Intellectual Developmental Disabilities (IDD)prevents the state from keeping their promises made to parents that their children have homes in their familiar communities when needed. I attach that testimony to this statement, as the situation largely remains the same. The 10 year wait lists, the reality of adults with limited mental capacities being told they must locate and arrange for their own housing (on a total income of $700 a month!) because the social worker can find not one available place on this island, continues. And more aging parents are worrying about what will happen to their children.

Over this past year, however, I and friends from the new 5013-c organization FULLER LIVES, have been researching the causes and possible solution of this housing dilemma. Let me list some of our findings here:

1. Domiciliary homes are seen as quite difficult to start: the licensing requirements and regulatory oversight seem oppressive to people who are looking into in starting a home. I can testify to that firsthand, as I am seeking licensure to turn my family home into a IDD home. But these issues are outside of your scope of responsibilities , and need not be addressed in this venue.

2. Domiciliary Homes are not always the best placement for an adult with IDD, for the goal is to provide the least restrictive setting. Apartment living with appropriate and needed services is often a better fit.

3. There are very few apartments available that our adults with IDD, many of which live on $700 a month plus food stamps, can afford. Programs that offer reduced rent (HUD programs, city and state programs, public housing) often have such lengthy wait lists that they are not accepting applications. "Affordable Housing" units available still are often unaffordable to our population. Calling around apartment complexes listed as "affordable on a government web site, I did find two that had units available. One was a two bedroom for $1,500 a month. The other was a one bedroom for $1,375 but with a MINIMUM income requirement of $3,360 a MONTH!

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4. Many of the Senior Affordable Apartments do have rents that would be affordable ; however, the age requirement prohibits our middle aged family members with IDD from living there, despite the well -known fact that generally folk with IDD age faster than the general population-- so that someone with ID in his 50's can have more age-related disabilities that his typical father in his 70's! As I spoke to apartment managers in my informal survey, one told me that he had a situation where an older family member was caring for a woman with IDD. When the older caregiver died, the manager had to evict the younger woman because she was only 58

5. The age restrictions HUD places upon units are largely non-negotiable and cannot be waived.

6. The restrictions regarding age and other factors in city and state provided housing, I was told, are generally determined by the HHFDC. Changing certain of these could improve the amount of housing available to people with Intellectual Developmental Delays.

With this limited knowledge and insight, I urge to review your policies to increase the availability of housing for our citizens with IDD . One simple change I would suggest would be to allow them to take advantage of programs available to seniors regardless of age. Logically, the reason to offer seniors preference in housing is because they have greater needs than younger, supposedly healthier individuals. But are their needs really greater than someone who has been disadvantaged intellectually since birth? Shouldn't they at least be treated equally?

Reading your criteria for evaluating proposals that come before you, I note that extra points are given for applicants who will advertise vacancies and take applications among the homeless and people who are on wait lists for public housing. Couldn't people with IDD be accorded the same status? So that applicants for your programs have an incentive to offer this overlooked population?

I understand that this is a complex issue, and that to resolve it will require the involvement and cooperation of many agencies, including DOH and HHS. But your agency has the opportunity to make some changes that will improve the situation, and hope you will seriously consider doing so. There are too many people who are being put at risk by the present lack of housing.

Sincerely,

Barbara Poole-Street

Barbara Poole-Street, Ph.D.
Emeritus Professor of Economics
Chaminade University

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Appendix 6

General Plan – Objectives and Policies (Amended 10/3/2002)

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General Plan

Objectives and Policies

AMENDED OCTOBER 3, 2002 (RESOLUTION 02-205, CD1)

General Plan

Objectives and Policies

Draft

Department of General Planning
City and County of Honolulu
1992

AMENDED OCTOBER 3, 2002
RESOLUTION 02-205, CD1

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I. Population

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III. Natural Environment

IV. Housing

V. Transportation and Utilities

VI. Energy

VII. Physical Development and Urban Design

VIII. Public Safety

IX. Health and Education

X. Culture and Recreation

XI. Government Operations and Fiscal Management

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Introduction

The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of Oahu's residents and the strategies of actions to achieve them. It is the focal point of a comprehensive planning process that addresses physical, social, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides for the future growth of the metropolitan area of Honolulu.

Since the adoption of the General plan in 1977, a number of amendments were subsequently adopted in 1979, 1982, 1985,1987,1989,1990, and 1991. However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit.

The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan.

In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current.

This 1992 edition of the General Plan reinforces this planning concept. It supersedes all previous editions and includes all changes which were adopted through the end of 1991.

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Preamble

Purpose of the General Plan

The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the Island of Oahu which it considers desirable and attainable. The Plan is a two-fold document: First, it is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of Oahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the Plan.

The General Plan is a guide for all levels of government, private enterprise, neighbor- hood and citizen groups, organizations, and individual citizens in eleven areas of concern:

(1) population;
(2) economic activity;
(3) the natural environment;
(4) housing,
(5) transportation and utilities;
(6) energy;
(7) physical development and urban design;
(8) public safety;
(9) health and education;
(10) culture and recreation; and
(11) government operations and fiscal management.

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Content of the General Plan

The eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County which addresses all aspects of the health, safety, and welfare of the people of Oahu.

In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies.

- **Population**
  The population objectives and policies encompass three distinct thrusts: First, to control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second, to plan for anticipated future population growth. And, finally, to maintain a pattern of population distribution that will allow people to live and work in harmony.

- **Economic Activity**
  The objectives and policies for economic activity attempt to address the needs for an adequate standard of living for residents and future generations. Issues of employment opportunities, viability of major industries, diversification of the economic base, and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people.

- **Natural Environment**
  The natural environment of our island, next to our people, is our greatest asset. The pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and natural drinking water are enjoyed by those of us who reside in the community as well as those who visit here. The City's policies seek to protect and enhance our natural attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets.

- **Housing**
  Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and is a primary concern of the General Plan.

  The objectives and policies for housing seek to provide a choice of living environments, affordable housing, and a reduction of inflationary speculation.

- **Transportation and Utilities**
  An efficient transportation system is essential to the life and economic productivity of a community. The cost of building and maintaining the system is a major public investment. Coordinated planning of accessibility and circulation requirements and the transportation system is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system for the pedestrian, bikeway, public transportation, and the automobile. Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.

- **Energy**
  There is no more salient example of the impact of world events on our island community than in the provision of energy. Energy development, utilization, and conservation are addressed with the stress on the reduction in dependence on outside sources.

- **Physical Development and Urban Design**
  Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating

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environments and to promote and enhance the social and physical character of Oahu's older towns and neighborhoods.

- **Public Safety**
  Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors to our island. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions.

- **Health and Education**
  The provision of health care services for the individual on Oahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities through planning and land use controls, and on the protection of environ-mental health through health codes and other regulations which mitigate against disease and pollution.

  Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate location, and the promotion of Honolulu as a center for higher education in the Pacific.

- **Culture and Recreation**
  Preservation and enhancement of Hawaii's multi-ethnic culture will be achieved through policies directed toward people, our most important resource, and cultural, historic and archaeological sites, buildings, and artifacts.

  The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to all our residents.

- **Government Operations and Fiscal Management**
  The objectives and policies in the above ten areas of concern represent an ambitious agenda which will stretch the resources of City government to the limit. Increased efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government will be crucial to whatever degree of success is achieved.

The Northwestern Hawaiian Islands

According to the Hawaii Revised Statutes, those islands extending northwest from Nihoa to Kure Atoll, except the Midway Islands, are part of the City and County of Honolulu. This latter chain of islands and reefs is commonly referred to as the North- western Hawaiian Islands. Effective jurisdiction of these islands is currently in the hands of the federal and state governments.

The federal government exercises jurisdiction pursuant to numerous laws and regulations, as well as through its administration of the Hawaiian Islands National Wildlife Refuge which encompasses most of the Northwestern Hawaiian Islands. All of the subject islands and

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archipelagic waters within the State of Hawaii are included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.

In the event that any jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the City and County of Honolulu, the City will need to review and, if necessary, amend the objectives and policies of the General Plan, as well as other pertinent plans and pro- grams, in terms of their adequacy in ad- dressing these responsibilities.

Other Offshore Islands and Marine Waters

All offshore islands and marine waters within three miles of the Oahu coastline are considered part of Oahu in terms of the applicability of the objectives and policies in this General Plan. Although most of these islands, as well as Oahu's coastal marine waters, are included in the State Land Use Conservation District and, thus, are beyond the effective jurisdiction of the City and County of Honolulu, they may be included in Development Plans as may be appropriate.

Role of the City and County Government

The City and County government will implement the policies contained in the General Plan through ordinances and resolutions as well as through rules and regulations. Also essential to policy implementation are the City's annual budget and six-year capital-improvement program, both of which should be consistent with the objectives and policies of the Plan, especially with regard to long-term commitments of money. It is necessary to remember, however, that the City and County government is not alone in deter- mining the general welfare of the people of Oahu: The State and Federal governments, too, have an important influence on the life of the community. The City and County recognizes the need for close cooperation among the various levels of government and, in striving to meet the objectives of the General Plan, pledges not to lose sight of this very great need.

Citizen Participation

Individual citizens and citizens' groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. To provide the residents of the City and County of Honolulu with the opportunity to democratically and meaningfully participate in the determination of the direction and quality of future growth on Oahu, a citizen participation process which focuses on citizen advisory boards as called for in the City Charter has been established.

These boards represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the Island. It is hoped that their members, along with members of the Island's many community organizations, will actively participate in the City planning process. Members of the advisory boards can pro- vide valuable assistance by soliciting the input of other neighborhood groups and residents and identifying the concerns of the areas they represent. By

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monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented.

Most planning issues have impacts which extend beyond the boundaries of neighborhoods. Regular planning forums for the discussion of regional and islandwide issues are an important part of the citizen participation process.

Implementation

By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very general document, and one of its purposes is to establish a coherent set of broad guidelines which can be used in developing plans, programs, and legislation for guiding Oahu's future. Development Plans, according to the City Charter, are relatively detailed guidelines for the physical development of the Island. They are intermediate means of implementing the objectives and policies of the General Plan in the various parts of the Island. The Development Plans provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.

Development Plans contain 'statements of standards and principles' with respect to land uses and 'statements of urban design principles and controls.' The City Council adopts Development Plans and amendments thereto by ordinance. These Plans should not, however, be confused with zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and location of buildings.

In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the Development Plans. This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the Development Plans.

Implementation of the General Plan also occurs through the budgetary responsibilities of government. The budget process or function is closely intertwined with the planning process of the City. It involves developing the yearly operating budget and the projected capital improvement program budget. Both documents represent the final step in the comprehensive planning process relating the long-range objectives and policies of the City's General Plan to the specific uses of public revenues. To ensure the implementation of the General Plan, the City budget and programs must comply with the purposes of the General Plan and implement applicable provisions of the Development Plans.

Amendments

For the General Plan to fulfill its purpose of providing overall guidance to the actions of government, private enterprise, and individual citizens across a broad spectrum of concerns, it must become neither a rigid nor an obsolete document. To keep the Plan flexible and up-to-date, its objectives and policies must be subject to change over time in response to changes in the

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concerns of the people of Oahu, new approaches and opportunities for addressing those concerns, and changes in the basic assumptions underlying the objectives and policies. One means of accomplishing this is provided by the City Charter which directs the Chief Planning Officer to prepare revisions to the General Plan at least every five years for Council consideration. More importantly, however, the City Council may amend or revise the General Plan whenever it deems necessary.

Emphasis should be placed on reevaluating and amending selected General Plan objectives and policies as problems and issues arise. The City and County government should develop means for identifying emerging problems and issues and evaluating their effect on the concerns of the people of Oahu as expressed in the General Plan. Such an ongoing process would provide a basis for the Chief Planning Officer to initiate timely proposals to amend the General Plan in response to changing public concerns.

One of the key assumptions underlying many of the General Plan objectives and policies is anticipated future population growth for the Island of Oahu as projected by the State Department of Business and Economic Development (DBED). Consequently, whenever DBED revises its population projections for Oahu, the objectives and policies of the Plan will be reevaluated in light of the new projections, and amendments will be proposed as may be appropriate. Also, whenever revised population projections include an extended time horizon, the General Plan will be amended to maintain a planning horizon of approximately 20 years.

Interpretation

Conflicts which may arise regarding the interpretation or prioritization of any of the objectives and policies of the General Plan will be resolved by the City Council. All policy statements and the "% of total" figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as opposed to rigid requirements, in the preparation and amendment of Development Plans and agency plans, programs, and projects.

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I. Population

Objective A

To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.

Policy 1
Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.

Policy 2
Seek a balance between the rate of inmigration and the rate of outmigration by reducing inmigration.

Policy 3
Support Federal policies providing for a more even distribution of immigrants throughout the country.

Policy 4
Seek to maintain a desirable pace of physical development through City and County regulations.

Policy 5
Encourage family planning.

Policy 6
Publicize the desire of the City and County to limit population growth.

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Objective B
To plan for future population growth.

Policy 1
Allocate efficiently the money and re- sources of the City and County in order to meet the needs of Oahu's anticipated future population.

Policy 2
Provide adequate support facilities to accommodate future growth in the number of visitors to Oahu.

Objective C
To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.

Policy 1
Facilitate the full development of the primary urban center.

Policy 2
Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Policy 3
Manage physical growth and development in the urban-fringe and rural areas so that:

a. An undesirable spreading of development is prevented; and
b. Their population densities are consistent with the character of development and environmental qualities desired for such areas.

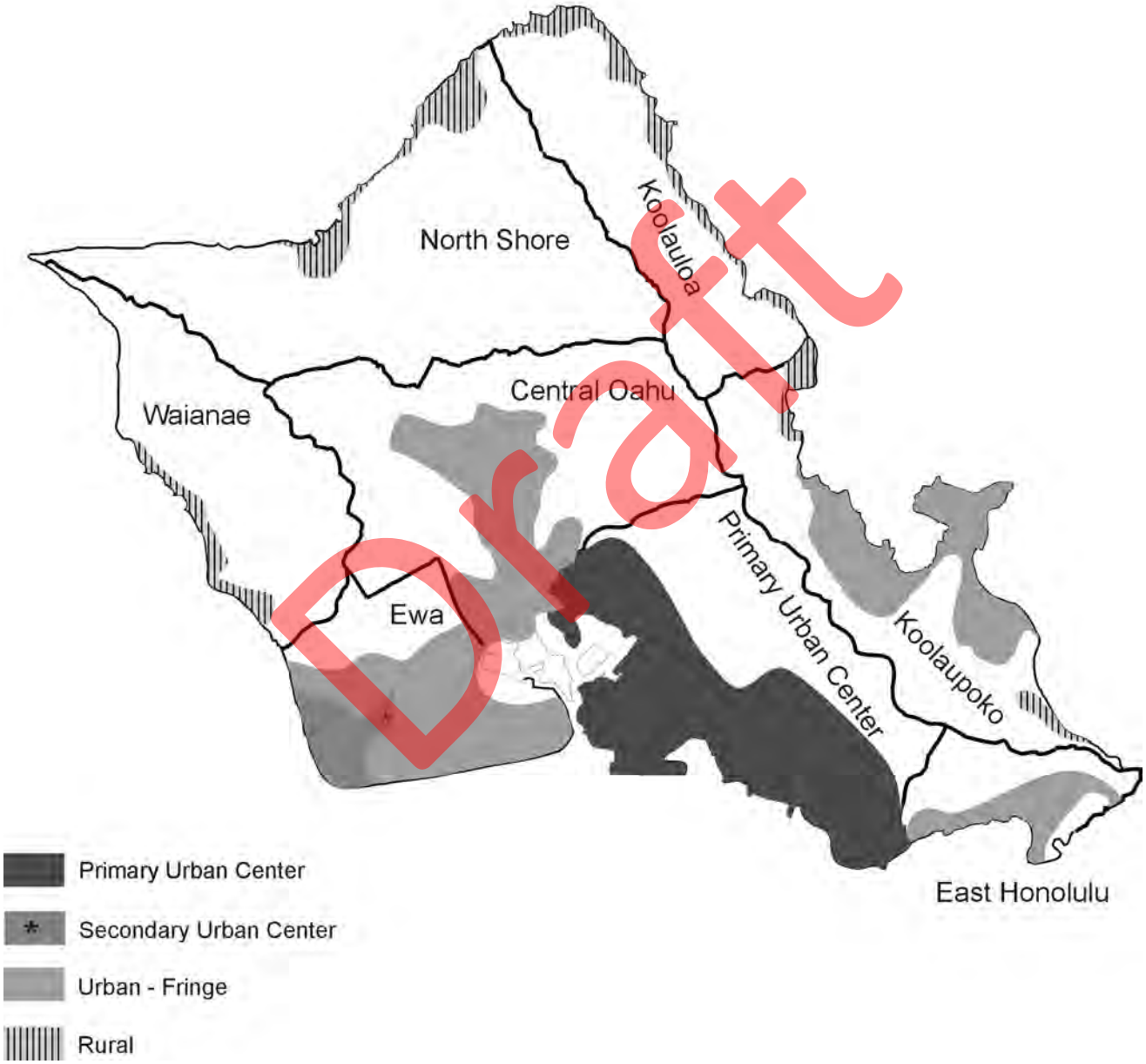
Policy 4 (Amended, Resolution 02-205, CD1)
Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:

Distribution of Residential Population

LOCATION	% SHARE OF 2025 ISLANDWIDE POPULATION
Primary Urban Center	46.0%
Ewa	13.0%
Central Oahu	17.0%
East Honolulu	5.3%
Koolaupoko	11.6%
Koolauloa	1.4%
North Shore	1.7%
Waianae	4.0%
	100.0%

Draft

General Plan Development Pattern



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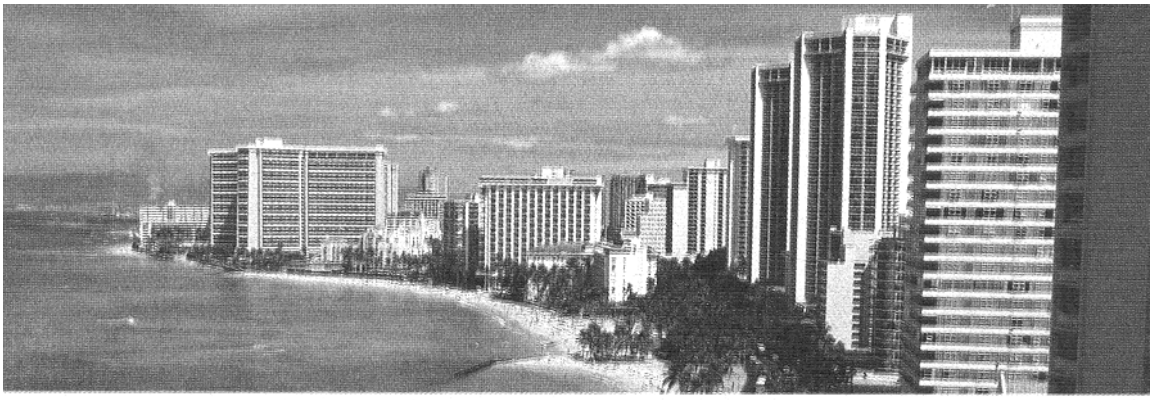
II. Economic Activity



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Objective A

To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Policy 1

Encourage the growth and diversification of Oahu's economic base.

Policy 2

Encourage the development of small businesses and larger industries which will contribute to the economic and social well-being of Oahu residents.

Policy 3

Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.

Policy 4

Encourage the development of local, national, and world markets for the products of Oahu-based industries.

Policy 5
Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.

Policy 6
Encourage the continuation of a significant level of Federal employment on Oahu.

Objective B
To maintain the viability of Oahu's visitor industry.

Policy 1
Provide for the long-term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures.

Policy 2
Provide for a high quality and safe environment for visitors and residents in Waikiki.

Policy 3
Encourage private participation in improvements to facilities in Waikiki.

Policy 4
Prohibit major increases in permitted development densities in Waikiki.

Policy 5
Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki.

Policy 6
Permit the development of secondary resort areas in West Beach, Kahuku*, Makaha, and Laie.

Policy 7
Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.

Policy 8
Preserve the well-known and widely publicized beauty of Oahu for visitors as well as residents.

Policy 9
Encourage the visitor industry to provide a high level of service to visitors.

Draft

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* *Kahuku is the area encompassing Kuilima*

Objective C
To maintain the viability of agriculture on Oahu.

Policy 1
Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.

Policy 2
Support agricultural diversification in all agricultural areas on Oahu.

Policy 3
Support the development of markets for local products, particularly those with the potential for economic growth.

Policy 4
Provide sufficient agricultural land in Ewa, Central Oahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.

Policy 5
Maintain agricultural land along the Windward, North Shore, and Waianae coasts for truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture.

Policy 6
Encourage the more intensive use of productive agricultural land.

Policy 7
Encourage the use of more efficient production practices by agriculture, including the efficient use of water.

Policy 8
Encourage the more efficient use of non- potable water for agricultural use.

Draft

Objective D
To make full use of the economic resources of the sea.

Policy 1
Assist the fishing industry to maintain its viability.

Policy 2
Encourage the development of aquaculture, ocean research, and other ocean- related industries.

Policy 3
Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.

Objective E
To prevent the occurrence of large scale unemployment.

Policy 1
Encourage the training and employment of present residents for currently available and future jobs.

Policy 2
Make full use of State and Federal employment and training programs.

Policy 3
Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.

Objective F
To increase the amount of Federal spending on Oahu.

Policy 1
Take full advantage of Federal programs and grants which will contribute to the economic and social well-being of Oahu's residents.

Policy 2
Encourage the Federal government to pay for the cost of public services used by Federal agencies.

Policy 3
Encourage the Federal government to lease new facilities rather than construct them on tax-exempt public land.

Policy 4
Encourage the military to purchase locally all needed services and supplies which are available on Oahu.

Draft

Objective G

To bring about orderly economic growth on Oahu.

Policy 1

Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.

Policy 2

Permit the moderate growth of business centers in the urban-fringe areas.

Policy 3

Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.

Policy 4

Encourage the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, Wahiawa, Kailua-Kaneohe, and Ewa areas.

Draft

III. Natural Environment

Objective A
To protect and preserve the natural environment.

Policy 1
Protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.

Policy 2
Seek the restoration of environmentally damaged areas and natural resources.

Policy 3
Retain the Island's streams as scenic, aquatic, and recreation resources.

Policy 4
Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water- recharge areas, distinctive land forms, and existing vegetation.

Policy 5
Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.

Policy 6
Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.

Draft

Policy 7
Protect the natural environment from damaging levels of air, water, and noise pollution.

Policy 8
Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.

Policy 9
Protect mature trees on public and private lands and encourage their integration into new developments.

Policy 10
Increase public awareness and appreciation of Oahu's land, air, and water resources.

Policy 11
Encourage the State and Federal governments to protect the unique environmental, marine, and wildlife assets of the Northwestern Hawaiian Islands.

Objective B

To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 1
Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.

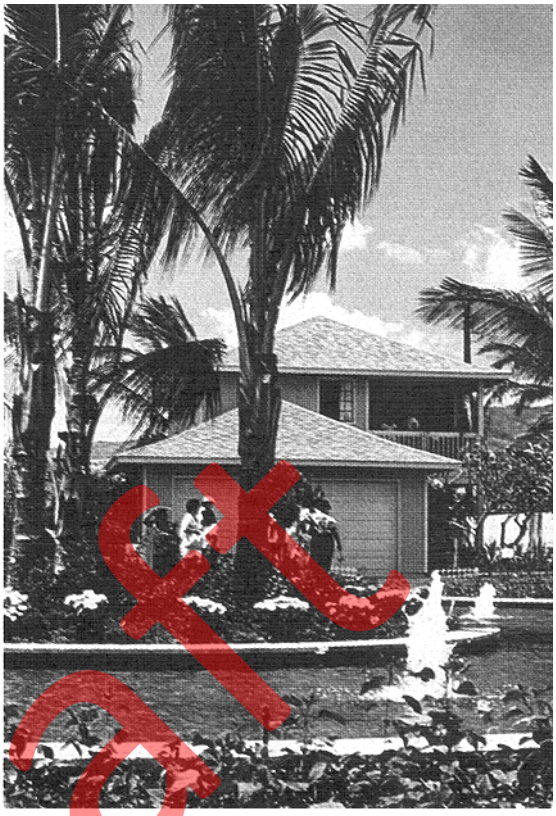
Policy 2
Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.

Policy 3
Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.

Policy 4
Provide opportunities for recreational and educational use and physical contact with Oahu's natural environment.

Draft

IV. Housing



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Objective A

To provide decent housing for all the people of Oahu at prices they can afford.

Policy 1

Develop programs and controls which will provide decent homes at the least possible cost.

Policy 2

Streamline approval and permit procedures for housing and other development projects.

Policy 3

Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.

Policy 4

Establish public, and encourage private, programs to maintain and improve the condition of existing housing.

Policy 5

Make full use of State and Federal programs that provide financial assistance for low- and moderate-income homebuyers.

Policy 6
Expand local funding mechanisms avail- able to pay for government housing programs.

Policy 7
Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.

Policy 8
Encourage and participate in joint public- private development of low- and moderate- income housing.

Policy 9
Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.

Policy 10
Promote the construction of affordable dwellings which take advantage of Oahu's year-round moderate climate.

Policy 11
Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.

Policy 12
Encourage the production and maintenance of affordable rental housing.

Policy 13
Encourage the provision of affordable housing designed for the elderly and the handicapped.

Policy 14
Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.

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Objective B
To reduce speculation in land and housing.

Policy 1
Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.

Policy 2
Discourage private developers from acquiring and assembling land outside of areas planned for urban use.

Policy 3
Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.

Policy 4
Require government-subsidized housing to be delivered to appropriate purchasers and renters.

Policy 5
Prohibit the selling or renting of government-subsidized housing for large profits.

Objective C

To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.

Policy 1
Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.

Policy 2
Encourage the fair distribution of low- and moderate-income housing throughout the Island.

Policy 3
Encourage residential development near employment centers.

Policy 4
Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.

Policy 5
Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.

Policy 6
Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.

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V. Transportation & Utilities

Objective A

To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.

Policy 1

Develop and maintain an integrated ground-transportation system consisting of the following elements and their primary purposes:

a. Public transportation-for travel to and from work, and travel within Central Honolulu;

b. Roads and highways-for commercial traffic and travel in nonurban areas;

c. Bikeways-for recreational activities and trips to work, schools, shopping centers, and community facilities; and

d. Pedestrian walkways-for getting around Downtown and Waikiki, and for trips to schools, parks, and shopping centers.

Policy 2

Provide transportation services to people living within the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way

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rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.

Policy 3
Provide transportation services outside the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.

Policy 4
Improve transportation facilities and services in the Ewa corridor and in the trans-Koolau corridors to meet the needs of Ewa and Windward communities.

Policy 5
Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.

Policy 6
Consider both environmental impact as well as construction and operating costs as important factors in planning alternative nodes of transportation.

Policy 7
Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.

Policy 8
Make available transportation services to people with limited mobility: the young, the elderly, the handicapped, and the poor.

Policy 9
Promote programs to reduce dependence on the use of automobiles.

Policy 10
Discourage the inefficient use of the private automobile, especially in congested corridors and during peak-hours.

Policy 11
Make public, and encourage private, improvements to major walkway systems.

Policy 12
Encourage the provision of separate aviation facilities for small civilian aircraft.

Policy 13
Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.

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Objective B

To meet the needs of the people of Oahu for an adequate supply of water and for environmentally sound systems of waste disposal.

Policy 1
Develop and maintain an adequate supply of water for both residents and visitors.

Policy 2
Develop and maintain an adequate supply of water for agricultural and industrial needs.

Policy 3
Encourage the development of new technology which will reduce the cost of providing water and the cost of waste disposal.

Policy 4
Encourage a lowering of the per-capita consumption of water and the per-capita production of waste.

Policy 5
Provide safe, efficient, and environmentally sensitive waste-collection and waste- disposal services.

Policy 6
Support programs to recover resources from solid-waste and recycle wastewater.

Policy 7
Require the safe disposal of hazardous waste.

Objective C

To maintain a high level of service for all utilities.

Policy 1
Maintain existing utility systems in order to avoid major breakdowns.

Policy 2
Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.

Policy 3
Plan for the timely and orderly expansion of utility systems.

Policy 4
Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.

Draft

Objective D

To maintain transportation and utility systems which will help Oahu continue to be a desirable place to live and visit.

Policy 1

Give primary emphasis in the capital- improvement program to the maintenance and improvement of existing roads and utilities.

Policy 2

Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oahu.

Policy 3

Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.

Policy 4

Evaluate the social, economic, and environ- mental impact of additions to the transportation and utility systems before they are constructed.

Policy 5

Require the installation of underground utility lines wherever feasible.

Policy 6

Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.

Draft

VI. Energy

Objective A

To maintain an adequate, dependable, and economical supply of energy for Oahu residents.

Policy 1
Develop and maintain a comprehensive plan to guide and coordinate energy conservation and alternative energy development and utilization programs on Oahu.

Policy 2
Establish economic incentives and regulatory measures which will reduce Oahu's dependence on petroleum as its primary source of energy.

Policy 3
Support programs and projects which contribute to the attainment of energy self- sufficiency on Oahu.

Policy 4
Promote and assist efforts to establish adequate petroleum reserves within Hawaii's boundaries.

Policy 5
Give adequate consideration to environ- mental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources.

Policy 6
Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.

Objective B

To conserve energy through the more efficient management of its use.

Policy 1
Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.

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Policy 2
Provide incentives and, where appropriate, mandatory controls to achieve energy- efficient siting and design of new developments.

Policy 3
Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.

Policy 4
Promote the development of an energy- efficient transportation system.

Objective C
To fully utilize proven alternative sources of energy.

Policy 1
Encourage the use of commercially avail- able solar energy systems in public facilities, institutions, residences, and business developments.

Policy 2
Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.

Objective D
To develop and apply new, locally available energy resources.

Policy 1
Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:

a. solar insolation;
b. biomass energy conversion;
c. wind energy conversion;
d. geothermal energy; and
e. ocean thermal energy conversion.

Policy 2
Secure State and Federal support of City and County efforts to develop new sources of energy.

Draft

Objective E

To establish a continuing energy information program.

Policy 1

Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with Oahu's dependence on imported petroleum.

Policy 2

Foster the development of an energy conservation ethic among Oahu residents.

Policy 3

Keep consumers informed about available alternative energy sources and their costs and benefits.

Policy 4

Provide information concerning the impact of public and private decisions on future energy use.

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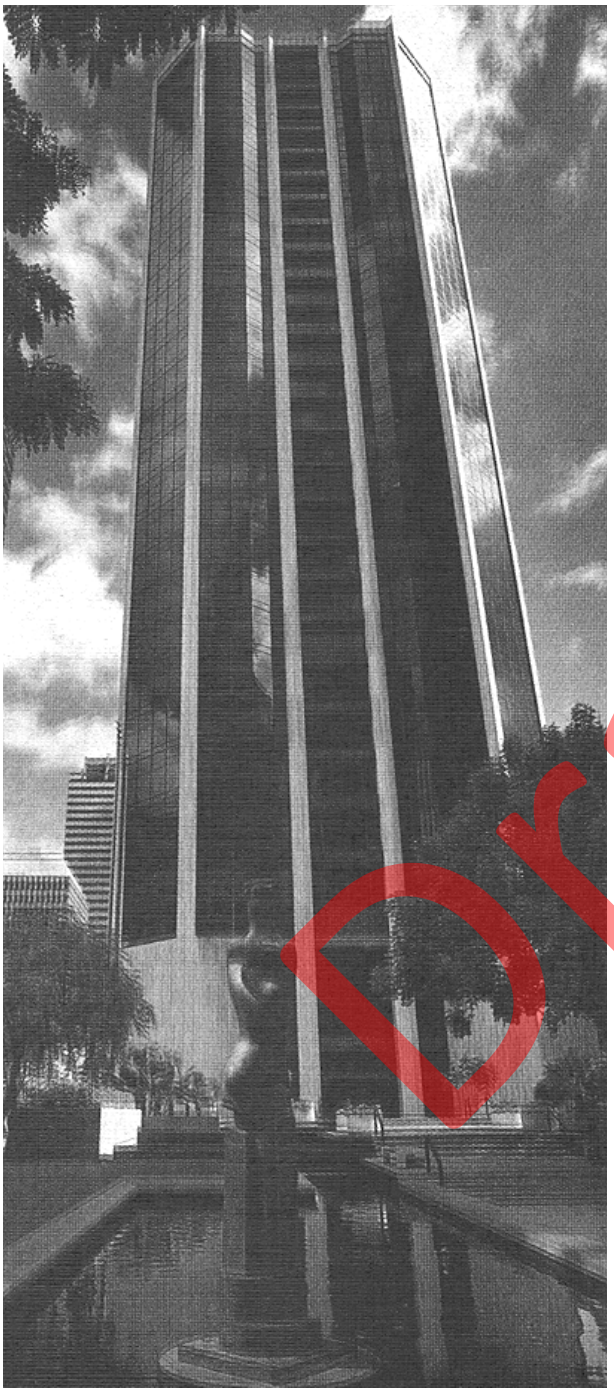
VII. Physical Development and Urban Design



Objective A

To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 1

Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban- fringe and rural areas.

Policy 2

Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

Policy 3

Phase the construction of new developments so that they do not require more regional supporting services than are available.

Policy 4

Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

Policy 5

Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.

Policy 6

Encourage the clustering of developments to reduce the cost of providing utilities and other public services.

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Policy 7
Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.

Policy 8
Locate community facilities on sites that will be convenient to the people they are intended to serve.

Policy 9
Exclude from residential areas, uses which are major sources of noise and air pollution.

Policy 10
Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic- radiation sources, and storage places for fuel and explosives.

Policy 11
Prohibit new airfields, electromagnetic- radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.

Objective B
To develop Honolulu (Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.

Policy 1
Stimulate development in the primary urban center by means of the City and County's capital-improvement program and State and Federal grant and loan programs.

Policy 2
Provide for the expanded development of low-rise multi-unit housing.

Policy 3
Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses.

Policy 4
Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.

Policy 5
Encourage the development of attractive residential communities in downtown and other business centers.

Policy 6
Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.

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Policy 7
Provide for the continued viability of the Hawaii Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.

Policy 8
Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.

Policy 9
Facilitate the redevelopment of Kakaako as a major residential, as well as commercial and light-industrial area.

Objective C
To develop a secondary urban center in Ewa with its nucleus in the Kapolei area.

Policy 1
Allocate funds from the City and County's capital-improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.

Policy 2
Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.

Policy 3
Encourage the continuing development of Barbers Point as a major industrial center.

Policy 4
Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments and with the sugar industry.

Policy 5
Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.

Policy 6
Encourage the development of the Ewa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.

Draft

Objective D

To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

Policy 1

Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.

Policy 2

Coordinate plans for developments within the Ewa and Central Oahu urban-fringe areas with the State and Federal governments and with the sugar, pineapple, and other emerging agricultural industries.

Policy 3

Establish a green belt in the Ewa and Central Oahu areas of Oahu in the Development Plans.

Policy 4

Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.

Draft

Objective E

To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

Policy 1

Prepare and maintain a comprehensive urban-design plan for the Island of Oahu.

Policy 2

Integrate the City and County's urban- design plan into all levels of physical planning and developmental controls.

Policy 3

Encourage distinctive community identities for both new and existing districts and neighborhoods.

Policy 4

Require the consideration of urban-design principles in all development projects.

Policy 5
Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Policy 6
Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.

Policy 7
Promote public and private programs to beautify the urban and rural environments.

Policy 8
Preserve and maintain beneficial open space in urbanized areas.

Policy 9
Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.

Policy 10
Establish a review process to evaluate the design of major development projects.

Objective F
To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.

Policy 1
Encourage new construction to complement the ethnic qualities of the older communities of Oahu.

Policy 2
Encourage, wherever desirable, the rehabilitation of existing substandard structures.

Policy 3
Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

Policy 4
Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.

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VIII. Public Safety

Objective A
To prevent and control crime and maintain public order.

Policy 1
Provide a safe environment for residents and visitors on Oahu.

Policy 2
Provide adequate criminal justice facilities and staffing for City and County law- enforcement agencies.

Policy 3
Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.

Policy 4
Keep the public informed of the nature and extent of criminal activity on Oahu.

Policy 5
Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.

Policy 6
Seek the help of State and Federal law- enforcement agencies to curtail the activities of organized crime syndicates on Oahu.

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Policy 7
Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.

Policy 8
Cooperate with other law-enforcement agencies to develop new methods of fighting crime.

Policy 9
Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.

Objective B

To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 1
Keep up-to-date and enforce all City and County safety regulations.

Policy 2
Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.

Policy 3
Participate with State and Federal agencies in the funding and construction of flood- control projects.

Policy 4
Cooperate with State and Federal agencies to provide tsunami warning and protection for Oahu.

Policy 5
Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.

Policy 6
Reduce hazardous traffic conditions.

Policy 7
Provide adequate fire protection and effective fire prevention programs.

Policy 8
Provide adequate search and rescue and disaster response services.

Policy 9
Design safe and secure public buildings.

Draft

Policy 10
Provide adequate staff to supervise activities at public facilities.

Policy 11
Develop civil defense plans and programs to protect and promote public health, safety and welfare of the people.

Policy 12
Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.

Draft

IX. Health and Education

Objective A
To protect the health of the people of Oahu.

Policy 1
Encourage the provision of health-care facilities that are accessible to both employment and residential centers.

Policy 2
Encourage prompt and adequate ambulance and first-aid services in all areas of Oahu.

Policy 3
Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.

Objective B
To provide a wide range of educational opportunities for the people of Oahu.

Policy 1
Support education programs that encourage the development of employable skills.

Policy 2
Encourage the provision of informal educational programs for people of all age groups.

Draft

Policy 3
Encourage the after-hours use of school buildings, grounds, and facilities.

Policy 4
Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5
Facilitate the appropriate location of learning institutions from the preschool through the university levels.

Objective C
To make Honolulu the center of higher education in the Pacific.

Policy 1
Encourage continuing improvement in the quality of higher education in Hawaii.

Policy 2
Encourage the development of diverse opportunities in higher education.

Policy 3
Encourage research institutions to establish branches on Oahu.

Draft

X. Culture and Recreation

Objective A
To foster the multiethnic culture of Hawaii.

Policy 1
Encourage the preservation and enhancement of Hawaii's diverse cultures.

Policy 2
Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawaii made by the City's various ethnic groups.

Policy 3
Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.

Policy 4
Encourage the protection of the ethnic identities of the older communities of Oahu.

Objective B
To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policy 1
Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.

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Policy 2
Identify, and to the extent possible, pre- serve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

Policy 3
Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.

Policy 4
Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

Policy 5
Seek public and private funds, and public participation and support, to protect social, cultural, historic, architectural, and archaeological resources.

Policy 6
Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.

Objective C
To foster the visual and performing arts.

Policy 1
Encourage and support programs and activities for the visual and performing arts.

Policy 2
Encourage creative expression and access to the arts by all segments of the population.

Policy 3
Provide permanent art in appropriate City public buildings and places.

Objective D
To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.

Policy 1
Develop and maintain community-based parks to meet the needs of the different communities on Oahu.

Policy 2
Develop and maintain a system of regional parks and specialized recreation facilities.

Draft

Policy 3
Develop and maintain urban parks, squares, and beautification areas in high density urban places.

Policy 4
Encourage public and private botanic and zoological parks on Oahu to foster an awareness and appreciation of the natural environment.

Policy 5
Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.

Policy 6
Provide convenient access to all beaches and inland recreation areas.

Policy 7
Provide for recreation programs which serve a broad spectrum of the population.

Policy 8
Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.

Policy 9
Require all new developments to provide their residents with adequate recreation space.

Policy 10
Encourage the private provision of recreation and leisure-time facilities and services.

Policy 11
Encourage the after-hours, weekend, and summertime use of public schools facilities for recreation.

Policy 12
Provide for safe and secure use of public parks, beaches, and recreation facilities.

Policy 13
Encourage the safe use of Oahu's ocean environments.

Policy 14
Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.

Draft

XI. Government Operations and Fiscal Management

Objective A

To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.

Policy 1
Maintain City and County government services at the level necessary to be effective.

Policy 2
Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.

Policy 3
Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.

Policy 4
Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.

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Objective B

To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.

Policy 1

Provide for a balanced budget.

Policy 2

Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.

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Appendix 7

City's Implementing the Affordable Housing Strategy

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Implementing the Affordable Housing Strategy

> **The Vision**
> Oahu – Hawaii's gathering place – will provide housing choices that build community, strengthen neighborhoods, and fit family budgets. All people will have access to shelter on Oahu.

Oahu is experiencing a housing crisis, and needs to build more than 24,000 housing units to address demand. Over three quarters of the demand is for households earning less than 80% of area median income (AMI), or $80,450 for a family of four. The Mayor's Affordable Housing Strategy addresses these needs with new and revised policies, incentives, regulations, and investments, in partnership with developers, builders, and other stakeholders. More sustained focus on projects, partnerships, funding, and use of City lands is needed to accelerate affordable housing production. Ongoing infrastructure investment in transit-oriented development (TOD) areas is critical to support affordable housing on city and state lands. Implementing the City's Housing Strategy could add around 800 affordable units/year, once construction of planned projects is completed. If the State continues funding affordable housing projects at a similar rate and capitalizes on TOD opportunities on state lands, the deficit could be met in fifteen years.

Major new initiatives proposed, most of which need City Council action, include:

Affordable Housing Requirement (AHR). This "inclusionary" housing requirement will apply to all development over 10 units. Current regulations, applied to rezoning, require only ten years of affordability. The new policy requires fewer units, but at lower income levels, and for three times longer. Since the TOD area includes new mixed-use zoning and potential height and density bonus, it is higher than the islandwide requirement. Extensive technical analysis showed the need to phase in the requirement beyond the Ala Moana and Downtown areas. On the rest of the island the number of required units is even lower because of market conditions (see requirements per geographic area in table below).

Affordable Housing Requirement: TOD Areas	Affordable Housing Requirement: Islandwide
Applies to projects **in designated rail station areas** needing building permits for 10 units or more, with different percentages for rental and for-sale. May be adjusted for varying unit sizes and lower income ranges.	Applies to projects **islandwide** (outside of TOD Areas) needing building permits for 10 units or more, with different percentages for rental and for-sale. May be adjusted for varying unit sizes and lower income ranges.
PHASING: AHR becomes effective **(1) In Ala Moana, Downtown, and Chinatown rail station areas <u>ON ADOPTION</u>** – full 'TOD Areas' requirement **(2)** Remainder of the rail transit station areas become effective in two phases: **<u>ONE YEAR</u> AFTER ADOPTION** – lower requirement, regulated under the "Islandwide" requirement **<u>THREE YEARS</u> AFTER ADOPTION** – full requirement, regulated under the "TOD Areas" requirement	**PHASING:** AHR becomes effective **<u>ONE YEAR</u> AFTER ADOPTION.** Note: These lower requirements are also temporarily effective throughout the remainder of the rail station areas, as specified at left in the TOD Areas phasing paragraph (2).
Three options:	**Three options:**
CONSTRUCTION ON-SITE: **If Rental:** **15%** of the units at up to **80%** of AMI **If For-Sale:** **20%** of the units at up to **120%** of AMI (1/2 up to 100%)	**CONSTRUCTION ON-SITE:** **If Rental:** **5%** of the units at up to **80%** of AMI **If For-Sale:** **10%** of the units at up to **120%** of AMI (1/2 up to 100%)
CONSTRUCTION OFF-SITE: **If Rental:** **15%** of the units at up to **80%** of AMI **If For-Sale:** **25%** of the units at up to **120%** of AMI (1/2 at up to 100%)	**CONSTRUCTION OFF-SITE:** **If Rental:** **5%** of the units at up to **80%** of AMI **If For-Sale:** **15%** of the units at up to **120%** of AMI (1/2 at up to 100%)
IN LIEU OF CONSTRUCTION FEE (or LAND DEDICATION): Cash contribution or improved land in lieu of building affordable units (proposed fee **$45 per finished SF**).	**IN LIEU OF CONSTRUCTION FEE** (or LAND DEDICATION): Cash contribution or improved land in lieu of building affordable units (proposed fee **$45 per finished SF**).
Minimum required period of affordability **30 years.**	Minimum required period of affordability **30 years.**

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- **Financial Incentives.** For all qualified affordable housing units produced, the City will eliminate sewer hook-up fees, park dedication fees, and DPP building permit and plan review fees. Real property taxes will be waived for rental projects for as long as the units remain affordable. Property tax increases during construction will also be waived for all units for projects that include required affordable units. We are considering a development industry proposal to provide fee and property tax waivers for all units in rental projects where most units are at 140% AMI, with a portion at 80% AMI.
- **Transit-Oriented Development Zoning.** The biggest incentive in the TOD areas is the City's updated mixed-use zoning; in process of adoption by Council. This will save developers time and money - as long as they are following the neighborhood TOD plans. In return for additional height and density, they will have to provide affordable housing and other community benefits. In some cases, the city may provide density bonuses and reduced parking requirements in return for additional affordable units and other benefits; along with expedited processing for qualified affordable projects.
- **Accessory Dwellings.** The accessory dwelling unit (ADU) ordinance allows most homeowners to build a small cottage or addition, or renovate part of their house to rent; it helps with their family budget too. Council waived all fees for two years as an added incentive. Over 1,200 people checked to see if their lot qualifies, and over 116 permits have been granted. We are working with contractors to provide master permits for ADU units, to accelerate approvals and production.
- **Rental Housing Finance.** The City is developing a program to provide over $100 million per year of Private Activity Bonds, which rental housing developers can use to match the 4% low-income housing tax credits. This financing could produce hundreds of new rental units each year.
- **TOD Infrastructure.** We are working with State agencies and landowners to create an Iwilei-Kapalama infrastructure master plan and finance district. The first phase will accelerate Awa Street Pump Station basin improvements, so that projects at Mayor Wright Housing and Kamehameha Schools lands will be able to hook-up when housing starts coming on line in the next few years. Overall planned infrastructure improvements throughout the TOD corridor total $1.2 billion.

Leveraging City Lands and Funding

The City will expedite use of its lands and assets for affordable housing projects, in partnership with private developers and the State. We have two projects close to breaking ground: Halewaiolu, an elderly housing project on River Street with over 150 affordable units, and Verona Village, with an RFP just issued for mixed-income and affordable homes. Key City-owned properties that could be released via RFP to developers include:

- 17 acres of vacant land along the Kapolei Parkway, between the Mehana development and Kapolei Lofts. These properties are ripe for mixed use development, with a focus on affordable rental housing.
- At Pearlridge Rail station, a multimodal bus transit center, commercial development and affordable housing next to the Pearl Harbor Historic Trail.
- Lands surrounding Ala Moana Rail stop offer significant potential. Although not City-owned, the City is exploring a major bus transit center, significant commercial space and a residential tower.
- The final phase of West Loch has 11 acres with potential for a mixed-use affordable housing project.
- 10 acres of residential lands in Kalaheo, nestled in a single family neighborhood, which will take some creativity to build a successful affordable housing project.
- 7 acres at the old Aiea Sugar Mill could be converted into a mixed-use, residential project.
- Although mostly not City-owned, there are office properties in downtown Honolulu that could be retrofitted as residential projects. We are seriously examining potential conversions, such as Alii Place, where the City owns the land.
- An 18 acre parcel near Leeward Community College, below the rail maintenance center, close to the rail station, the Pearl Harbor Historic Trail, and with Pearl Harbor views.

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Appendix 8

2016 Hawaii Housing Planning Study

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HAWAI'I HOUSING PLANNING STUDY, 2016

Prepared for the Hawai'i Housing Finance and Development Corporation

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December, 2016

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December 22, 2016

Ms. Janice Takahashi, Chief Planner
Hawai‘i Housing Finance and Development Corporation
Planning and Evaluation Office
677 Queen Street, Suite 300
Honolulu, Hawai‘i 96813

Dear Ms. Takahashi:

It is with pleasure that SMS Research presents this Final Report of the findings of the Hawai‘i Housing Planning Study 2016. We believe the results will be an important tool to be used by those who will plan for and develop new housing opportunities for Hawai‘i's people in the remainder of this decade.

It has been a pleasure to serve you during the course of this project, and we look forward to working with you in the future.

Sincerely,

James E. Dannemiller
Executive Vice President

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International Survey Research
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Hawai‘i Housing Planning Study, 2016

This report is the result of months of work by many people. We wish to acknowledge the sponsors of this project and their continuing dedication to housing planning based on hard data and the needs of Hawai‘i residents. The people listed below, and the agencies they represent, have demonstrated the wisdom and foresight required to maintain a comprehensive long-range data system for housing planning. In their dedication to the successful resolution of Hawai‘i’s housing problems, they have provided the guidance and direction to put the project in motion, the resources to make it possible, and the tireless dedication to making the system work for the people of Hawai‘i.

- Hawai`i Housing Finance & Development Corporation: Craig K. Hirai, Executive Director; Janice Takahashi, Chief Planner; Lisa Wond, Planner
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- Kaua`i County: Kanani Fu, Housing Director, Gary Mackler, Housing Development Coordinator
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- Hawai‘i Tourism Office: George Szigeti, President and Chief Executive Officer; Daniel Nahoopii Director of Tourism Research

We would like to give special thanks to Andrew Furuta, Senior Project Manager with A&B Properties, Inc. for allowing the study to include increased sample sizes for all Housing Study partners.

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A large number of housing experts in Hawai‘i have contributed to our work and this report. The people listed below have given their time and expertise to provide ideas and direction, data, and review and reaction throughout the last several months. Without their time and talent, this project would not have succeeded. We are grateful to each one of them.

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I. INTRODUCTION

A. BACKGROUND

The Hawai‘i Housing Planning Study (HHPS) series began in 1992. The studies have been conducted as comprehensive assessments of housing markets in Hawai‘i. Results covering all four of Hawai‘i’s counties have been presented in a set of reports summarizing market conditions. Since 1997, HHPS has included a housing forecast to support housing planning. Over the years, HHPS studies have investigated a rotating list of housing issues. Some issues have remained part of the study and some have been replaced with issues of greater interest. In 2016, HHPS includes the influence of access to public transportation and/or mass transit on preferred housing location, special finance options for homebuyers, a new viewpoint on homelessness, the relationship between tourism and housing, and housing for special needs groups.

B. PURPOSE

The purpose of the 2016 HHPS report is to provide housing planners with contemporary data on the housing situation in Hawai‘i to support planning activity. Reported here is research conducted from September 2015 through June 2016. Included in this study are housing demand, housing supply, housing prices, affordable housing, and needed housing units. Findings are fully supported by analysis of data from both the Housing Demand Survey and numerous secondary data sources including the United States Census Bureau and Hawai‘i's Department of Business, Economic Development & Tourism among others. The State report is a summary of data collected from all study methods and across all counties.

C. METHODS

The HHPS 2016 incorporates data from 11 data collection and analysis sources:

Housing Stock Inventory: An inventory of all residential housing units in the State was conducted in the first quarter of 2015. The inventory data were taken from real property tax files for the four counties. Results are presented in a separate report and have been incorporated in this report as needed. Beginning in 2011, the inventory expanded to include U.S. Decennial Census data and data taken from the American Community Survey (ACS). [1]

Housing Demand Survey: A statewide survey of more than 5,000 households was conducted in order to measure resident opinions and evaluations of current housing conditions, their plans to move to a new unit, their preferred characteristics of new units, their financial qualifications for purchase or rent, and household demographic information. Special topics for 2016 included: transportation and rail, transportation and employment, special financing options, special needs housing, and housing prices.

Housing Demand Projection: The housing demand projection used in this study was produced by the State Department of Business, Economic Development & Tourism (DBEDT), as detailed in the 2015 report, “Measuring Housing Demand in Hawaii, 2015-2025”.

Housing Price Study: A study of housing prices, sales prices for ownership units and contract rents for rental units was conducted. Data were collected from several sources including rental unit advertisements, a national rent producer, several real estate data providers, the U.S. Department of Housing and urban Development (HUD), and the ACS.

Producers Survey: We conducted interviews with housing producers and planning department personnel in order to enhance understanding of

[1] An excellent description of the American Community Survey appears at the U.S. Census website http://www.census.gov/acs/www/about_the_survey/american_community_survey/

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issues related to housing development and to review County data on scheduled housing unit production. Findings were used to develop estimates of short-run housing production.

Housing for Special Needs Groups Study: This study centered on interviews with service providers and advocates for people with special needs. The focus was on demand and supply of housing units to serve their particular needs. Statistical data were gathered to connect the needs data with housing planning and production in the next five years.

Homeless Study: Information was drawn from several HHPS components to generate a more comprehensive understanding of homelessness as a housing issue this year. Here too, the intention was to bring homelessness studies into the realm of housing planning and production.

Tourism Study: A separate study component covered the relationship between the number one industry in Hawai‘i - tourism - and the residential housing market. To our literature search and secondary data gathering, we added specific questions to the Demand Survey and conducted a special survey of out-of-state property owners.

Native Hawaiians: To enable certain stakeholders to conduct more in-depth analysis, the number of surveys conducted with residents self-identifying as Hawaiian or Part-Hawaiian were increased in the Housing Demand survey and questions were added just for this group.

Military Housing: The role of military housing has always been included in the HHPS, at least in the inventory. In 2016 there was an effort to expand coverage of the influence of military housing on the residential housing market in Hawai‘i.

Secondary Data: The study team gathered existing data and available forecasts to support each of the study elements discussed here. We also reviewed housing plans and production, government spending on housing, and comparisons with housing data in other states and municipalities.

Although they are not part of, but closely related to this study, there were two Fair Market Rent surveys conducted, one each for the Counties of Kaua‘i and Maui during the course of HHPS 2016.

Each of these project elements is described in detail in the *HHPS 2016 Technical Report.*

D. REPORT STRUCTURE

The report begins with Section II, a description of current housing conditions in Hawai’i including demand, supply, and pricing of residential units over time. Section III discusses the forecasted demand for housing units --“Needed Units” -- from 2015 through 2025. Section IV covers the current housing issues for the year: transportation, sustainable affordability, military housing, tourism, homelessness, and housing for persons with special needs. Section V discusses recent housing production in the public sector.

An appendix presents support materials for major elements of the report and a glossary of terms.

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II. CURRENT HOUSING SITUATION IN HAWAIʻI

The 2016 study of Hawaiʻi's housing market and housing needs begins with a review of the basic elements of housing planning. The report covers those issues in three major sections – housing supply, housing demand, and housing prices.

A. HOUSING SUPPLY IN HAWAIʻI

In this section, we consider (1) housing stock, the current collection of housing units available to Hawaiʻi residents and migrants, and (2) housing production methods and the rate at which new housing units are added to the housing stock.

1. Current Housing Stock

According to the Census, there were 524,852 housing units in Hawaiʻi in 2014, up about one-half of one percent from 522,164 units in 2013.

A housing unit, as defined by the U.S. Census, is a unit that is available for occupancy as an owned or long-term rental unit. Some other types of housing units that have traditionally been excluded from total housing units include group quarters (prisons, dormitories, nursing homes, shelters, etc.) and commercial residential properties (hotels, condominium hotels, hostels, timeshare units, etc.), which are available only on a short-term rental basis.

Total housing units are further defined as either occupied or vacant. By Census convention, the number of **occupied housing units** is always equal to the number of households in the State. The total housing stock includes all occupied housing units plus vacant housing units available to the market (Table 1).

Residential housing construction fell after the Great Recession began in Hawaiʻi in 2008. Total housing units grew by about 5,600 units per year (2.2%) between 2009 and 2011. Between 2011 and 2014, growth slowed to 2,800 units per year – half what it was in the previous five years.

Table 1. Housing Unit Types by County, 2014

Housing Unit Types	County				State
	Hawaiʻi	Honolulu	Kauaʻi	Maui	
Total Housing Units	83,904	339,830	30,112	71,006	524,852
Available Housing Units (Housing Stock)	69,458	321,661	24,955	61,446	477,520
Occupied Housing Units	64,586	310,141	22,395	53,177	450,299
Vacant and Available	4,872	11,520	2,560	8,269	27,221
Units Not Available (long-term vacancies)	14,446	18,169	5,157	9,561	47,333
Vacant for seasonal use	11,008	10,732	4,270	7,044	33,054
Vacant for migrant workers / agricultural use	25	32	30	6	93
Other vacant	3,413	7,405	857	2,510	14,185
Percent occupied and vacant & available	82.8%	94.7%	82.9%	86.5%	91.0%
Percent unavailable units	17.2%	5.3%	17.1%	13.5%	9.0%
Percent vacant for seasonal units	13.1%	3.2%	14.2%	9.9%	6.3%
Percent other vacant	4.1%	2.2%	2.8%	3.5%	2.7%

Source: ACS 2014 5-yr Estimates, Table B25004 and DP04

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a. Housing Stock Size

Among the 524,852 housing units in Hawai‘i in 2014, 477,520 housing units were available to the resident housing market; 450,299 were occupied housing units and 27,221 were available vacant units.

About 47,333 housing units (9.0%) were not part of the housing stock in 2014. Of those, nearly 70 percent were vacant for seasonal, recreational, or occasional use. A very small number (93) were vacant and held off the market for use by migrant agricultural workers.

Units that are vacant for seasonal, recreational or occasional use (seasonal) are the largest component of Hawai‘i’s unavailable housing units. There were 33,054 of them in 2014. That was 44.4 percent of vacant housing units and 6.3 percent of all housing units in the State. This was also an increase of 23 percent from the 2011 HHPS. We will return to this subject again in the visitor industry impact section of the report.

Finally, 14,185 housing units were classified “other vacant.” This is a catchall category that includes units vacant for reasons other than those specifically defined in Census documents. In 2014, Hawai‘i’s other vacant units made up 30 percent of vacant and unavailable units and 2.7 percent of total housing units. The American Housing Survey defines “other vacant” as *units held for settlement of an estate, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.*[2] The definition includes housing units that are being held off the market while a decision is made regarding their status. Types of decisions include litigation, settling estates, involvement in other legal proceedings, units held while they are being refurbished or rebuilt, or while owners are deciding what to do with their vacant property.

Hawai‘i is in the top quartile among states losing housing units to vacancies. We ranked 12th for percent of total housing units held for seasonal, recreational, and occasional use in 2014. Only two states ranked higher than the counties of Hawai‘i, Kaua‘i, and Maui with respect to the percent of total units held off the market for seasonal use.

Across the State, there were major differences in the percent of total housing units counted as housing stock. In the City and County of Honolulu, 5.3 percent of all units were unavailable. In the other counties, that figure was three times higher, exceeding 17 percent for the Counties of Hawai‘i and Kaua‘i and over 13 percent for Maui County.

b. Trends in Housing Stock, 2000-2014

A brief overview of results taken from the 2011 and 2016 housing studies will highlight the changes to the housing stock in recent years. Table 2 presents the data summary.

Leading up to Table 2, we note that between 2003 and 2007, Hawai‘i added 31,639 housing units to its total. Between 2007 and 2011, 14,895 were added. Between 2011 and 2014, 7,468 units were added to total housing units.[3] Clearly, annual housing production slowed dramatically in the first half of the present decade.

Housing stock grew at a faster rate than total housing units before 2011 (6,100 units per year) and slowed to 1,115 units per year between 2011 and 2014. The drop in the growth rates matched a relatively sharp rise in the number of new seasonal units that appeared during that period -- from 564 units per year before 2011 to 1,163 units per year thereafter. That caused a drop in the number of vacant and available housing units (2,334 units per year before 2011 to -314 per year afterward).

Continuing a pattern set in the last decade, more multi-family units were produced than single-family units.

[2] American Housing Survey 2013, Subject Definitions, Appendix A. Definitions and Index for Table Numbers.

[3] DBEDT Data Book 2014, Table 21.20, Housing Units by County: 2000 to 2014.

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Table 2. State of Hawai'i, Changes in Housing Stock, 2011-2014

	2011		2014		Change 2011-2014	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	**516,394**	100%	**524,852**	100%	**8,458**	1.6%
Single Family	278,596	54%	282,060	54%	3,464	1.2%
Multi-Family	237,798	46%	242,792	46%	4,994	2.1%
Total Available Housing Stock	**473,676**	92%	**477,520**	91%	**3,844**	0.8%
Total Occupied Housing Units	**445,513**	86%	**450,299**	86%	**4,786**	1.1%
Owner Occupied Units	261,516	51%	257,121	49%	-4,395	-1.7%
Renter Occupied Units	183,997	36%	193,178	37%	9,181	5.0%
Total Vacant Units	**70,881**	14%	**74,553**	14%	**3,672**	5.2%
Vacant Available	28,163	5%	27,221	5%	-942	-3.3%
For Rent	19,560	4%	18,704	4%	-856	-4.4%
Rented, not occupied	2,086	0%	2,418	0%	332	15.9%
For Sale only	4,913	1%	4,085	1%	-828	-16.9%
Sold, not occupied	1,604	0%	2,014	0%	410	25.6%
Vacant Unavailable	42,718	8%	47,332	9%	4,614	10.8%
Seasonal Use	29,564	6%	33,054	6%	3,490	11.8%
For Migrant Workers / Agricultural Use	162	0.03%	93	0.02%	-69	-42.6%
Other Vacant	12,992	2.5%	14,185	2.7%	1,193	9.2%

Source: ACS Table B25004, S2504, and S1101

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Table 2 shows that growth in housing stock (units available to the local housing market) was less than one percent over four years. Growth in occupied housing units was not much higher at 1.1 percent over four years.

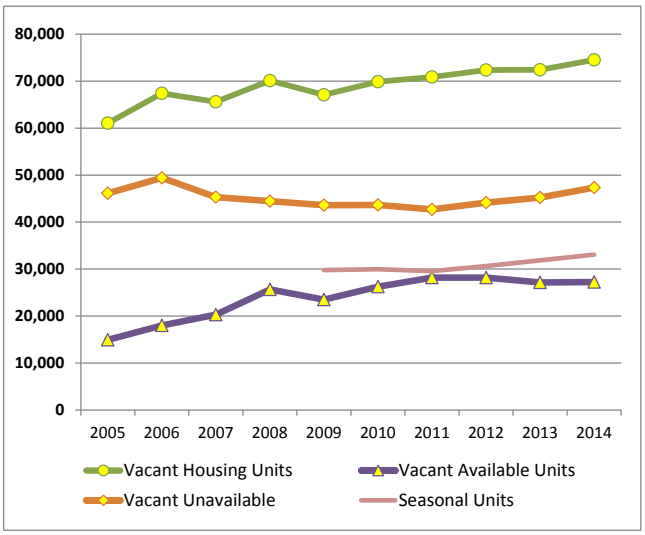
The growth in renter occupied units (5.0%) offset the loss of owner occupied units (-1.7%) and the net gain in occupied housing units ended up at 1.1 percent for the 4-year period.

The larger changes were in vacant units categories. The State lost 942 vacant and available housing units between 2011 and 2014. A drop in vacant and available units usually means the market is tighter, with lower inventory, less time between listing and sale or rent, and higher prices.

On the other hand, the vacant and unavailable housing stock went up by 4,614 units in those last four years. That was an increase of almost 11 percent for the period.

The construction slowdown held back growth in occupied units, but the most important changes were those in vacant units (Figure 1).

Figure 1. Vacant Housing Units, Hawai'i, 2009-2014



Source: ACS Table B25003, 5-yr estimates.

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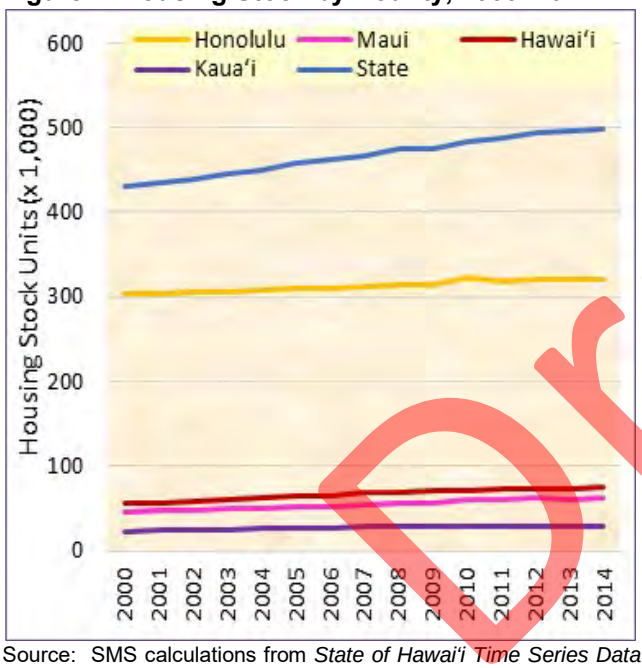
Over the past 15 years, the average annual increase in housing stock (occupied plus vacant and available housing units) was about 1 percent per year (Figure 2). Housing stock in the State of Hawai‘i increased by 16 percent in the years between 2000 and 2014. Honolulu increased its stock by 6 percent during this period.

The County of Hawai‘i had the largest average annual increase, adding 2.1 percent to its housing stock each year. The City and County of Honolulu had the smallest average annual increase at 0.6 percent per year. The counties of Maui and Kaua‘i added 1.7 and 1.4 percent to their total housing stock each year.

Figure 2. Housing Stock by County, 2000–2014

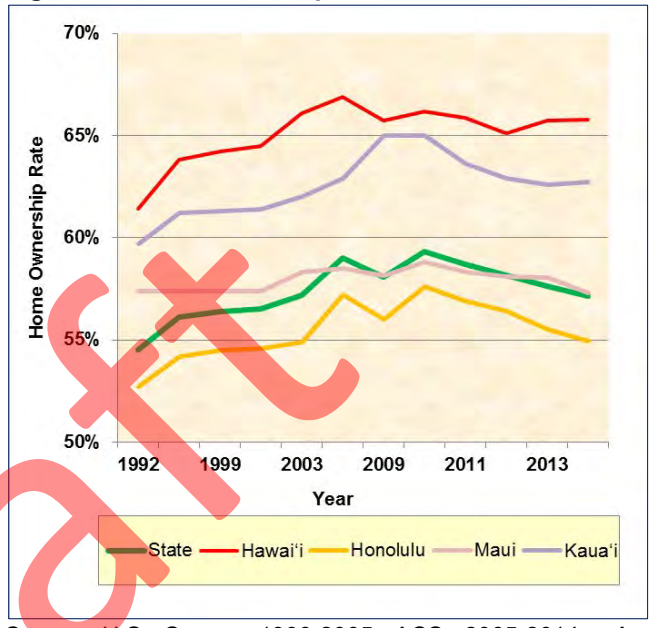


Source: SMS calculations from *State of Hawai‘i Time Series Data Book* and ACS Tables in Series B25000.

c. Homeownership

Homeownership rates have fallen across the nation since the Great Recession and Hawai‘i was no exception.[4] Some experts feel the low homeownership rate is a sign that the housing market recovery is not yet complete. High prices, low inventories and a lack of confidence in the market have slowed sales, especially in high-priced markets like Hawai‘i’s. More important, the impact of the slow recovery falls heaviest on first time buyers. It is their entry to the market that boosts the homeownership rate.

Figure 3. Homeownership Rates, 1990-2014



Source: U.S. Census 1990-2005; ACS, 2005-2014. An atypical one-year drop in 2007 has been smoothed here

The decline in rates of homeownership is a recent phenomenon. Between 1990 and 2010, while the housing stock was growing, homeownership rates also grew (Figure 3). Homeownership rose during the market run-up in the early nineties and fell during the late nineties. It rose again during the last housing market boom to a high of 60 percent in 2006. Homeownership in Hawai‘i has been falling steadily since that time. In 2014, the Census reports it at 57.1 percent Statewide. That was just a little higher than the 2000 level. Figure 3 shows state and county homeownership rates as they drifted downward from a high in 2005.

d. Shelter Cost & Shelter-to-Income Ratios

High-priced housing markets like Hawai‘i’s often have high ratios of shelter cost to household income. Households with shelter-to-income (STI)

[4] American Community Survey rates are different from those of the Federal Reserve Bank. The Federal Reserve Bank of St. Louis’ Federal Reserve Economic Data (FRED) shows the rate climbing after 2011. ACS has it continuing to fall as in the rest of the nation. We will follow ACS data.

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ratios greater than 30 percent are said to be cost burdened, and those with ratios higher than 50 percent are said to be severely cost burdened.

In 2011, about 51 percent of Hawai‘i residents were paying less than 30 percent of their monthly income for shelter. At that level, households can use 70 percent of their income for necessities and are more likely to qualify for mortgage loans.

In 2016, the proportion of Hawai‘i households paying less than 30 percent of household income for shelter (rent or mortgage plus utilities) was up to 58 percent.[5] We had 11 percent paying 30 to 39 percent and 7 percent with STI ratios of between 40 and 50 percent. Our severely cost burdened households were at 18 percent.

Table 3. Shelter-to-Income Ratio by County, 2016

Shelter Payment as % of HH Income	County				State
	Hawai‘i	Honolulu	Kaua‘i	Maui	
None	27.0%	21.3%	20.8%	15.0%	21.4%
Less than 30%	37.2%	37.1%	36.8%	35.2%	36.8%
30 to 40%	10.3%	11.4%	10.8%	12.4%	11.3%
40 to 50%	4.0%	7.0%	5.6%	7.2%	6.5%
More than 50%	15.2%	17.4%	20.7%	24.2%	18.0%

Source: Housing Demand Survey, 2016. Base is shelter payments for owners and renters in Hawai‘i.

The percent of households with an STI ratio of more than 30 percent is often used as an indication of housing affordability. There is evidence that Hawai‘i’s STI ratios are higher than most of the nation. In 2014, the percentage of mortgage holders whose monthly housing cost was greater than 30 percent of monthly income was 46.5, the highest in the nation. The percentage of renters paying more than 30 percent was 56.8 percent, ranking Hawai‘i third in the nation after Florida (59.0%) and California (57.2%).

STI ratios usually rise slowly over time and have changed very little in Hawai‘i in recent years.[6] STI ratios for rented households are higher than are those for homeowners and rise a bit faster over time. The depressed housing market of the nineties held prices and rents in check while the burgeoning economy raised household incomes. Housing prices soared between 2003 and 2006 and pushed the number of renter households paying more than 40 percent of their income for shelter to 43 percent in 2006, 45 percent by 2011, and 46 percent in 2014.[7]

The shelter-to-income picture shows some important differences across counties (Table 3) that suggest different levels of housing affordability across the State. In Honolulu County, the percentage of households paying less than 30 percent of their income for shelter was 58.4 percent. The percentage paying more than 40 percent, on the other hand, decreased 6.2 percent between 2011 (30.6%) and the present (24.4%).

e. Crowding and Doubling-up

Crowding and doubling-up are frequently used measures of housing condition. Both are accepted as indicators of housing issues. They are thought of as measures of pent-up demand for housing and as a sign that household formation may be constricted.

We sometimes hear that Hawai‘i’s doubling-up rate is the result of our propensity for extended family living. Our relatively large household size supports that idea. However, survey questions measured doubling up for financial reason only and show substantial doubling rates.

In past studies, crowding was measured using the Census method (the ratio of persons in the household to rooms in the unit they occupy). This year we are switching to the persons per bedroom definition, which we believe is the more appropriate measure for housing planning.

[5] ACS 2015, Table DP04, Housing Characteristics. ACS and HHPS use slightly different calculation methods.

[6] See Table A-10 and A-11 in the Appendix for trend data.

[7] ACS, Table B25070, 2006-2014.

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Table 4. Crowding, State and Counties of Hawai‘i, HHPS 1992 through 2016

	Year	Total Households	Crowded[a]	Doubled Up[b]	Crowded and/or Doubled Up[c]
Honolulu	1992	247,349	23.2%		32.0%
	1997	272,234	10.6%		27.2%
	2003	292,003	10.1%	10.0%	17.6%
	2006	303,149	8.1%	9.7%	15.2%
	2011	310,882	13.3%	13.8%	22.9%
	2016	317,459	11.4%	11.9%	21.0%
Maui	1992	34,266	26.8%		25.9%
	1997	39,252	10.4%		24.8%
	2003	43,687	11.0%	8.7%	17.3%
	2006	49,484	7.7%	9.6%	15.3%
	2011	54,132	10.7%	13.0%	19.2%
	2016	55,059	9.8%	14.1%	21.4%
Hawai`i	1992	39,789	18.7%		26.0%
	1997	46,271	7.9%		24.3%
	2003	54,644	7.0%	9.3%	14.4%
	2006	61,213	6.9%	11.2%	15.9%
	2011	67,096	8.4%	11.3%	17.2%
	2016	66,989	7.4%	11.1%	16.0%
Kaua`i	1992	16,981	17.4%		26.3%
	1997	18,817	9.1%		25.4%
	2003	20,460	6.0%	12.5%	16.1%
	2006	21,971	6.6%	11.9%	15.5%
	2011	23,201	10.5%	11.7%	18.1%
	2016	23,369	8.9%	11.5%	19.2%
State	1992	338,385	22.2%		30.3%
	1997	376,574	10.2%		26.5%
	2003	410,794	9.6%	10.0%	17.1%
	2006	435,818	7.8%	10.0%	15.3%
	2011	455,311	12.1%	13.2%	21.4%
	2016	462,876	10.5%	12.0%	20.2%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016.
a. Based on more than one person per room for 1992-2011, then 2 persons per bedroom for 2016.
b. More than one family group in a single housing unit (See Glossary).
c. Before 2003, question asked if a household was crowded or doubled up. After 2003, HHPS measured crowded and doubled up separately and then combined them.

The doubling-up measure is a measure that includes having more than two generations in the household, having unrelated individuals in the household, or having same-generation relatives in the household. In all cases, the Housing Demand Survey shows that doubled-up persons are in the household because they cannot afford to live elsewhere.

Table 4 shows HHPS crowding and doubling-up data for the State and each of the counties.

The 1992 study followed a major price run-up during which high prices kept many would be buyers from entering the market. The study conducted in 1997 was nearing the end of a very long market recovery during which incomes were catching up with prices and crowding was notably lower than in 1992. The 2003 measure was taken at the beginning of the next price run-up.

By 2006, Hawai‘i was at the peak of the largest price run-up in its history. During that period, crowding and doubling remained low. In 2008, the Great Recession began in the housing market and the effects were dramatic. Yet, by 2011, crowding seemed to have abated and evidenced a slight decrease from 2006. In 2014, levels of crowding appear to be on the rise again, although the increase from 2011 was not significant.

Table 4 also shows that crowding and doubling-up behave differently in each of the counties. In general, the rates are most volatile in the City and County of Honolulu. Maui and Kaua‘i have similar profiles and are typically less crowded than O‘ahu. Hawai‘i County has been the least volatile market. The pattern of change in crowding and doubling-up is generally the same as other counties, but the rate of change is always smaller than for the other counties.

Hawai‘i’s crowding rate, as measured by national standards, is always among the highest. For 2015, Hawai‘i was ranked first in crowding for owner-occupied units (6.4%) and second for renter-occupied units (12.3%).[8]

f. Age and Condition of Units[9]

Housing planners must take into consideration both the age and overall condition of units in the residential housing stock. As compared to other

[8] ACS 2015, Table B25014, Tenure by occupants per room, 5yr. estimates.
[9] United States Census Bureau (2014). ACS 5-Year Estimates, 2010-2014, Table S2504.

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cities in the United States, Hawai‘i’s housing stock is relatively young and in good condition overall, suggesting that housing planning should focus on matters other than the age and condition of existing residential units.

Statewide, the median year built for residential housing units was 1978, which is slightly younger than the national median build year of 1977. Among the Counties, Maui’s units are the oldest with a median build year of 1964 followed by Honolulu County (1975), Kaua‘i County (1984), and Hawai‘i County (1986).

Statewide, very few of Hawai‘i’s housing units are in poor condition or substandard as defined by the US Census Bureau (lacking complete plumbing and/or kitchen facilities). According to the 2014 5-year estimate from ACS, less than one percent of occupied housing units Statewide have incomplete plumbing facilities, and 1.8 percent have incomplete kitchen facilities. Across the Counties, the rate of incomplete plumbing facilities ranges from a high of 2.0 percent in Hawai‘i County to a low of 0.4 percent in Honolulu County. The Counties also report a low incidence of incomplete kitchen facilities ranging from a high of 2.6 percent in Hawai‘i County and a low of 1.3 percent in Kaua‘i County.

Our housing units are smaller than are those in other American housing markets. For the State and all of the Counties, the mean number of rooms per occupied residential housing unit was 4.9. Nationally, the average housing unit had 5.8 rooms in 2014. Despite Hawai‘i’s housing stock having fewer rooms than the national average, other major housing markets in the country report average room counts lower than Hawai‘i’s (New York, 4.2; San Francisco, 4.4; Boston, 4.5).

2. Housing Production

Hawai‘i’s housing stock, those units available to residents, was 368,122 units in 1990 and 477,520 units in 2014. That is an increase of 109,398 units (29.7%) over 25 years. That amounted to about 4,376 units per year and an annual growth rate of 1.1 percent.

a. Housing Stock Growth, 1990-2014

If population rises and household formation proceeds normally, additional housing units will be needed to house Hawai‘i’s residents. Housing planners typically measure housing production first by tracking residential building permits and then measuring total units added to the stock. Table 5 shows the number of building permits approved by county planning departments over the last 24 years.

Table 5. Total Building Permits Issued, Counties and State of Hawai‘i, 1990 – 2014

	County				State
	Hawai‘i	Honolulu	Kaua‘i	Maui	
1990	4,720	17,123	2,312	3,534	27,689
1995	2,707	11,956	1,054	1,514	17,231
2000	3,254	12,443	1,083	2,294	19,074
2005	5,436	15,174	882	2,348	23,840
2010	2,756	14,254	171	1,016	18,197
2014	4,811	18,541	187	1,267	24,806

Source: *State of Hawai‘i Time Series Data Book 2005-2014 Table 21.01.*

The number of building permits approved in a given year is an indicator of the demand for new housing units. While the annual count may be affected by a host of other considerations[10], it is unlikely that building applications will be made or approved without some expectation that there will be buyers for the units.

The historical figures in Table 5 support that proposition. They rise and fall with the market. Large permit counts in 1990 and 2005 reflect boom markets. Low counts in 1995 and 2010 are consistent with the low demand in those years. The 24,806 permits issued in 2014 suggest that demand has risen again.

Authorized permits rise and fall with the local housing market. Added units lag permits by about a year. In times of high market activity, landowners and developers respond to higher

[10] These include availability of construction financing, expectations for home mortgage financing, current zoning situations, land use issues, infrastructure condition and financing, affordable housing requirements and other regulatory issues, project readiness, and other considerations that affect the scheduling of permit applications.

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demand and higher house prices by supplying new units. The lag shown after 2000 reflects the time needed to bring units to market. That finding is inconsistent with the often-heard claims that supply lags demand by substantial margins – up to ten years - in Hawai'i. However, those claims usually refer to the time required to start larger projects that may require land use or zoning changes and would not be included in the building permit data.[11]

The present data may underestimate the lag, however. Housing stock estimates (as well as numbers of added units) are in part an artifact of methods used to produce the Census estimates. It appears that the U.S. Census Bureau, in developing annual housing unit estimates, uses data taken from authorized building permits. Therefore, the housing stock estimates we are using are defined, in part, by the permit counts.

Between 1995 and 2004, housing production in Hawai'i was at an all-time high and nearly 67,000 housing units were built throughout the State. Between 2005 and 2009, housing production dropped sharply, primarily due to the Great Recession. While the State's economy has improved markedly since then, housing production remains low. In the past four years, fewer than 20,000 housing units have been constructed in Hawai'i, despite the addition of about 50,000 new residents in about 15,000 households.

Figure 4 combines the sources of information on housing stock growth. In 2014, there were 3,066 residential building permits issued for new housing units. In that same year, 2,688 housing units were added to Hawai'i's housing stock, which means that 88 percent of the units permitted were actually built. This is a vast improvement over 2008 when 4,115 permits were issued but only 1,323 housing units constructed (32%).

Figure 4. Building Permits & Added Units, State of Hawai'i, 2000-2014

Source: Permits from Census Table 2au: New Privately Owned Housing Units Authorized. Added units from ACS housing unit data and Housing Model 2016 estimates.

b. Impediments to Production

We briefly recap some major barriers to housing supply below. Note that, for all of these, a significant amount of research has been reported in peer-reviewed journals to estimate statistically significant correlation between the barrier and supply inelasticity and/or high housing prices. We are aware of no production barrier for which research exists that defines the net contribution of specific elements of the barrier to its dollar or unit impact on production. Nor is there any research of which we are aware that defines the mechanism by which those elements affect housing supply inelasticity. Finally, no definitive research has been conducted in Hawai'i with respect to these production barriers. To effectively address these issues would require considerable research that is outside the scope of the current study.

Hawai'i's housing market is supply inelastic.[12] An increase in demand does not lead to an increase in supply in a timely or efficient manner. That leads to higher prices and affordability problems. Previous versions of the HHPS and other studies have identified major impediments

[11] The data may underestimate the lag because housing stock estimates and added units are an artifact of methods used to produce Census estimates. Census uses authorized building permits to estimate housing units, so housing stock estimates are adjusted to the permit counts.

[12] A market situation in which any increase or decrease in the price of a good or service does not result in a corresponding increase or decrease in its supply.

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to the development of housing in Hawai‘i including the lack of “reasonably priced”, developable land; lack of major off-site infrastructure; high development costs; government regulations; community opposition; and growing environmental requirements.[13] We briefly recap the major sources of the supply problem below.

Geographic Limitation: Hawai‘i lacks sufficient land near its major population centers. Consider a fifty-mile circle around the central business district of the largest city in each of America’s fifty states. Now subtract all open water or wetlands within the circle and all lands with slopes in excess of five percent (Rose, 1989). As an island state, comprised of mountains rising from the ocean floor, Hawai‘i ranks lowest in terms of the percentage of remaining available land (Saiz, 2010). Geography becomes more constraining over time. As an area is developed, there are ever fewer acres of undeveloped land. Supply is attenuated and prices rise. (Hilber and Robert-Nicoud, 2010).[14] Geographic constraints reduce housing supply by limiting investment in housing (Paciorek, 2011).

Lack of Major Off-Site Infrastructure: The lack of major off-site infrastructure to support development is cited as a major impediment to housing development. The Final Report & Recommendations of the Affordable Housing Advisory Committee, April 2006 notes that the current infrastructure capacity is a significant barrier to providing more housing units in the urban core of Honolulu. All forms of public infrastructure are in dire need of maintenance, up-grade and new installation. Roads, sewer, water, drainage, and schools have historically been the responsibility of government to construct. Many of the required infrastructure improvements have been passed on to the developer, adding to the price of a house. A Joint Legislative Housing and Homeless Task Force encouraged creative, innovative and cost-effective ways such as tax increment financing or the establishment of improvement districts to finance the construction of offsite infrastructure, as well as the appropriation of capital improvement project funds.[15]

Construction Costs: In many markets, construction costs are a major part of the price of a new house. There are large differences in construction costs across the U.S., and Hawai‘i’s construction costs are high. Rose and La Croix (1989), however, showed that the difference in construction costs was not nearly enough to explain the difference in housing costs across markets. Gyourko and Saiz (2006) also reported construction costs were not significantly related to prices. The larger contributors to building costs were unionization, local wages, local topography, and the regulatory environment. Combined with Hawai‘i’s highly volatile housing market, however, construction costs can affect individual projects. Construction costs can rise sharply in construction boom periods and make tight-margin projects like workforce housing units very difficult to complete.[16] The cost of construction has been impacted by the high cost of litigation and insurance. The Affordable Housing Advisory Committee notes that “everyone involved from accountant to mason contractors have insurance costs that go into the price of their goods and services. They include: property, general liability, professional liability, excess liability, unemployment, health, auto, workers comp, business interruption and even terrorism to name a few.”[17]

Government Regulations: Housing planning and regulation came into being and continue to be implemented as a way to bring order to the

[13] State of Hawai‘i, HHFDC, Consolidated Plan for Program Years 2015 tThrough 2019, May 15, 2015.

[14] Hilbert and Robert-Nicoud reported that a highly significant independent variable in their analyses of housing prices in U.S. cities was the ratio of acres of developed land to acres of developable land.

[15] Joint Legislative Housing and Homeless Task Force, prepared by staff of the Senate Majority Office, with contributions from the House Majority Staff Office, “Report of the Joint Legislative Housing and Homeless Task Force Pursuant to Act 196, Session Laws of Hawai‘i 2005,” January 2006

[16] Massive ‘Aiea workforce housing condo project on hold. (2016), Hawai‘i News Now, June 2016. Download at http://www.k5thehomteam.com/story/32389776/massive-aiea-workforce-housing-condo-project-on-hold.

[17] Mayor’s Advisory Housing Advisory Committee, City and County of Honolulu, Final Report & Recommendations, April 2006

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development of cities and towns, a method of protecting the people against arbitrary development practices, and more recently, as a means of providing affordable housing in the face of rising demand for luxury accommodations. There is a sufficient amount of evidence to suggest that these functions are still being produced by planners and regulators. But, as the proliferation of housing regulations continues, however, some observers have had cause to consider the extent of housing regulations to be a barrier to production, a precursor of housing supply inelasticity, and a pathway to higher housing costs.

Hawai'i 's housing markets are more regulated than most other housing markets in the nation. Honolulu's score on the Wharton Residential Land Use Regulatory Index (Wharton Index[18]) is the highest in the nation and David Callies (2010) has painstakingly described the large number of individual regulations that affect housing development in the State.

Government regulations and the process of implementing those regulations have been identified as another major impediment to housing production in Hawai'i.

In August 2007, Hawai'i accepted an invitation from HUD to join the "National Call to Action for Affordable Housing through Regulatory Reform" initiative. A statewide Affordable Housing Regulatory Barriers Task Force, comprised of representatives from the counties, business, labor, developers, architects, non-profit service providers, the state, and the legislature, was convened to address regulatory barriers to affordable housing. The task force noted that *"in the context of building homes that are affordable, government regulations often work against the goal of delivering more affordable housing. Although government policies and regulations are often intended to control or direct growth, target resources, and prioritize areas of importance, the unintended consequence is often that these regulations add to the cost of building affordable homes. Many regulations are in place to ensure health and safety and to protect natural resources. However, all regulation has some direct or indirect effect on the supply and cost of housing.*[19] The task force identified fourteen regulatory barriers including the duplicative and lengthy land use entitlement process, lack of consistency and synergy in state and county agency reviews, impact fees and exactions, fiscal policy, and administrative processes.

Hawai'i's land use system has not changed much since it was enacted over 50 years ago. There is a shared sense that the State has an important role to play in land use in Hawaii and that the current land use review process offers a check on development. There are, however, deficiencies and system-wide weaknesses in how land use is managed. "In 2014, the State Office of Planning (OP), initiated a review of the State's land use system in response to concerns expressed over the years about the State Land Use District Boundary Amendment process in Hawai'i Revised Statutes Chapter 205 and the State land use system as a whole." OP's efforts in this review culminated with the preparation of the State Land Use System Review Draft Report, which explores different ways to increase the effectiveness of the land use system without compromising the original intent of the Land Use Law."[20] Public comments on the draft report reflected a broad range of perspectives and preferences about the structure of the land use system. Following consultation with the Land Use Commission, OP determined that additional research and data gathering was needed to validate issues raised in the draft report.

[18] Gyourko, Saiz, and Summers, 2007. Index scores were not calculated for other counties in Hawai'i.

[19] State of Hawai'i , Office of Governor Linda Lingle, "Report of the Governor's Affordable Housing Regulatory Barriers Task Force," December 2008

[20] Office of Planning, State land use system review, http://planning.hawaii.gov/state-land-use-system-review, paragraph 1.

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B. HOUSING DEMAND IN HAWAIʻI

1. Historic Demand

a. Population and Growth Rates

Demand for housing units begins with population growth. Population grows when natural increase (the excess of births over deaths) and net in-migration combine and when new households are formed from older ones. When the number of households grows, new housing units are required to house them.[21]

Table 6 shows population change since 1990. During the nineties, Hawaiʻi's population growth rate of 8.8 percent was lower than in the previous decade. Between 2000 and 2010 population growth increased, led principally by net in-migration, to 10.1 percent for the decade, about one percent per year.

In the last five years, population growth has been 7.4 percent or about 1.5 percent per year. The rate of growth is accelerating slightly as the decade proceeds, and that the major component of change is still net in-migration.

Population growth is consistent with economic recovery. In the process of household formation, population growth is translated into household growth and then to increased housing demand.

Table 6 also shows that population growth has taken different paths for each county. At 26.7 percent, Maui County's growth rate was very high during the nineties (more than two percent per year). Growth slowed during the first decade of the new century to 17.0 percent or about 1.7 percent per year. Population growth has slowed significantly in this decade, -- 9.3 percent in the first five years. That's over 1.8 percent per year and higher than the State mean.

Table 6. Total Population, 1990-2015

Year	County				State
	Hawaiʻi	Honolulu	Kauaʻi	Maui	
1990	121,572	838,534	51,676	101,709	1,113,491
1992	131,630	863,959	54,439	108,585	1,158,613
1997	144,445	886,711	57,712	122,772	1,211,640
1999	146,970	878,906	58,264	126,160	1,210,300
2000	149,095	875,061	58,511	128,899	1,211,566
2003	156,340	888,026	60,061	134,871	1,239,298
2004	160,170	894,406	61,070	137,136	1,252,782
2005	164,887	900,340	62,759	138,131	1,266,117
2006	169,205	898,074	62,509	138,983	1,268,771
2007	169,082	904,783	62,162	140,507	1,276,534
2008	172,464	903,231	62,800	141,778	1,280,273
2009	172,370	902,564	63,033	142,274	1,280,241
2010	180,362	936,984	65,490	150,785	1,333,591
2011	182,997	944,287	66,306	152,964	1,346,554
2012	185,399	955,215	67,113	155,003	1,362,730
2013	187,044	964,678	67,872	156,704	1,376,298
2014	189,382	975,690	68,745	158,887	1,392,704
2015	196,428	998,714	71,735	164,726	1,431,603
% Chg. 1990-2000	22.64%	4.36%	13.23%	26.73%	8.81%
% Chg. 2000-2010	20.97%	7.08%	11.93%	16.98%	10.07%
% Chg. 2010-2015	8.91%	6.59%	9.54%	9.25%	7.35%

Sources: 1990 Census, 2000 Census, ACS 2003-2014; PEPANNRES 2015.

In the City and County of Honolulu, growth has been slower than the statewide average for several decades. The growth rate was about 4.4 percent in the nineties or less than half a percent per year. Growth picked up during the first decade of the new century to 7.1 percent or just under one per cent per annum. Population growth has slowed again in this decade, to 6.6 percent in the first five years.

For the County of Hawaiʻi, the period from 1990 to 2000 evidenced significant growth of roughly 2.2 percent per year. Similar levels of population growth occurred in the following decade. Population growth has slowed significantly in the present decade, to 8.9 percent in the first five years. That is still over 1.7 percent per year and higher than the State as a whole.

In Kauaʻi County, population growth was about half what is was in Hawaiʻi and Maui counties over the last three decades. Kauaʻi's population grew 13 percent from 1990 to 2000 and 12 percent growth between 2000 and 2010. In the past five years, population in Kauaʻi County has increased by 9.5 percent.

[21] Standard demographic texts cover the topic in detail. Imhoff et al. (see Appendix H) cover the impact on housing modeling. The Hawai`i Department of Business, Economic Development and Tourism reports figures on the components of population growth. See *Hawai`i Data Book*, annual.

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b. Components of Population Growth

Going beyond the simple growth patterns of the last twenty years in Hawai‘i provides information that is relevant to housing analysis and planning. Table 7 summarizes growth factors since 1990.

Net change in Hawai‘i’s population is the population in the final year of a decade minus the population in the final year of the previous decade. Net migration is the number of people moving to the State minus the number of people moving out of the State. Natural increase is births minus deaths.

Hawai‘i’s population grew faster in the last decade than it did in the nineties. The State added an average of about 10,000 persons per year in the nineties, 15,000 per year in the last decade, and about 6,000 per year since 2010.

In each decade since the nineties, natural increase contributed more to the population growth than did net migration. In each decade, however, the difference was smaller. That is, net migration, while still the lesser of the two sources of population growth in Hawai‘i, is steadily becoming more important.

For the State as a whole, the out-migration exceeded in-migration and reduced the population by almost a thousand persons per year during the nineties. In the decade between 2000 and 2010, in-migration was much higher than out-migration causing population growth in excess of 5,500 persons per year. So far this decade the excess of in-migrants has produced a net 6,200 persons per year.

The steady gain in net migration over natural increase at the State level is almost solely due to the components of change analysis for the City and County of Honolulu. Other counties do not exhibit the same pattern of growth. Honolulu lost almost 47,000 people to net out-migration in the nineties. Between 2000 and 2010, Honolulu’s net migration accounted for 11 percent of total population growth. So far in this decade, 33 percent of the increase in Honolulu’s population is due to the excess of in-migration.

Table 7. Components of Population Change, Hawai‘i, 1990-2014

	Net Change	Natural Increase	Net Migration
1990 to 2000			
Hawai‘i	28,360	10,477	17,883
Honolulu	39,925	86,733	-46,808
Kaua‘i	7,286	4,601	2,685
Maui	27,737	11,301	16,436
State	103,308	113,112	-9,804
2000 to 2010			
Hawai‘i	36,402	9,914	26,488
Honolulu	77,051	68,958	8,093
Kaua‘i	8,628	3,517	5,111
Maui	26,683	10,729	15,954
State	148,764	93,118	55,646
2010 to 2014			
Hawai‘i	8,973	3,723	5,250
Honolulu	39,631	26,529	13,102
Kaua‘i	3,404	1,279	2,125
Maui	8,249	3,815	4,434
State	60,257	35,346	24,911

Source: DBEDT Data Book, 2009, Table 1.59, 2010, Table 1.56, and 2014, Table 1.59.

c. Households and Household Size

We generally measure household formation in terms of the increase in households reported by the U.S. Census. Assuming a constant household size, the number of households should increase at a rate similar to that of the total population. Slower household formation may be due to social change, economic recession, or a shortage of new housing units. Some would-be movers will remain housed within existing households. This will result in an increase in average household size. In the last ten years, Hawai‘i's statewide average household size increased by 2.8 percent from 2.88 persons per household to 3.11.

Table 8 presents the number of households for the State and counties since 1990.

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Table 8. Number of Households, 1990-2015

	County				State
	Hawai'i	Honolulu	Kaua'i	Maui	
1990	41,461	265,304	16,253	33,145	356,163
1995	49,282	275,877	18,967	38,326	382,452
2000	52,985	286,450	20,370	43,507	403,312
2005	60,396	300,557	21,997	48,393	431,343
2010	67,096	304,827	23,240	51,281	446,444
2015	70,668	311,136	24,569	54,437	460,811

Source: Decennial Census 1990, 2000; ACS 1-year estimates 2005, ACS 5-year estimates 2010; DBEDT 2040 Projections 2015-2040

The counties were disproportionally impacted by out-of-state sales in the last 8 years: 15 percent of Honolulu sales were made to non-residents whereas more than half of Maui County's housing unit sales were made to persons living outside the State.

In Table 9, we see all three population growth factors related to housing demand: total population, households, and household size. Ideally, if there were a 5 percent change in population, we would expect a 5 percent change in households, and a zero percent change in average household size. If supply were running ahead of demand, we would get a 5 percent increase in households, or perhaps even greater as pent-up demand is relieved. That would result in a zero or even a negative change in average household size. But if demand runs ahead of supply, then a 5 percent growth in population will produce less than five percent growth in households (as pent-up demand increases and household formation is delayed), and positive growth in average household size.

Data for all four counties were consistent with a housing market where demand was greater than supply. Conditions in the City and County of Honolulu were most obvious. Household formation was only about one third the population growth rate and the average household size went up by almost 9 percent.

Table 9. Population Change by County, 2005-2015

		% Change between 2005 and 2015		
		Total Population	Number of HH	Average HH Size
County	**Hawai'i**	+19.1	+17.0	+0.3
	Honolulu	+10.9	+3.5	+8.8
	Kaua'i	+14.3	+11.7	+2.3
	Maui	+19.3	+12.5	+5.8
State		+13.1	+6.8	+7.9

Source: Calculated from Table 6 and Table 8.

The situation in Hawai'i County was much closer to the preferred circumstances: population growth and household formation grew at nearly the same rate, and average household size grew by only one third of one percent. Maui County had a 5.8 percent increase in average household size over the 10-year period and Kaua'i County had a 2.3 percent increase.

The State's population growth was relatively slow during the nineties and increased a bit during the last decade, largely in response to economic growth. The average household size fell off a bit by 2003 and even more by 2006. It then resumed faster growth, but did not quite reach the level seen in the years before 2000 until the present. In 2015, the average household size for the State is 3.11 persons. This is a notable increase over the 2014 average household size of 3.00.

Table 10. Total Household Growth, 1990-2015

	County				State
	Hawai'i	Honolulu	Kaua'i	Maui	
1990-2000	27.8%	8.0%	25.3%	31.3%	13.2%
2000-2005	14.0%	4.9%	8.0%	11.2%	7.0%
2005-2010	11.1%	1.4%	5.7%	6.0%	3.5%
2010-2015	5.3%	2.1%	5.7%	6.2%	3.2%

Source: Calculated from Table 8

Average household size decreased slowly from 1990 through 2005 and between 2007 and 2009, depending on the county (Table 11). Census

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numbers reported for 2014 were higher than those reported in 2010, suggesting that average household sizes were increasing very slightly. This would not be unusual in a housing market marked by low supply elasticity.

Table 11. Average Household Size, 1990-2015

	County				State
	Hawai'i	Honolulu	Kaua'i	Maui	
1990	2.86	3.02	3.09	2.99	3.01
2000	2.75	2.95	2.87	2.91	2.92
2005	2.77	2.91	2.85	2.86	2.88
2010	2.70	2.95	2.84	2.82	2.89
2014	2.88	3.03	3.03	2.94	3.00
2015	2.78	3.21	2.92	3.03	3.11

Sources: U.S. Decennial Census, 1990, 2000, 2010, ACS 2005 (1-yr Estimate), 2014 (5-yr Estimate), PEPANNRES, 2015

2. Demand for Residential Property by Persons Living Out-of-State

The above data demonstrate that consistent growth in the size of Hawai'i's resident population increases demand on the residential housing stock. Though most of the demand for residential real estate in Hawai'i originates from the local population, Hawai'i's housing market is also affected by demand from non-residents.

Hawai'i has a list of qualities that drive non-resident demand for our housing units. We have a temperate climate, beautiful beaches, and abundant opportunity for outdoor activities and entertainment. Chronic health conditions are less prevalent than the national average, wages are about average, household incomes are higher than in other states, and our social welfare programs are at least perceived as being more available. Hawai'i's unique and welcoming culture is attractive to many people who wish to vacation or have a second home in the islands.

Recent research by DBEDT combined with tabulation of County Tax Map Key records and Housing Demand Survey data point toward high rates of out-of-state ownership for residential property in Hawai'i.

DBEDT's 2015 study of home sales trends show that more than one-quarter of residential units sold between 2008 and 2015 were purchased by persons or agencies with out-of-state addresses.

Table 12. Out-of-State Sales, 2008 - 2015

		Total	In-State		Out of State	
		Units sold	Units	Pct.	Units	Pct.
County	Hawai'i	27,041	15,444	57.1%	11,597	42.9%
	Honolulu	88,756	75,202	84.7%	13,554	15.3%
	Kaua'i	7,221	3,956	54.8%	3,265	45.2%
	Maui	21,364	10,325	48.3%	11,039	51.7%
State		144,382	104,927	72.7%	39,455	27.3%

Source: DBEDT 2015 Residential Home Sales in Hawai'i: Trends and Characteristics

The counties have been disproportionally impacted by out-of-state sales in the last 8 years: 15 percent of Honolulu sales were made to non-residents whereas more than half of Maui County's housing unit sales were made to persons living outside the State.

Most out-of-state buyers (85.4%) were Mainland residents. The other 14.6 percent were international buyers. Purchase prices of units bought by international buyers were, on average, 64.6 percent higher than prices paid by local buyers and 28.3 percent higher than prices of units sold to mainland buyers. Other data suggest that the larger share of the out-of-state buyers (64%) purchased multi-family units.

Though there is variability across sources with regard to the estimated number of units owned by non-residents[22], all sources indicate that demand from out-of-state owners has always

[22] The HHPS estimate was calculated as the number of residential properties owned by persons whose tax bills are mailed to an address outside the state divided by the total number of properties in the county tax records. DBEDT's estimate is based on the set of title searches conducted by Title Guarantee of Hawai'i between 2008 and 2015. It was calculated as the number of residential properties sold to buyers with a pre-sale address outside of Hawai'i, divided by the total number of titles registered during that period.

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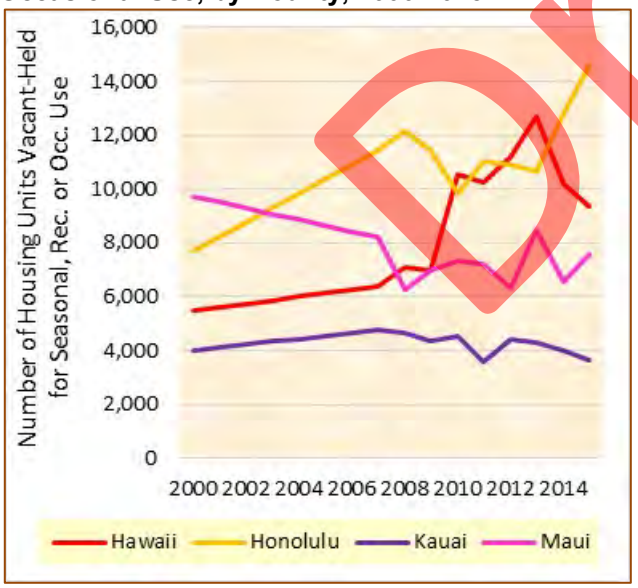
been significant and contributes to high housing prices in Hawai‘i.

a. External Demand and Vacancy Rates

Many units sold to out-of-state buyers were either second homes or timeshare units. They made up the bulk of units in what the Census calls *vacant, held for seasonal, recreational or occasional use.* We will call them “seasonal” units. These units are removed from the residential housing stock and are not available to residents in need of a housing unit.

In Honolulu County, the 10,732 seasonal units enumerated in 2014 made up about 3.2 percent of the total housing units. Maui County’s 7,044 seasonal units were 9.9 percent of the county’s total housing units. Hawai‘i County saw the highest growth rate in seasonal units. Their 11,008 *vacant, held for occasional use* units represent about 13.1 percent of the county’s total housing units. On Kaua‘i, 4,270 seasonal units accounted for 14.2 percent of all housing units.

Figure 5. Vacant Units Held for Seasonal or Occasional Use, by County, 2000-2015



Source: Census 2000; ACS 1-yr. estimates 2005-2006; ACS 3-yr. estimates 2007-2008; ACS 5-yr. estimates 2009-2014

In all, 6.3 percent of Hawai‘i’s housing units were non-primary residences in 2014. By comparison, the national average is about 2 percent. These figures suggest that external demand for housing units by non-residents creates a substantial set of housing units that are not available as part of the residential housing stock. The loss of those units from the residential stock decreases the elasticity with which supply can accommodate changes in demand.

b. Impact of Out-of-State Sales on Needed Residential Units

External demand is an important consideration in estimating total demand and for planning to address the State’s housing needs. The fact that 28 percent of all housing units were sold to out-of-state buyers will surely attract the attention of developers and property owners.

Building, maintaining, and operating units held for non-resident use contributes to Hawai‘i’s economy. It provides jobs and wages, revenue to local businesses, and it contributes to the tax base. However, building units to serve external demand competes with the development of units for residential use as it increases the cost of land, labor, and construction materials. The net result of the resource absorption by the out-of-state housing market is lower availability and higher costs of housing units for local residents.

Vacant units are essential to a viable housing market as they create “swap space”. Swap space allows a household to transition to a new home without requiring another housing unit to become vacant at the same time. A market without swap space would quickly experience gridlock and cease to function. Every market needs an adequate number of vacant housing units in the residential housing supply.

Housing planners are aware that units designed to be held for seasonal use have been built and will continue to be built in Hawai‘i at rates higher than other states, and that none of these units can be expected to serve the housing needs of Hawai‘i’s residents. As a result, the significant impact of out-of-state sales must be carefully considered in estimating needed housing units, and in framing housing planning discussions.

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Changes in demand are grounded in population growth, household formation, changes in the number of families, and income distributions. Most of these items are accessible in published data sources. The details of housing demand require deeper investigation, however, and that has been the purpose of Housing Demand Surveys since 1992. All of these and other factors are covered in this section of the report.

3. Survey Demand Estimates

One objective of HHPS is to estimate demand for housing units over the next five to ten years, and to use those forecasts to develop a number and description of needed units for the State. HHPS has always included a housing demand survey to improve demand estimates and provide details on would-be buyers and renters, their financial situations, and unit preferences. Data collected in the Housing Demand Survey were used to produce demand in three steps, estimating raw, effective, and qualified demand.

a. Raw Demand

Households were first asked when they would make their next move to a new housing unit. Some said they would never move from their current units. They had found the place they wanted to live in and they would stay there for the rest of their lives. Another group said they might move, but had no particular plans to go anywhere very soon. The rest said they would move and they would move sometime in the next ten years. This group of households with plans to move in the near future were classified as "movers" and provided our survey estimate of raw demand. By convention, raw demand is both the number of households that will move and the number of housing units they will need.

Table 13. HHPS Demand Survey Demand Estimates, by County, 2016

	County									
	Honolulu		Maui		Hawai'i		Kaua'i		State	
	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
Total Households	317,459	100.0%	55,059	100.0%	66,989	100.0%	23,369	100.0%	462,876	100.0%
Will not move	127,082	40.0%	26,275	47.7%	33,653	50.2%	13,014	55.7%	200,024	43.2%
Raw Demand	190,377	60.0%	28,784	52.3%	33,336	49.8%	10,355	44.3%	262,852	56.8%
Move out of state	49,421	26.0%	6,340	22.0%	7,867	23.6%	1,754	16.9%	65,382	24.9%
Will move, no plan	38,010	20.0%	4,875	16.9%	5,267	15.8%	2,156	20.8%	50,307	19.1%
Effective Demand	**102,946**	**54.1%**	**17,569**	**61.0%**	**20,202**	**60.6%**	**6,445**	**62.2%**	**147,163**	**56.0%**

Source: Housing Demand Survey, 2016. Raw demand is households that plan to move. "Will move out of state" is the number of households whose first location choice was out-of-state. "Will move, no plan" is the number of households who were unsure or refused to report when they expected to move. Out-of-state and no plan households are excluded from effective demand.

In 2016, raw demand was 57 percent statewide, up from 40 percent in 2011. At 60 percent of all households, the City and County of Honolulu had the highest raw demand. Other counties had similar levels of raw demand (Maui: 52.3%, Hawai'i: 49.8%, Kaua'i: 44.3%). For all movers (56%) to realized their expectation and move to a new housing unit, would result in 262,852 real estate transactions -- the number of units that would change hands during the period.

Reasons for Leaving the State

The Demand Survey also asked respondents if they would move out of the State on their next move. About 22 percent of them said they would move out of state. That was lower than the 24 percent reported in 2011, but higher than the 18 percent reported in both 2006 and 2003 (Appendix Table A-13).

The Demand Survey also asked those who wanted to move out of State why they were

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leaving. Thirty-one percent of them said housing was one of the problems causing them to move. That was slightly higher than the 30 percent reported in 2011 and higher than in any of our previous demand surveys. It differed slightly from one county to another (Honolulu: 29.4%, Maui: 31%, Hawai‘i and Kaua‘i: 38%).

Reasons for Not Buying

We asked the 2016 Housing Demand Survey respondents who were interested in moving to a new home, but not interested in buying, why they would not buy. Sixty-four percent of them told us that home prices were too high, or that it was too expensive to buy right now (Table 14).

Twenty-eight percent said they could not afford the down payment; 14 percent said they could not afford the monthly payment; and 12 percent said they could not qualify for a mortgage loan.

Less than ten percent (9.2%) said they preferred to rent right now. Some of those were not going to be in Hawai‘i for a long time and they did not want to be tied down to any one place. Others were not ready for the kind of commitment that home ownership requires.

Table 14. Top Six Reasons for Not Buying a Home, 2016

	County				State
	Hawai‘i	Honolulu	Kaua‘i	Maui	
Too Expensive	47.5%	65.8%	73.1%	66.1%	64.1%
Cannot Afford Down Payment	23.0%	30.8%	12.0%	23.0%	28.0%
Cannot Afford Monthly Payment	14.8%	15.4%	8.2%	9.7%	14.3%
Cannot Qualify For Loan	8.6%	12.6%	4.7%	13.2%	11.9%
Do Not Want To Buy; Prefer To Rent	10.2%	10.1%	6.5%	4.4%	9.2%
Other	19.6%	15.0%	21.6%	19.6%	17.6%

Source: Housing Demand Survey, 2016

In 2016, fewer households wanted to move away from Hawai‘i. Fewer were moving because of housing issues, and fewer were not buying because of a lack of confidence in Hawai‘i’s real estate markets. There were still many families moving out of Hawai‘i because they could not afford to buy a home, and Table 14 more than attests to a very high priced market forcing many prospective homeowners into rental units. Fortunately, the end of the Great Recession seems to have brought at least a modicum of confidence to the market.

b. Effective Demand

A household that moves out of Hawai‘i will not increase demand for Hawai‘i housing units and must be excluded from current demand. For this reason, we computed an estimate of effective demand that included only respondents who would move within the State. Movers, defined as residents who met the criteria for inclusion in the effective demand estimate, were expected to generate market activity (buying, selling, or both) in the next several years. As such, the estimate of effective demand is the number of units likely to be affected as these movers enter the market.

Table 15. Effective Demand for Next Five Years by County, 1992, 1997, 2003, 2006, 2011, and 2016

		Effective Demand *Percent of households intending to move to a housing unit in Hawai‘i in the next five years*					
		1992	1997	2003	2006	2011	2016
County	Hawai‘i	40.2	34.3	33.8	36.3	26.0	38.7
	Honolulu	51.7	47.3	38.9	33.2	31.3	44.9
	Maui	38.8	41.4	35.7	39.6	31.3	38.7
	Kaua‘i	38.5	34.2	31.4	30.6	27.3	31.2
State		48.4	44.4	37.5	34.2	30.3	42.6

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Across the State, effective demand fell in each Housing Demand Study year from 1992 (48.4%) through 2011 (30.3%). In 2016, statewide effective demand jumped to 42.6 percent, nearly reaching the level observed in the late 1990s. The long-term trend, marked by slower market activity, turned upward in 2015. The 20-year low measured in 2011 occurred during a housing market with very high prices and low inventories. Such market conditions do not favor buyers. The increase in effective demand that we see in 2016 occurs at a time when home prices are high and inventories are low following an 8-year period of low market activity. The situation suggests a build-up of pent-up demand. These conditions might be expected to result in more people being interested in moving.

Historically, effective demand estimates for the counties have been similar over time. Honolulu County's effective demand has generally been highest among the counties. Among the Neighbor Island counties, effective demand has been highest in Maui County and lower in Hawai'i and Kaua'i Counties.

c. Qualified Demand

Qualified demand narrows the demand estimate further by considering only effective demand households that are financially prepared to pursue their preferred tenancy and unit type. This step eliminates households that do not have the financial qualifications to purchase or rent housing units in the current economy.

Based on this analysis, we estimate that 42 percent of effective demand households are financially prepared to acquire a different residence. This is notably higher than in 2011, (30%), 2006 (34%), and 2003 (38%).

Differences exist between prospective buyers and renters with regard to their financial preparedness for a new home. Statewide, only about 7 percent of households that planned to buy a single-family unit were financially able[23] to do so.

Table 16. Qualified Demand for All Unit Types by County, 1992, 1997, 2003, 2006, 2011, and 2016

	County				
	Hawai'i	Honolulu	Maui	Kaua'i	State
1992	40.2%	51.7%	38.8%	38.5%	48.4%
1997	34.3%	47.3%	41.4%	34.2%	44.4%
2003	33.8%	38.9%	35.7%	31.4%	37.5%
2006	36.3%	33.2%	39.6%	30.6%	34.2%
2011	26.0%	31.3%	31.3%	27.3%	30.3%
2016	36.9%	44.0%	39.7%	35.1%	42.1%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

Less than a fifth (19%) of households who wanted a multi-family unit were financially prepared to pursue their preferred housing. Finally, among households that expect to rent their next residence, 24 percent are financially able to make the median monthly rent payments without allotting more than 30 percent of their household income to cover that expense.

4. Housing Preferences (Buyers & Renters)

As in the past, buyer and renter preferences for housing unit characteristics were measured in 2016. The objective was to provide information on preferences to support a broad range of housing issue analyses over the next few years. In this section of the report, we will briefly describe the most salient of those preferences.

Forty-seven percent of households that planned to move said they would buy their next unit. Plans for home ownership were on the upswing, following an all-time low of 42 percent in 2011. The shift away from homeownership in 2011 was likely a reaction to the economic climate, difficulties obtaining financing, and delays for homeowners who had to sell a current unit to purchase a new one. It should be noted that a preference for ownership does not always

[23] Have sufficient funds for the down payment AND are able to make the monthly mortgage payment without allotting more than 30 percent of their household income to the housing payment.

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translate into reality in the marketplace. About 15 percent of survey respondents statewide who said they planned to purchase their next home conceded that they were not sure they would be able to afford it and may have to continue renting.

a. Households Planning to Buy

To evaluate financial readiness of households wishing to buy a housing unit in Hawai‘i in the next five years, we examined their income, affordable monthly housing payment, and total amount available for a down payment. These elements were evaluated against a median priced home assuming a fixed rate, 30-year loan, a four percent interest rate, and a twenty percent down payment. The results are outlined in Tables 17 and 18.

Statewide, 18 percent of prospective buyer households planning to purchase a single-family home indicated they could afford to make the monthly mortgage payments. Twenty-six percent of these households reported that they had sufficient funds to make a twenty percent down payment. When both of these financial qualifications were applied, 7 percent of households would be considered fully qualified.[24]

The situation among prospective buyers varies by county. For Honolulu and Kaua‘i, a greater number of households reported having enough money to put toward the down payment than reported being able to afford the monthly mortgage payment. Prospective buyer households planning to purchase a single-family unit in Maui and Hawai‘i, however, were more likely to be able to afford the monthly payments but not have adequate funds to put toward the down payment.

In Honolulu, only 5 percent of buyer households were fully qualified. This is likely related to the fact that the median sales price for a single-family dwelling for Honolulu County ($760,000) is 25 percent higher than the next highest median sales price ($607,000) and 22 percent higher than the statewide median ($623,000). Nine percent of Maui County’s intended buyers were fully qualified. In Hawai‘i and Kaua‘i Counties, 13 percent of buyers were qualified.

The same set of financial qualification measures was applied to potential homebuyers who sought to purchase a multi-family unit rather than a single-family home. Using the current median sales price for condominiums in each county, the financial readiness of these households was determined. As shown in Table 18, Hawai‘i residents planning to purchase a multi-family rather than a single-family unit are somewhat more likely to be financially able to do so.

Because the median price, and therefore the monthly mortgage and down payment required, is lower for multi-family units, a significantly greater percentage of Hawai‘i households would be able to make the monthly payments for a multi-family dwelling than for a single-family unit. For the State, 48 percent of potential multi-family homebuyers could afford to make the monthly housing payment. Twenty-seven percent of these households have enough money for the down payment. After both criteria are applied, 19 percent of households across the State planning to purchase a multi-family unit would be fully qualified to do so. This is roughly one-and-a half times the percentage of households fully qualified to purchase a single-family home.

This analysis does not consider the impact of maintenance fees attached to many multifamily units. Maintenance and other fees can add as much as $100 to $200 to monthly shelter payments, seriously reducing the number of households who might qualify for purchase.

Nevertheless, the results suggest that multi-family ownership units may be an attractive alternative for those households that wish to purchase their next home but cannot meet the financial obligations that accompany a single-family unit. When households with a preference for a single family home were asked if they

[24] Fully qualified households were able to afford the monthly mortgage payments AND had sufficient funds to make the 20 percent down payment.

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would consider a multi-family unit if a single-family unit in their price range was not available, more than half (54%) of prospective home buyers indicated that they would consider that option. Those households willing to accept a multi-family unit were almost equally divided between current homeowners (47%) and current renters trying to transition to home ownership (53%).

Table 17. Financial Qualification to Purchase a Single Family Home, Counties & State, 2016

	Honolulu	Maui	Hawai‘i	Kaua‘i	State
Median Sales Price	$760,000	$607,000	$363,000	$581,000	$623,000
Down Payment Required	$152,000	$121,400	$72,600	$116,200	$124,600
Monthly Mortgage Payment	$3,628	$2,898	$1,733	$2,774	$2,974
Total Effective Demand Buyers	23,116	5,009	6,084	1,679	35,888
Can Afford Monthly Payment	11.5%	25.9%	34.4%	10.6%	17.8%
Have Adequate Down Payment	26.5%	23.3%	24.3%	18.6%	25.9%
Fully Qualified	4.5%	9.3%	12.7%	13.1%	7.1%

Source. Median prices from Honolulu Board of Realtors (June 2016) and Zillow (May 2016). Housing Demand Survey, 2016. Base is effective demand households that plan to purchase a SFD unit.

Table 18. Financial Qualification to Purchase a Multi-Family Unit, Counties & State of Hawai‘i, 2016

	Honolulu	Maui	Hawai‘i	Kaua‘i	State
Median Sales Price	$405,000	$370,000	$330,000	$377,000	$386,000
Down Payment Required	$81,000	$74,000	$66,000	$75,400	$77,200
Monthly Mortgage Payment	$1,934	$1,766	$1,576	$1,799	$1,843
Total Effective Demand Buyers	10,473	664	391	80	11,608
Can Afford Monthly Payment	49.3%	50.9%	70.1%	70.0%	48.2%
Have Adequate Down Payment	29.2%	23.0%	9.2%	76.3%	27.1%
Fully Qualified	18.7%	20.9%	9.2%	56.3%	18.9%

Source. Median prices from Honolulu Board of Realtors (June 2016) and Zillow (May 2016). Housing Demand Survey, 2016. Base is effective demand households that plan to purchase a MFD unit.

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b. Households Planning to Rent

Over three-quarters of the households planning to rent their next home cited financial reasons for their decision, including inability to afford a down payment or monthly payment and that purchasing a home in Hawai‘i is just “too expensive”. These households were also asked if they would opt to purchase a home now instead of renting if there was a unit available they could afford. Over 75 percent responded affirmatively.

The financial qualification of Hawai‘i households planning to rent their next home was evaluated using the current average monthly rent rate for single family homes and multi-family units in the State of Hawai‘i and each county. Household income, current monthly shelter payment, and affordable monthly rent amount were examined to determine the financial readiness of Hawai‘i’s prospective renters.

Among the approximately 50,000 households across the State that intend to rent their next home, 54 percent plan to rent an apartment or other multi-family unit. Among these households, 29 percent indicated that making the average monthly rent payment would not be a problem. In addition, over 30 percent of these households are currently making monthly rent payments equal to or higher than the median rent amount.

For 24 percent of prospective multi-family unit renters, it would require less than 30 percent of their household income each month.

Among renters who desire to rent a multi-family unit, those in Kaua‘i County are the most financially prepared to do so. The majority of prospective renters in the Counties of Maui and Honolulu, however, do not earn enough to make the median monthly rent payment comfortably.

The remaining 46 percent of households (21,282) planning to rent their next residence in Hawai‘i would prefer a single-family dwelling. Statewide, a greater number of those planning to rent a house indicated they could afford higher monthly rent payments than was supported by either their current rent payments or their annual income.

Thirty-seven percent reported that the median monthly rent payment or higher would be within their budget. Only 28 percent were currently making shelter payments at or above that level. Further, annual household income figures suggested that less than one-quarter (24%) are capable of making the median rent payment for a single-family home without spending more than 30 percent of their monthly household income for shelter. This was especially true for the County of Maui, where just over 10 percent of prospective renters looking for a single-family dwelling earned enough to make the rent payments.

Table 19. Financial Qualification to Rent a Multi-Family Unit, Counties and State of Hawai‘i, 2016

		Honolulu	Maui	Hawai‘i	Kaua‘i	State
Median Monthly Rent Amount		$2,279	$1,922	$1,718	$1,877	$1,574
Security Deposit + 1st Mo. Rent		$4,558	$3,844	$3,436	$3,754	$3,148
Total Effective Demand Renters		23,568	2,516	2,016	717	28,818
	Affordable Rent* Same or Higher	11.5%	16.8%	15.1%	14.8%	28.9%
	Current Rent Same or Higher	13.4%	19.3%	13.1%	12.9%	30.6%
	Income-Based Qualification	10.5%	7.1%	21.2%	24.6%	24.4%

Source: Median rents from RentRange® (Feb. 2016) for all unit sizes. Qualified renters from HHPS 2016.
Base is households that plan to rent their next MFD unit in the State of Hawai‘i.
* Self-reported affordable rent amount.

Table 20. Financial Qualification to Rent a Single Family Unit, Counties and State of Hawai‘i, 2016

		Honolulu	Maui	Hawai‘i	Kaua‘i	State
Median Monthly Rent Amount		$2,657	$2,090	$1,431	$1,930	$2,084
Security Deposit + 1st Mo. Rent		$5,314	$4,180	$2,862	$3,860	$4,168
Total Effective Demand Renters		12,026	3,792	3,845	1,618	21,282
	Affordable Rent* Same or Higher	23.7%	22.9%	38.2%	29.6%	36.5%
	Current Rent Same or Higher	27.2%	26.1%	27.0%	17.9%	28.0%
	Income-Based Qualification	23.0%	10.7%	29.2%	15.1%	23.7%

Source: Median rents from RentRange® (Feb. 2016) for all unit sizes. Qualified renters from HHPS 2016.
Base is households that plan to rent their next SFD unit in the State of Hawai‘i.
* Self-reported affordable rent amount.

5. Housing Preferences

a. For Owned Units

Once again, most potential buyers statewide (68%) preferred single-family detached homes. Single-family units are more important to buyers in Hawai‘i (85%), Kaua‘i (84%), and Maui Counties (83%) than in Honolulu (61%). The County of Hawai‘i, with the lowest percentage of multi-family units in the State, also showed the lowest preference for condominium units (5%).

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About 40 percent of potential buyers said they would be looking for at least a two-bedroom unit and 29 percent said they would need at least three bedrooms. The willingness to settle for fewer bedrooms was higher than in the past, perhaps reflecting their readiness to compromise on unit size in the face of high prices. The same was true for the preferred number of bathrooms. Half of buyers conceded that they would be willing to accept a unit with only one or one-and-a-half bathrooms.

Asked about the smallest unit they would accept, nearly half of would-be buyers (46%) said they could live with 800 to 1,200 square feet. An additional 16 percent said they could accept units between 1,200 and 1,500 square feet.

b. For Rented Units

Households that planned to rent their next home were mostly current renters (87%). Among those who would rent their next unit, 43 percent preferred to rent a single-family house. About 47 percent preferred an apartment or condominium, and another seven percent chose a townhouse. Preference for single-family homes was once again much higher on Neighbor Islands. On O‘ahu, renters were more interested in townhomes.

Across the State, renters first choice would be larger units with two (43%) or three bedrooms (31%). Nearly all of the potential renters, however, were willing to take units with fewer than three bedrooms, if necessary (83%). Again, these figures suggest a willingness to accept smaller units than in the past. The number of bathrooms required was also relatively low, with 69 percent reporting that they could accept one or one-and-a-half baths.

About 41 percent of potential renters said they would need less than 1,000 square feet of space in their next unit. An almost equal number of renters reported a need for between 1,000 and 1,500 square feet (39%).

Sixty-five percent of households that plan to rent their next unit indicated that they would like to purchase a home in the future. Their reasons for not doing so now most often included the high cost of housing and insufficient funds for a down payment. On average, these households plan to buy a unit in about eight years.

C. HOUSING PRICES

The primary determinants of housing prices are housing demand and housing supply. As demand increases, prices rise. If new units are supplied to the market, prices fall. As prices rise, units are supplied and demand decreases and prices fall. As prices fall, supply falls off and demand increases. If demand and supply continually work in this fashion, the price of housing will reach equilibrium.

1. Sales Prices

This simple model of price behavior doesn’t work the same way in every housing market. During the first half of the last decade, a number of researchers noticed that house prices in certain regions had begun to exceed the cost of production by significant margins. Glaeser and Gyourko (2008) summarized their work, concluding that, with respect to house prices, there were three general types of housing markets in the U.S.: (1) low-priced, low demand markets[25]; (2) medium priced, high demand markets with high supply elasticity[26]; and (3) high-priced markets with high demand and low supply elasticity.[27] Hawai‘i’s markets are of type 3 which we will refer to as “high-priced markets”. They have very high prices, highly volatile market activity, and a supply side that does not respond quickly to increases in demand. They also have high productivity ratings measured by higher wages and higher household incomes, higher amenities, and greater external demand.

In high-priced markets, demand and supply do not contribute equally to the house prices. Theo

[25] For example, Buffalo, Rochester, Erie, Cleveland, Gary, Akron, and Detroit.

[26] Examples are Houston and Dallas, Oklahoma City, Ames Iowa, Topeka Kansas, and Lincoln Nebraska.

[27] Such as Honolulu, San Francisco, Los Angeles, Portland, Seattle, Chicago, Boston, New York, Washington, D.C., and Miami.

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Eicher (2008) looked at both factors in Washington State and concluded that, between 1989 and 2006, demand factors (population growth and income) increased the cost of a house in Washington by $50,000. Supply factors (land use regulation, permitting delays, and statewide growth management) increased the cost of a house by $200,000.

Recently, housing economists found that the behavior of high-priced housing markets has departed even further from the simple demand and supply model.[28] Gyourko, Mayer, and Sinai (2013) advanced the argument that the standard demand model may not hold for high-priced housing markets. In those markets, a sharp change in housing demand can speed up price growth rates and change the composition of local populations.

Gyourko et al. found that these so-called "Superstar" cities had 60 percent higher house prices than other cities. They also had average incomes that were 24 percent higher and 3.4 percent more high-income households than other cities. Superstar home prices were disproportionately affected when household income changed. When the national number of rich families increased, the price of housing in Superstar cities rose by 39 percent more than in other cities. Between 1970 and 2000, home prices in those cities rose by 75 percent, so national income increase accounted for more than 80 percent of the excess growth in Superstar cities during that time (p.185).

High house prices perpetuate price increases even without an increase in location value or a change in the elasticity of supply. They lead to higher rents and greater population growth as higher-income households crowd out lower-income households. They will alter income distribution, as higher-income buyers crowd out middle-income homeowners. Finally, it causes a change in the price-to-rent ratio. Lower income households will be crowded out; higher income households will expect higher appreciation and will be more willing to accept higher home prices. Thus, high prices create increased demand.

Some newer research suggests that other correlates of high-priced housing are worthy of more intense research, including tourism, income inequality, and liberal politics.

a. Impact of High House Prices

The most distinctive characteristic of Hawai'i's housing market is high prices. Figure 6 shows single-family and condominium sales prices from 1980 to 2015 in Honolulu. Prices are in current dollars.

Our last two price run-ups are easily identified. Housing prices more than doubled in a few years. Both periods of expansion ended quickly, after which prices dropped slightly, then held in place. The period of adjustment following the last run-up was nearly a decade long. The post-2008 recovery has been 7 years in the making. Prices regained their 2007 peaks by 2012 for condominiums and 2013 for single-family homes.

The intensity of the run-up periods is not unique to Hawai'i. West Coast States, New England, New York, Washington D.C., and Miami have similar profiles. New York, Boston, and Los Angeles have had higher home prices than Hawai'i in some recent years. San Francisco's price history is even more volatile than Hawai'i's.

[28] Gyourko et al. were working with the standard cross-sectional housing demand model, which posits that changes in price are caused by differences in the economic value of living in one market or another, which are in turn driven by differences in wages, amenities, and fiscal policies.

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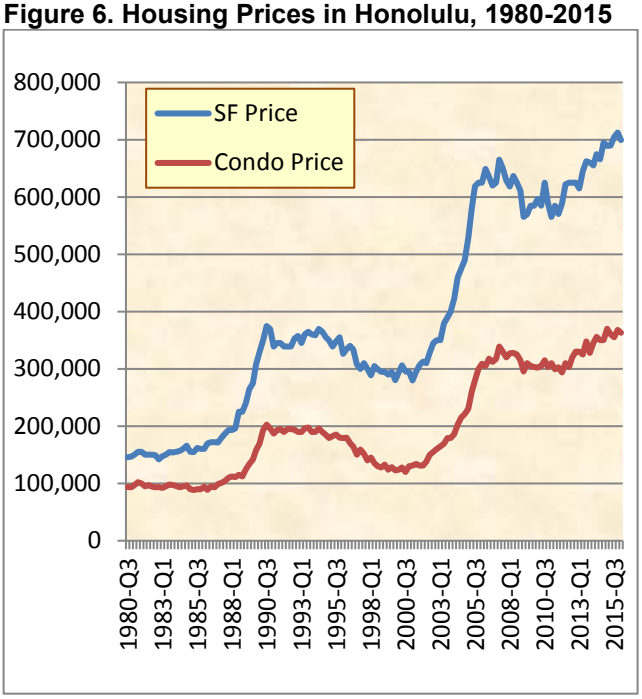
Figure 6. Housing Prices in Honolulu, 1980-2015



Source: UHERO

The unique aspect of Hawai'i's housing market history is the length of time that prices remain steady after a run-up. Prices drop, but by lesser amounts and at a slower pace than in other high-priced markets.

Table 21 shows median sales prices for single-family homes and condominiums in Hawai'i between 2009 and 2016. More detailed home prices are shown in the Appendix. As suggested by Figure 6, this period was marked by increasing prices, but was far short of the rate increases expected during a run-up.

Across the State, the median sales price of a single-family dwelling increased 18 percent between 2010 and 2015. The increase in condominium sales prices was slightly lower at 13 percent over the same period.

The largest increase in median sales prices for single-family housing occurred in Maui County. Homes in Maui went from a 2010 median sales price of $460,000 to a median of $570,000 in 2014 (+24%). Hawai'i County also experienced a significant increase in single-family home prices during this period, with an increase of 21 percent in the median sales price.

Table 21. Median Home Sales Prices, Counties and State of Hawai'i, 2009 and 2015

	County				
	Hawai'i	Honolulu	Kaua'i	Maui	State
Single-Family House Sales Prices (in thousand)					
2009	$277	$576	$469	$496	$495
2010	$258	$599	$494	$459	$486
2011	$244	$577	$462	$435	$470
2012	$262	$624	$459	$469	$501
2013	$294	$646	$520	$527	$543
2014	$317	$673	$543	$568	$572
2015	$330	$699	$625	$585	$600
Multi-Family Condominium Sales Prices (in thousand)					
2009	$285	$303	$314	$394	$313
2010	$254	$306	$269	$384	$311
2011	$210	$302	$234	$309	$292
2012	$259	$316	$293	$354	$316
2013	$261	$333	$302	$372	$333
2014	$283	$350	$344	$412	$352
2015	$273	$363	$359	$411	$364

Source: UHERO. Further details on home sales prices are shown in Appendix Tables D-14 and D-15.

Kaua'i had the largest increase in median sales prices for condominiums. In 2010, buyers paid $270,000 for a Kaua'i condominium. Just four years later, the median priced had jumped 28 percent to $346,000. It is interesting to note that the smallest increase in median sales price was for single-family homes on Kaua'i. The price for single-family units only increased by 7 percent between 2010 and 2014.

These figures are supported by a recent report on residential home sales in Hawai'i[29] that put the average sale price of a single-family house between 2009 and 2015 at $528,300 for the State. The average sale price for condominiums in the same period was $328,000.

2. Rents

The Rental Housing Study 2016 shows that Hawai'i average contract rents were on the rise from 2009 through the first quarter of 2016. The

[29] http://files.hawaii.gov/dbedt/economic/datareports/homesale/Residential_Home_Sales_in_Hawai'i _May 2016.pdf

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data indicate that rents continue to rise for the State and each of the four Counties.

Table 22. Average Rent for All Units, Counties and State of Hawai‘i, 2009-2016

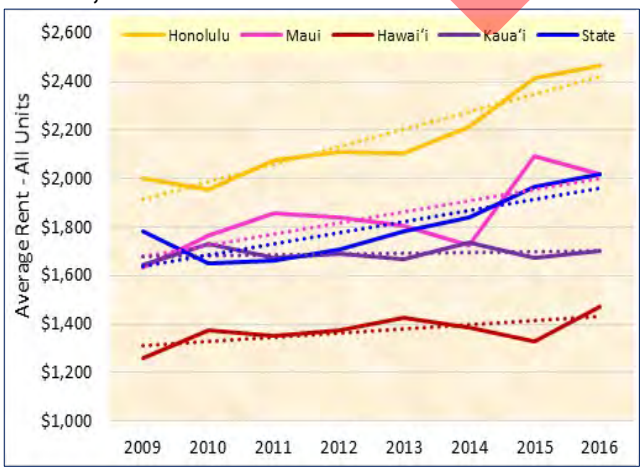
	County				
	Hawai‘i	Honolulu	Kaua‘i	Maui	State
2009	1,261	1,999	1,645	1,632	1,783
2010	1,375	1,953	1,733	1,764	1,650
2011	1,353	2,076	1,673	1,860	1,662
2012	1,377	2,109	1,694	1,840	1,706
2013	1,427	2,106	1,668	1,804	1,781
2014	1,387	2,214	1,736	1,728	1,841
2015	1,331	2,417	1,675	2,093	1,964
2016	1,474	2,468	1,704	2,106	2,019

Source: RentRange®, 2009-2016. Figures shown in current U.S. dollars

The contract rent data suggest that, across all types (single-family and multi-family) and sizes (one-bedroom through five-bedroom) of rental units, renters in Hawai‘i are paying more for their accommodations now than they were previously.

Figure 7 shows rent growth changes since 2009. For the State, the current average rent is 2.8 percent higher than in 2015. Increases in nearly all of the counties were one to two percent over last year. Only one of the counties, Hawai‘i, had a notable increase over the past year. Average rents for Hawai‘i County climbed 11 percent between 2015 and 2016.

Figure 7. Average Rents, Counties and State of Hawai‘i, 2009-2015



Source: RentRange®, 2009-2016. Dotted lines are linear trends fitted to each rent series.

Households in the City & County of Honolulu, 40 percent of whom are renters, consistently have the highest average contract rent ($2,468) and tend to drive the overall median for the State. Renters in the County of Maui represented 39 percent of households and paid the second highest amount ($2,106) to cover their monthly housing expenses. One-third of Kaua‘i’s households rented their homes and made an average monthly rent payment of $1,704. This was only 1.9 percent higher than their 2011 average payment. The 2016 average contract rent in the County of Hawai‘i is the lowest in the state at $1,474 per month.

Although the U.S. Department of Housing and Urban Development’s Fair Market Rents for each of the counties are lower than the average contract rents, the percentage increases over the past year are very similar. The increases for Maui, Hawai‘i, and Kaua‘i Counties ranged from one to four percent, while the increase for Honolulu was ten percent.

Table 23. Average Fair Market Rent for All Units, Counties of Hawai‘i, 2009-2016

	County			
	Hawai‘i	Honolulu	Kaua‘i	Maui
2009	1,160	1,825	1,332	1,584
2010	1,232	1,906	1,414	1,682
2011	1,280	1,904	1,470	1,749
2012	1,295	1,977	1,428	1,625
2013	1,150	2,060	1,835	1,374
2014	1,047	2,046	1,739	1,318
2015	1,268	2,034	1,330	1,321
2016	1,311	2,172	1,310	1,429

Source: Dept. of Housing and Urban Development, 2009-2016. Current U.S. dollars.

Analyses of the rents by unit type and size revealed that these increases were common across all types and sizes of units. Between 2011 and 2016, increases in rent amounts were larger for multi-family (21.5%) than for single-family (15.2%) rental units.

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Table 24. Average Rent by Unit Type and Size, State of Hawai‘i, 2009-2016

	Single-Family Unit						Multi-Family Units				
	1BR	2BR	3BR	4BR	5BR	All SF Units	1BR	2BR	3BR	4BR	All MF Units
2009	1,064	1,359	1,981	2,325	2,848	1,915	1,121	1,467	1,909	1,970	1,783
2010	1,073	1,425	1,815	2,246	2,227	1,757	1,032	1,386	1,777	1,866	1,650
2011	1,165	1,481	1,830	2,345	2,153	1,795	1,090	1,387	1,807	1,703	1,662
2012	1,086	1,476	1,803	2,134	2,456	1,791	1,101	1,420	1,792	2,083	1,706
2013	1,137	1,491	1,922	2,213	2,503	1,853	1,141	1,494	1,911	2,221	1,781
2014	1,093	1,490	1,864	2,223	2,610	1,856	1,218	1,605	2,057	2,415	1,841
2015	1,182	1,590	2,032	2,600	2,693	2,020	1,250	1,645	2,126	2,559	1,964
2016	1,212	1,537	2,085	2,719	2,784	2,067	1,275	1,719	2,174	2,672	2,019
% chg (2011-2016)	4.0%	3.8%	13.9%	15.9%	29.3%	15.2%	17.0%	23.9%	20.3%	56.9%	21.5%

Source. RentRange®, 2009-2016. Figures are current U.S. dollars. Further details are shown in Table D-10 through D-13 in the Appendix.

The average rent for a two-bedroom single-family unit increased by 4 percent from 2011 to 2016, and monthly rent for the same size multi-family unit increased by 24 percent during the same period. Similarly, the average amount paid to rent a four-bedroom single-family unit went up by $373 (16%) between 2011 and 2016. In that same time, the average rent for four-bedroom multi-family units jumped by $970 (57%).

This trend is not unique to Hawai‘i; rents were up for all major metropolitan areas. Honolulu is consistently ranked near the top of the list of America’s high-rent cities and, in 2016, our average rent was second only to San Francisco.

With the recent improvement in the overall economy, rentership has increased as more kids move out of their parents' basements and into rental apartments. This leads to falling rental vacancies and increasing rents. With many of the would-be first-time buyers unable to afford current housing prices, homeownership has dipped in exchange for increases in rentership.

3. Affordable Housing

Simply having one housing unit per household with additional vacant units to ensure a reasonable vacancy rate does not ensure that all households will be adequately housed. There must be a sufficient number of units to accommodate all households and an appropriate mix of unit types and sizes in the appropriate locations. Perhaps the most significant challenge in housing Hawai‘i’s people is the high cost of housing across the state. While the multi-million dollar homes sought by wealthy international buyers will nearly always be supplied by the market, the number of homes that are affordable to lower income households is limited.

a. Employment and Affordable Prices

There are numerous definitions of affordable housing and many approaches to describing the impact of affordability on the population. We have already discussed the shelter-to-income ratio and its role in estimating affordability. Households with very high STI ratios are said to be living in unaffordable units. Areas with high average STI ratios are less affordable than those with lower ratios.

In recent years, the measure of the wage and salary income needed to rent a median-priced 2-bedroom apartment has attracted the attention of many. The measurement was developed by the

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National Low-Income Housing Coalition (NLIHC) and is available in the Out Of Reach Report annually. A summary of findings for 2016 are presented in Table 25. Details appear in Table D-6 in the appendix.

Table 25. FY16 Housing Wage, Hawai‘i 2016

	Hourly wage necessary to afford a 2-bedrooom rental unit at HUD Fair Market Rent, 2016
State of Hawai‘i	$ 34.22
Hawai‘i County	$ 22.96
Honolulu County	$ 38.17
Kaua‘i County	$ 23.81
Maui County	$ 24.73

Source. NLIHC Out Of Reach, 2016

Compare Hawai‘i's Housing Wage ($34.22) with the average wage of a renter in the state ($14.53), and it is understandable that there are many households with very high shelter-to-income ratios. Notice, also, the large differences between the City and County of Honolulu and the other counties. Finally, the NLIHC measure allows us to compare our rent wage with others across the nation. Hawai‘i's 2016 rent wage is the highest among the States and the Honolulu rent wage is the seventh highest among all the counties in the nation.

b. Affordable units in the current housing stock

For housing planning, we prefer a definition of affordable housing units recently developed by the Urban Institute (UI).[30] They defined affordable housing units as units with a monthly mortgage or rent payment that would require no more than 30 percent of the monthly household income for a household earning a specified percent of the HUD Area Median Income (AMI).

Unlike other measures of affordability, which measure the condition of households or persons in households, UI affordability measures affordability as a condition of the housing stock, the number of existing units with shelter prices affordable to households with varying levels of resources.

The taxonomy classifies all housing units, occupied and vacant, as affordable or unaffordable to those households within specific HUD household income guidelines. By virtue of the HUD guidelines, classified housing units are affordable and adjusted for household size and geography. We applied the procedure to Hawai‘i household prices and rents in Public Use Microdata Sample (PUMS) data for 2014, using guidelines for 30 percent, 50 percent, 80 percent, and 100 percent of AMI for each county.

Results are presented in Table 26. Less than half of the housing stock statewide (49.8%) was affordable to households earning 80 percent of HUD AMI. Affordable units were most limited in Maui County, with just 48.6 percent of the island's housing affordable to low income households. The housing stock on Kaua‘i included the largest percentage of affordable units (53.3%), and in the City and County of Honolulu, almost exact half of all units were affordable in 2014.

Maui County had the lowest proportion of affordable housing units at 80 percent of the local AMI (48.6%). The range across the counties, however, was less than five percentage points, clearly indicating that about half of all the affordable units in Hawai‘i are affordable to households with incomes below 80 percent of the HUD median.

Across the state, 21.5 percent of available units were affordable to households earning 50 percent of the median AMI. An additional 28.3 percent of all units were affordable to households earning between 50 percent and 80 percent of AMI. Finally, 58.8 percent of the housing units in Hawai‘i were affordable to households with incomes at the area median income.

[30] Leopold, Josh, Liza Getsinger, Pamela Blumenthal, Katya Abazajan, and Reed Jordan. (2015). The housing affordability gap for extremely low-income renters in 2013, Urban Institute Research Report, June 15, 2015.

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Table 26. Affordable Housing Units by Occupancy, Tenure, and County, 2014

	State	Hawai'i	Honolulu	Kaua'i	Maui
TOTAL HOUSING STOCK	477,515	69,458	321,661	24,955	61,395
TOTAL UNITS WITH PAYMENTS	380,914	49,960	261,682	19,220	50,021
% affordable at 50% AMI	21.5%	20.3%	22.1%	24.1%	18.7%
% affordable at 80% AMI	49.8%	49.4%	49.9%	53.3%	48.6%
% affordable at median AMI	58.8%	54.1%	60.2%	61.3%	59.2%
RENTAL UNITS					
Occupied	179,636	18,816	132,483	7,616	20,690
% affordable at 50% AMI	32.6%	32.5%	32.8%	41.4%	27.9%
% affordable at 80% AMI	66.8%	71.1%	65.3%	67.8%	68.4%
% affordable at median AMI	71.2%	75.5%	68.9%	75.3%	80.7%
Vacant	21,117	2,636	8,927	1,969	7,585
% affordable at 50% AMI	34.5%	48.6%	39.3%	23.0%	26.8%
% affordable at 80% AMI	70.4%	79.4%	76.2%	59.2%	63.4%
% affordable at median AMI	78.1%	86.6%	82.4%	69.7%	72.1%
OWNERSHIP UNITS					
Occupied	174,062	26,272	117,679	9,044	21,067
% affordable at 50% AMI	18.5%	9.1%	8.9%	11.0%	7.2%
% affordable at 80% AMI	30.4%	30.9%	31.0%	33.2%	25.0%
% affordable at median AMI	44.3%	35.6%	49.0%	41.0%	34.4%
Vacant	6,099	2,236	2,593	591	679
% affordable at 50% AMI	10.0%	15.5%	8.8%	4.1%	1.7%
% affordable at 80% AMI	34.8%	48.4%	30.6%	25.9%	13.6%
% affordable at median AMI	47.0%	53.5%	51.3%	34.3%	28.5%
ALL UNIT TYPES					
Occupied	353,698	45,088	250,162	16,660	41,757
% affordable at 50% AMI	33.7%	36.9%	33.4%	39.2%	29.5%
% affordable at 80% AMI	56.5%	57.2%	56.5%	61.9%	53.5%
% affordable at median AMI	61.4%	63.5%	61.2%	65.2%	58.7%
Vacant	27,216	4,872	11,520	2,560	8,264
% affordable at 50% AMI	29.7%	34.2%	32.4%	24.8%	24.8%
% affordable at 80% AMI	57.5%	68.3%	54.6%	54.0%	56.2%
% affordable at median AMI	61.8%	73.9%	58.7%	58.1%	60.1%
Units with No Housing Payment	96,601	19,498	59,979	5,735	11,374

Source. Estimates from ACS 5-year data 2014. "Housing stock" includes occupied housing units and vacant plus available units. Units with no payment include owner units with paid mortgages and units occupied without payment of cash rent.

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In every county, many more rental units than ownership units were affordable to households with incomes below the AMI. Seventy-one percent of occupied and 78 percent of vacant rental units were affordable at 100 percent of AMI. Comparable figures for ownership units were 44 and 47 percent at the median income level, the percent of currently occupied housing units and currently vacant housing units that were affordable were very similar at 61 percent.

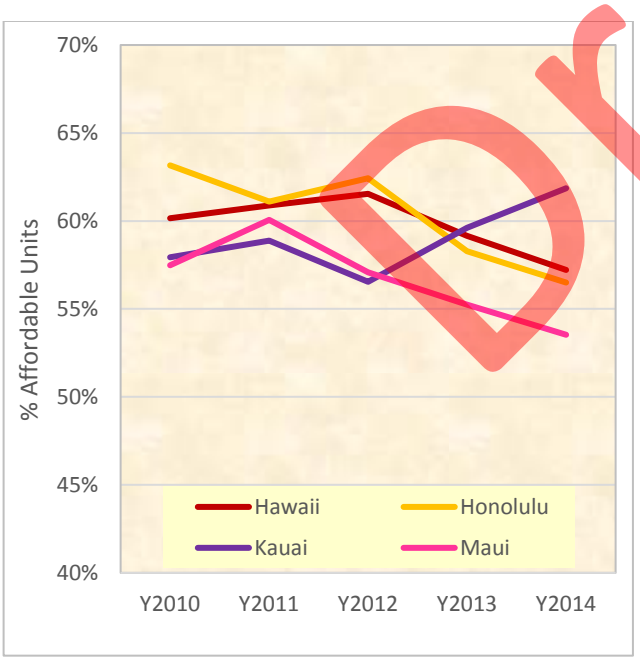
The UI measure of affordable housing in a geographic area has advantages and disadvantages. The major advantage is that it provides a measure of affordability that is tied to individual housing units rather than an estimate based on the characteristics of occupants. Planners know how many units are affordable and even how many of those are vacant and available. Housing planning decisions can be guided by the desire to increase the number and types of affordable units in specific areas.

Its largest disadvantage is that it is very detailed. Rather than describing affordable housing units as those priced below $400,000, planners would need to specify target area, unit type, income target, and whether the units in question are occupied, vacant and available, or both.

It is possible to generate an affordability measurement for households with incomes below 30 percent of AMI, or for households with incomes above 180 percent of AMI. There is also a potential for comparing the number of households (families) with specific income levels to the number of units affordable to those families based on income and household size.

As discussed in the demand section of this report, households may be able to afford to make the monthly payments for a housing unit, but cannot purchase a home because they lack sufficient funds for the down payment. It is also important, therefore, to examine the supply of affordable ownership versus rental units.

Figure 8. Percentage of Occupied Housing Units that were Affordable at 80% AMI, 2010 – 2014



Source: SMS estimates from ACS 5-year data 2010-2014

In 2014, 30 percent of the owned housing units in Hawai‘i were affordable to households earning 80 percent of HUD AMI (30.4%). There was little variation among the counties, with Kaua‘i having slightly more affordable units (33.2%) and Maui having slightly fewer (25%).

Rental units were significantly more likely than ownership units to be affordable to low-income households. Statewide, two-thirds of the rental housing units were affordable to low income households (66.8%). Once again, the percentage of affordable units in Honolulu was lowest among the counties (65.3%) and highest for Kaua‘i (67.8%).

Vacant units across the state maintained the pattern found for occupied housing units. Compared to occupied rental units, a slightly higher percentage of vacant rental units was deemed affordable (70.4%). Similarly, close to 35 percent of vacant ownership units (34.8%) were affordable, versus 30.4 percent of occupied ownership units.

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III. HOUSING DEMAND PROJECTION, 2015-2025

In the preceding Chapter, demand was defined as the preferences of the **existing** population with respect to their current housing condition. The characteristics of these preferences were determined from a statewide survey of households called the Housing Demand Survey.

Demand, in this Chapter, addresses the necessity of housing for the **future** population. It calculates the number of additional housing units required to house the net new population. This demand projection is based on the population projects prepared by DBEDT, and assumes that the characteristic conditions of our housing stock, the workings of our housing market, and the accumulated impact of past market inefficiencies, are maintained throughout the projection period.

To explore the implications of the future demand, the preferences derived from the Housing Demand Survey were applied to the demand projection to yield a description of the future demand in terms of the characteristics captured for the existing population.

Finally, the demand estimate reflects the number of units required to house population growth but does not speak to whether or how the needed units will be built.

A. MODELED DEMAND

To avoid conflicts and to ensure consistency in planning, public agencies in Hawaii have agreed since the 1970s to base their work on projections prepared by the State DBEDT. The projections are updated periodically; the latest is for the year 2040. Historically, the projections relate only to population and employment. The counties prepare their own housing projections separately. The City and County of Honolulu, for example, has been preparing housing demand projections over the past 30 years as part of its land use forecasting process.

In 2015, DBEDT released its own housing demand projections to the year 2025, using two methodologies under three scenarios.[31] These demand projections were deemed appropriate for expressing the need for new housing units in Hawai'i in response to population growth and changing demographic and economic conditions between 2015 and 2025. In particular, this study based its conclusions on the most conservative of the six housing demand projections. The projected demand for the State is 64,693 units. For Honolulu, DBEDT estimated housing demand to be 25,848 units, 21,055 of which were required for new households and the remainder for vacancies and seasonal units. This result is consistent with the demand projections prepared by the Honolulu Department of Planning and Permitting, which is identical to one of the six DBEDT projections.

B. DEMAND ATTRIBUTES

Table 27a summarizes the housing demand for the State and its four counties from 2015 through 2025. Table 27b presents the demand by HUD income guidelines. HUD guidelines define the income qualifications for service under most HUD programs. Table 28 shows the same distribution according to the survey income in each county as measured in the Housing Demand Survey.

[31] Department of Business, Economic Development & Tourism, 2015. Measuring housing demand in Hawai'I, 2015-2025. DBEDT, Research and Economic Analysis Division, April 2015.

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Table 27a. Housing Demand by Income Classification, Counties & State of Hawai‘i, 2015-2025

		HUD Income Classification (% of Area Median Income)								
		Less than 30	30 to 50	50 to 60	60 to 80	80 to 120	120 to 140	140 to 180	180+	Total
State of Hawai‘i		15,511	12,507	6,352	9,458	8,291	5,378	1,695	5,501	64,693
	Honolulu	6,105	4,414	2,364	4,115	4,075	2,130	867	1,778	25,848
	Maui	2,947	2,775	1,414	2,393	1,626	1,493	500	801	13,949
	Hawai‘i	4,966	3,917	2,292	2,200	2,193	1,295	122	2,624	19,609
	Kaua‘i	1,493	1,401	282	750	397	460	206	298	5,287

		Income Classifications							
		Less than $30k	$30k to $45k	$45k to $60k	$60k to $75k	$75k to $100k	$100k to $150k	More than $150k	Total
State of Hawai‘i		16,998	13,691	6,984	10,293	9,054	5,853	1,820	64,693
	Honolulu	6,556	4,740	2,539	4,419	4,376	2,287	930	25,848
	Maui	3,127	2,944	1,500	2,539	1,725	1,584	530	13,949
	Hawai‘i	5,733	4,522	2,646	2,540	2,532	1,495	142	19,609
	Kaua‘i	1,582	1,485	299	795	421	487	218	5,287

Source: Housing Demand Survey and DBEDT Housing Demand 2015-2025

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Table 27b. Housing Demand by HUD Income Guideline, Counties & State of Hawai'i, 2015-2025

	HUD Income Classification (% of Area Median Income)								
	Less than 30%	30-50%	50-60%	60-80%	80-120%	120-140%	140-180%	More than 180%	Total
State of Hawaii	15,511	12,507	6,352	9,458	8,291	5,378	1,695	5,501	64,693
Ownership Units	5,611	4,503	2,584	5,404	5,468	4,669	1,446	4,787	34,472
Single-Family	4,821	3,432	2,239	4,453	3,459	3,549	1,025	3,744	26,722
Multi-Family	790	1,071	345	947	2,009	1,120	423	1,045	7,750
Rental Units	9,900	8,004	3,768	4,054	2,823	709	249	715	30,222
Single-Family	6,023	4,226	2,371	2,941	1,680	430	157	534	18,362
Multi-Family	3,877	3,778	1,397	1,113	1,143	279	92	181	11,860
Honolulu	6,105	4,414	2,364	4,115	4,075	2,130	867	1,778	25,848
Ownership Units	1,526	1,629	1,073	2,495	2,784	2,046	672	1,501	13,726
Single-Family	918	868	932	1,877	1,036	1,300	451	977	8,359
Multi-Family	608	761	141	618	1,748	746	221	524	5,367
Rental Units	4,579	2,785	1,291	1,620	1,291	84	195	277	12,122
Single-Family	1,887	550	461	882	539	30	129	213	4,691
Multi-Family	2,692	2,235	830	738	752	54	66	64	7,431
Maui	2,947	2,775	1,414	2,393	1,626	1,493	500	801	13,949
Ownership Units	1,079	824	351	1,151	1,308	1,292	469	766	7,240
Single-Family	1,022	783	234	1,022	1,112	1,032	368	610	6,183
Multi-Family	57	41	117	129	196	260	101	156	1,057
Rental Units	1,868	1,951	1,063	1,242	318	201	31	35	6,709
Single-Family	1,295	1,226	771	1,050	239	156	17	30	4,784
Multi-Family	573	725	292	192	79	45	14	6	1,926
Hawaii	4,966	3,917	2,292	2,200	2,193	1,295	122	2,624	19,609
Ownership Units	2,466	1,430	1,067	1,394	1,200	1,082	112	2,270	11,021
Single-Family	2,348	1,256	981	1,252	1,153	973	48	1,930	9,941
Multi-Family	118	174	86	142	47	109	64	340	1,080
Rental Units	2,500	2,487	1,225	806	993	213	10	355	8,589
Single-Family	2,086	1,903	981	671	722	117	1	262	6,743
Multi-Family	414	584	244	135	271	96	9	93	1,846
Kauai	1,493	1,401	282	750	397	460	206	298	5,287
Ownership Units	540	620	93	364	176	249	193	250	2,485
Single-Family	533	525	92	302	158	244	158	227	2,239
Multi-Family	7	95	1	58	18	5	37	25	246
Rental Units	953	781	189	386	221	211	13	48	2,802
Single-Family	755	547	158	338	180	127	10	29	2,144
Multi-Family	198	234	31	48	41	84	3	19	658

Source: Housing Demand Survey and DBEDT Housing Demand 2015-2025

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Table 28. Housing Demand by Survey Income Classification, Counties and State of Hawai'i, 2015-2025

	Income Classifications							
	LT $30k	$30k to $45k	$45k to $60k	$60k to $75k	$75k to $100k	$100k to $150k	More than $150k	Total
State of Hawaii	16,998	13,691	6,984	10,293	9,054	5,853	1,820	64,693
Ownership Units	4,785	6,425	2,805	6,769	7,052	5,105	1,530	34,472
Single-Family	4,215	4,615	1,821	4,841	5,497	4,463	1,269	26,722
Multi-Family	570	1,810	984	1,928	1,555	642	261	7,750
Rental Units	12,213	7,266	4,179	3,524	2,002	748	290	30,222
Single-Family	6,791	4,884	2,700	2,088	1,153	533	213	18,362
Multi-Family	5,422	2,382	1,479	1,436	849	215	77	11,860
Honolulu	6,556	4,740	2,539	4,419	4,376	2,287	930	25,848
Ownership Units	1,029	2,470	1,193	3,257	3,134	1,930	712	13,726
Single-Family	874	1,551	440	1,595	1,844	1,462	592	8,359
Multi-Family	155	919	753	1,662	1,290	468	120	5,367
Rental Units	5,527	2,270	1,346	1,162	1,242	357	218	12,122
Single-Family	1,394	1,698	331	464	478	169	157	4,691
Multi-Family	4,133	572	1,015	698	764	188	61	7,431
Maui	3,127	2,944	1,500	2,539	1,725	1,584	530	13,949
Ownership Units	904	876	619	1,580	1,257	1,490	514	7,240
Single-Family	782	690	532	1,387	1,055	1,358	379	6,183
Multi-Family	122	186	87	193	202	132	135	1,057
Rental Units	2,223	2,068	881	959	468	94	16	6,709
Single-Family	1,590	1,545	659	454	450	86	0	4,784
Multi-Family	633	523	222	505	18	8	16	1,926
Hawaii	5,733	4,522	2,646	2,540	2,532	1,495	142	19,609
Ownership Units	2,363	2,446	833	1,561	2,407	1,322	89	11,021
Single-Family	2,133	1,898	696	1,494	2,344	1,287	89	9,941
Multi-Family	230	548	137	67	63	35	0	1,080
Rental Units	3,370	2,076	1,813	979	125	173	53	8,589
Single-Family	2,900	1,020	1,595	930	72	173	53	6,743
Multi-Family	470	1,056	218	49	53	0	0	1,846
Kauai	1,582	1,485	299	795	421	487	218	5,287
Ownership Units	489	633	160	371	254	363	215	2,485
Single-Family	426	448	153	365	254	356	209	2,239
Multi-Family	63	157	7	6	0	7	6	246
Rental Units	1,093	852	139	424	167	124	3	2,802
Single-Family	907	621	115	240	153	105	3	2,144
Multi-Family	186	231	24	184	14	19	0	658

Source: Housing Demand Survey and DBEDT Housing Demand 2015-2025

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As identified by the Housing Demand Survey, the 2014 median household income for the State was $72,868. The median was slightly higher for the City and County of Honolulu ($73,859). The median income for Maui and Kaua‘i counties were approximately equal ($59,799 and $58,868, respectively). At $44,876, the annual median household income for Hawai‘i County was well below the State median.

1. Unit Types

The distribution of housing demand by unit type was obtained by applying the effective demand estimates from the Housing Demand Survey to the DBEDT 2015-2025 demand projection.

Effective demand includes only Hawai‘i residents who are planning to move to a unit in the State of Hawai‘i in the next ten years. Tables 27 and 28 did not account for people who are currently doubled-up for economic reasons.

Not surprisingly, in a very high-priced housing market like Hawai‘i’s the number of needed units is relatively high. The lion’s share of the needed units, however, is concentrated at the lowest HUD income levels. This finding suggests that the market is more effective in producing high-end units than low-end units. Inefficiencies are exacerbated in periods of rapid market expansion when fewer low-end units are built. More middle-market and low-end units are built during periods of market adjustment.

One conclusion of the 2016 HHPS supports major conclusions of every housing study and blue-ribbon housing task force conducted in Hawai‘i for the last twenty years – what we need is more affordable housing.

The estimates in the two tables above reflect the preferences of Hawai‘i’s likely movers, but do not account for their willingness to accept alternatives or their financial qualifications make their preferred move. As was noted in the prior section on qualified demand, not every household is financially prepared to pursue their preferred housing situation.

A portion of demand survey respondents who indicated their preference to purchase their next residence conceded that they might have to rent instead. Similarly, several households that intend to buy a single-family home when they move noted that they would consider buying a multi-family dwelling if they could not find a single-family unit they could afford. Finally, a percentage of the survey respondents who indicated that they would be purchasing their next unit also reported that their current financial situation was incompatible with that goal (currently living in public housing, receiving Section 8 assistance, or with no money for a down payment).

Additionally, units were not included in the needed housing unit counts that would be needed to accommodate those respondent households that are currently doubled-up (and are, in reality, two households).

Rather than simply a re-allocation of the needed units by tenure or type, the number of units needed to house those households that are currently doubled-up or include hidden homeless persons would be *in addition to* the 64,693 units needed statewide.

Similarly, housing units that might result from homeless persons re-entering the housing market are not included in Tables 27 or 28. By definition, homeless persons are not included in housing demand estimates derived from data on households or housing units. While the Housing Demand Survey did make provision for including homeless persons by incorporating cell phone interviews, very few homeless persons were identified in the survey this year.

Applying any one of these possible adjustments to the needed units tables will result in a shift in the total number and type of housing units needed to accommodate Hawai‘i’s residents by 2025. For the reasons detailed above, the needed units tables cannot be regarded as the final statement on the number and type of units required to house Hawai‘i’s residents between now and 2025.

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2. Elderly Housing

Analysis was also conducted to identify the subset of total needed units that would be required to accommodate elderly households, that is, households with one or more persons 60 years of age or older, no children under the age of 18, and no persons other than immediate family. Of the 64,693 units needed for households between 2015 and 2025, just under 9 percent were for elderly households statewide (5,639 units; Table 29). All other needed housing units, referenced here as "family units" would be for the use of all other types of households.

Close to six out of ten units needed for elderly households in the State are in Honolulu County (3,213 units). Hawai'i County needed 19 percent of the elderly units, followed by Maui County with 17 percent. The fewest units needed to accommodate Hawai'i's elderly households were on Kaua'i (8%).

Considering just the units needed for elderly households, about one-third (1,889 units) are needed for low- and moderate-income households (80% AMI or less). For these, the pattern is different across counties. In Kaua'i County, only 8 percent of the units needed for elderly households are in the lower income range. Close to 40 percent of the needed elderly units for Honolulu, however, are for households earning 80 percent AMI or less.

Of the units needed for elderly households statewide demand is evenly split between ownership and rental housing units. This was similar across all the counties except for Hawai'i County, where the demand for ownership represents 67 percent of the needed units.

As was found for the tenure of the units needed for elderly households, the demand for single-family versus multi-family units was almost evenly distributed. Of the 5,639 needed elderly units, there was demand for 2,690 (48%) single-family dwellings. Demand for single-family units was slightly lower among elderly households in Honolulu (45%) and Maui (45%) and slightly higher among elderly households in Hawaii County (67%) and Kaua'i County (53%).

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Table 29. Housing Demand by HUD Income Classification, Elderly Persons, Hawai'i, 2015-2025

	HUD Income Classification (% of Area Median Income)								
	Less than 30%	30-50%	50-60%	60-80%	80-120%	120-140%	140-180%	More than 180%	Total
State of Hawaii	770	201	188	730	674	1,078	497	1,501	5,639
Ownership Units	185	77	117	232	533	466	188	1,008	2,806
Single-Family	185	46	51	227	445	95	24	541	1,614
Multi-Family	0	31	66	5	88	371	164	467	1,192
Rental Units	585	124	71	498	141	612	309	493	2,833
Single-Family	52	124	3	140	0	558	0	199	1,076
Multi-Family	533	0	68	358	141	54	309	294	1,757
Honolulu	703	25	66	465	450	738	240	526	3,213
Ownership Units	170	25	66	171	389	275	36	327	1,459
Single-Family	170	0	0	171	378	39	0	25	783
Multi-Family	0	25	66	0	11	236	36	302	676
Rental Units	533	0	0	294	61	463	204	199	1,754
Single-Family	0	0	0	0	0	463	0	199	662
Multi-Family	533	0	0	294	61	0	204	0	1,092
Maui	46	93	11	178	167	107	63	282	947
Ownership Units	0	19	0	61	123	24	16	173	416
Single-Family	0	13	0	56	46	0	16	136	267
Multi-Family	0	6	0	5	77	24	0	37	149
Rental Units	46	74	11	117	44	83	47	109	531
Single-Family	46	74	0	56	0	83	0	0	259
Multi-Family	0	0	11	61	44	0	47	109	272
Hawaii	0	18	108	84	45	111	108	577	1,051
Ownership Units	0	18	51	0	21	111	82	420	703
Single-Family	0	18	51	0	21	0	0	336	426
Multi-Family	0	0	0	0	0	111	82	84	277
Rental Units	0	0	57	84	24	0	26	157	348
Single-Family	0	0	0	84	0	0	0	0	84
Multi-Family	0	0	57	0	24	0	26	157	264
Kauai	21	65	3	3	12	122	86	116	428
Ownership Units	15	15	0	0	0	56	54	88	228
Single-Family	15	15	0	0	0	56	8	44	138
Multi-Family	0	0	0	0	0	0	46	44	90
Rental Units	6	50	3	3	12	66	32	28	200
Single-Family	6	50	3	0	0	12	0	0	71
Multi-Family	0	0	0	3	12	54	32	28	129

Source: Housing Demand Survey and DBEDT Housing Demand 2015-2025.

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IV. HOUSING ISSUES

A set of housing issues associated with the general housing market activity in Hawai‘i were selected for special attention in 2016. Those included the impact of the military on housing in Hawai‘i, the impact of the visitor industry on residential housing, homelessness as a housing issue, and descriptive information on housing for persons with special needs.

A. HOUSING THE MILITARY

The military presence in Hawai‘i has been discussed at length in the state, especially with reference to our housing issues. In this section, we summarize the salient issues that been bought forth over the last several years.

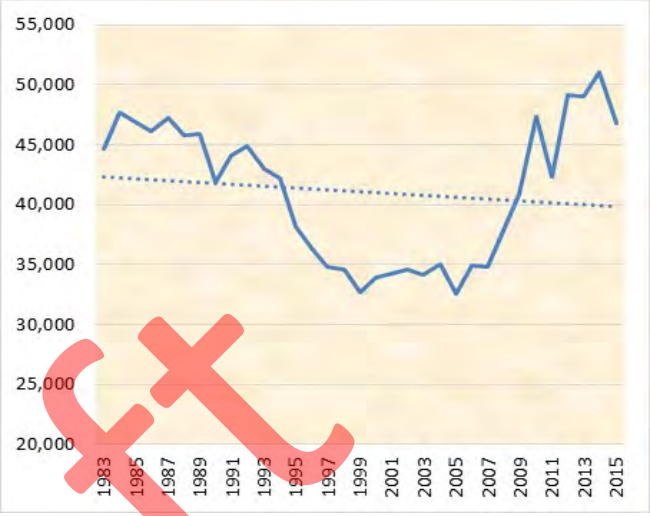
1. Military Population

The military are an important part of Hawai‘i’s population. In 2015, there were 46,764 service personnel and 64,119 military dependents living in Hawai‘i, about 7.8 percent of the population. Nearly all (98.7%) were located on O‘ahu.[32] Among the states, Hawai‘i had the 7th highest number of military personnel and dependents per capita, behind California, Virginia, Texas, North Carolina, Georgia, and Florida.

From the end of World War II to 1990, the number of military personnel in Hawai‘i grew slowly and steadily. Significant drawdowns began in 1990 and lasted through 1999. The count remained stable at about 35,000 through 2007 and in recent years has been rising rapidly to a high of about 53,000 personnel in 2013.

In the past four years, the number of military personnel has been declining. In July 2015, the Army announced plans to cut 40,000 soldiers and 17,000 civilian personnel from its payroll over the next two years, a reduction that will affect all its domestic and foreign posts. While the full impact on Hawai‘i is unknown, the Army confirmed plans to reduce the number of soldiers based at Schofield Barracks by 1,200.

Figure 9. Active Military Personnel, State of Hawai‘i, 1983-2015



Source. Defense Manpower Data Center, Office of the Secretary of Defense, U.S. Department of Defense.

According to the Army’s 2020 Force Structure Realignment, Schofield Barracks and Fort Shafter could change dramatically over the next several years. The Army will potentially move 16,000 troops out of Schofield and another 3,800 troops from Shafter by 2020.

The other services have also been affected. The Marines are currently in a holding pattern while their status is being reviewed at each budget cycle. The total force could be reduced from 184,000 to 175,000. The Air Force, the smallest branch of the US military, is also subject to personnel cuts.

The military’s impact on housing demand depends on the number of military personnel and dependents housed off base. About 65 to 70 percent of military service members nationwide live off base in private sector housing.[33] Applying that figure to Hawai‘i’s 2015 military population would produce a need for about 31,500 housing

[32] Table 12.03-Selected Labor Force and Commuting Characteristics, by Geographic Area

[33] Military Housing Privatization. *FAQs*. Office of the Deputy Under Secretary of Defense, Installations and Environment, downloaded March 20, 2016, from http://www.acq.osd.mil/housing/faqs.htm#2.

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units, or 6 percent of the state's housing stock. Locally, military sources from all branches of the armed forces offer a lower estimate, reporting that roughly 22,000 military personnel and families live in off-base housing.[34]

While these estimates differ significantly, it is clear that the military presence in Hawai'i affects demand for housing; at least on O'ahu. Their numbers represent external demand for housing units that causes upward pressure on housing prices and rents, especially in a market with major limits on supply.

External demand will decrease if the military's plans for reduction are realized. That will tend to reduce housing prices and rents on O'ahu, especially in areas near large military bases.

2. Military Housing

If Hawai'i's military population generates additional demand for housing units on O'ahu, it also adds to the Island's housing supply. Prior to 1996, the military's contribution to the housing stock was limited to the number of on-base housing units available to the troops and their families. Since its inception, however, the Military Housing Privatization Initiative (MHPI) has greatly increased the contribution of the military to the housing stock of the host state.

Between October 2004 and September 2010, the MHPI added 17,169 housing units to the housing stock in Hawai'i.[35] During 2004-2005, the 9,250 new units constructed by the military accounted for 61.3 percent of the state's new housing units for that period. Similarly, of the 12,821 units added to Hawai'i's housing stock in 2007-2008, 7,675 were built as a result of MHPI projects (59.9%). The final 244 MPHI units built in 2010 accounted for just 6.3 percent of the new units built that year.

There are several summaries of unit production under the MHPI. The number of units to be produced differs from source to source and from year to year. Regardless of the source, however, all support the conclusion that MPHI contributed significantly to housing production on O'ahu between 2005 and the present. During the last ten years, civilian housing stock growth rates averaged about one-half of one percent per year. Military housing stock grew by an average of 5.9 percent per annum during the same period.

3. Basic Allowance for Housing

The net impact of the demand and supply on O'ahu's housing prices and rents is further shaped by the military's support of personnel who prefer to live off base. The Basic Allowance for Housing (BAH) is an allowance given to military personnel who do not reside in government quarters or barracks. A frequent lament is that the military drives up rental rates on O'ahu.[36] To evaluate this claim, several factors must be considered.

Overall, the BAH has been increasing over the past 20 years, with notable increases from 2013 to 2015. Table 30 displays the BAH for O'ahu from 1998 through 2016 for the lowest ranking enlisted military personnel and the highest-ranking military officers, with and without dependents. As the majority of military service personnel in 2016 are classified as levels E-3 to E-6 (77.3%)[37], the average BAH for those personnel (Table 30) will apply to most military stationed in Hawai'i.

In 2016, the BAH for the most junior enlisted personnel on O'ahu ranged from $1,959 (without dependents) to $2,613 (with dependents). For the highest-ranking military officers, BAH was between $3,447 (without dependents) and $4,161 (with dependents). Three points of comparison deserve attention here.

[34] Living Hawai'i: How Military Policies Drive Up Rents on O'ahu. Eric Pape. *Civil Beat,* June 17, 2015.

[35] Military Housing Privatization, op.cit, downloaded March 20, 2016 http://www.acq.osd.mil/housing/state_hi.htm.

[36] http://www.pressreader.com/usa/honolulu-star-advertiser/20160111/281509340177725/textview; http://www.civilbeat.com/2015/06/living-Hawai'i-how-military-policies-drive-up-rents-on-O'ahu/.

[37] https://www.dmdc.osd.mil/appj/dwp/dwp_reports.jsp

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Table 30. Basic Allowance for Housing, 2000-2016

	Hawai'i Basic Allowance for Housing (BAH)			
	Lowest Ranking Enlisted (E-1)		Highest Ranking Officer (O-7+)	
	Without Dependents	With Dependents	Without Dependents	With Dependents
2000	$721	$871	$1,479	$1,705
2001	$794	$1,031	$1,739	$1,816
2002	$801	$1,113	$1,887	$2,010
2003	$917	$1,279	$2,093	$2,277
2004	$917	$1,315	$2,139	$2,408
2005	$1,161	$1,698	$2,436	$3,127
2006	$1,355	$1,768	$2,724	$3,388
2007	$1,491	$1,925	$2,860	$3,419
2008	$1,669	$1,985	$2,824	$3,455
2009	$1,555	$1,949	$2,686	$3,401
2010	$1,572	$2,001	$2,799	$3,201
2011	$1,512	$2,016	$2,988	$3,549
2012	$1,461	$1,860	$2,964	$3,423
2013	$1,680	$2,172	$3,204	$3,933
2014	$1,956	$2,607	$3,684	$4,218
2015	$2,190	$2,922	$3,858	$4,347
2016	$1,959	$2,613	$3,447	$4,161

Source: Department of Defense, Defense Travel Management Office, downloaded from http://www.defensetravel.dod.mil/site/bahCalc.cfm, 3/3/2016.

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First, it seems that the BAH will allow military members to pay higher rental rates than other Hawai'i residents. Based on a 2014 O'ahu median household income of $73,581, a monthly housing payment of $1,840 would be affordable[38] for non-military households.

The BAH is intended to cover more than monthly rents, however. BAH is calculated to include the costs of rent, refuse collection, water and sewer, common area grounds, facility care, electric, gas, and other heating costs, and renter's insurance. We might expect it to be somewhat higher than contract rents paid by civilian households. With that in mind, the BAH for enlisted personnel was $117 higher than the affordable rent in 2016: not overly alarming. The BAH for enlisted personnel with dependents was $773 higher than civilian rents. At the top end of the BAH, the allowance was more than double the average local rent.

Second, it is likely that the impact of the BAH on O'ahu housing prices occurs primarily in neighborhoods near large military bases. In 2016, the vast majority of military personnel on O'ahu was stationed at one of four bases: Kaneohe Bay, Schofield, Pearl Harbor, or Hickam. The 2016 median rent[39] for a two-bedroom unit near Kaneohe Bay[40] was $2,000 (mean=$2,301). Near Schofield Barracks the median rent for a two-bedroom unit was $1,500 (mean=$1,537). Near Hickam Air Force Base the median rent was $1,400 (mean=$1,507) and around Pearl Harbor the median rent was $1,700 (mean=$1,742). Even the lowest level military personnel can comfortably afford a rental unit near their duty station. The BAH available to officers would allow them to select even larger rental units with more amenities.

Third, there is a claim that the BAH has risen faster than median gross rents[41] on O'ahu.

[38] Assumes the monthly rent payment is no greater than 30 percent of monthly income.

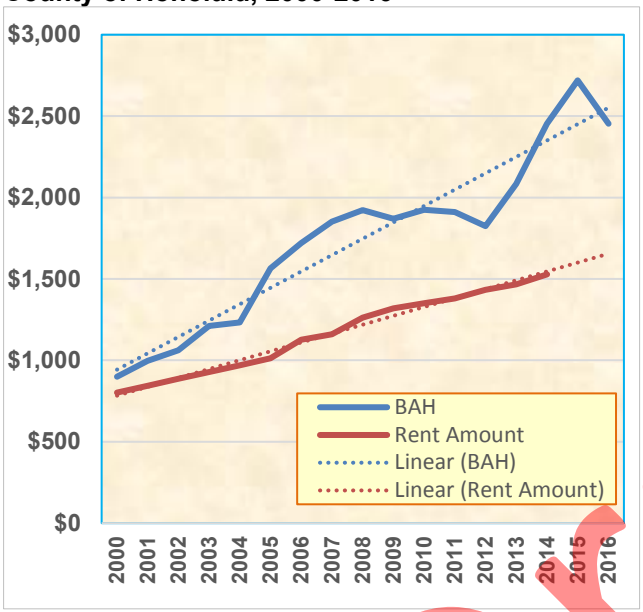
[39] https://www.rentometer.com/results/I32ed2Krldw

[40] Zip Code 96863. For Schofield Barracks we used Zip Code area 96857, 96853 for Hickam AFB, and 96860 for Pearl Harbor.

[41] Because they include utilities, gross rents provide a more reasonable comparison with BAH than do contract or asking (advertised) rents.

Figure 12 shows the average BAH for E-3 through E-6 personnel alongside O‘ahu median gross rents from 2000 to present. The dotted linear trend lines indicate that both the average BAH amounts and the median gross rental rates increased over time, but the BAH increased at a greater rate.

Figure 10. Average BAH, E-3 through E-6 Military Personnel and Median Gross Rents, City and County of Honolulu, 2000-2016



Source: For median gross rent, Decennial Census 2000, ACS 1-year 2005-2006, ACS 3-year estimates for 2007-2008, ACS 5-year estimates for 2009-2014. For BAH, see http://www.defensetravel.dod.mil/site/bahCalc.cfm

The BAH is recalculated each year based on current rental rates and inflation or cost of living increases. That means military households get higher BAH in most years. Because they can pay more, landlords charge more, which causes the BAH to continue to climb in a cycle that continues to drive rents upward.

In summary, the military presence in Hawai‘i has important impacts on Hawai‘i’s housing market.

With respect to demand, the military presence in Hawai‘i increases demand for housing and in a supply-inelastic market will push prices up. Military personnel and their dependents increased by 5 percent in 2016 and generated the need for about 22,000 housing units in O‘ahu’s civilian housing market.

With respect to supply, military housing unit production has been greater than production in the civilian sector. New units have increased O‘ahu’s housing stock by as many as 15,000 units.[42] That would generally work to reduce housing prices.

Military price supports for personnel and dependents will push prices upward if they run ahead of the local housing market. The BAH probably increases prices. It has increased at a greater rate than local housing prices at least since 2000. After 2012, the rate of growth nearly doubled and it was not until 2016 that any adjustment occurred.

If the planned force reductions occur, demand will decrease and reduce upward pressure on price. Supply, however will continue to increase according to the MHPI contracts, further reducing rent inflation. In addition, the severity of the planned force reductions may trigger the Tenant Waterfall Policy[43], opening military units to households that are currently housed in the community. That will further alleviate demand and reduce prices.

[42] Office of the Deputy Under Secretary of Defense Installations and Environment, Military Housing Privatization. Accessed Sept. 2016. http://www.acq.osd.mil/housing/state_hi.htm

[43] This policy stipulates that, in order to maintain occupancy rates and financial viability of on-base privatized housing, the property managers have the ability to open units to households other than active duty service members and their dependents. This may include military members who would typically live in barracks, retired military personnel, civilian personnel, and the general public.

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B. HOMELESSNESS IN HAWAI‘I

HHPS first included homelessness in its list of housing issues in 2003. Originally intended to gather descriptive information, the homelessness component is now a major part of the study.

From the start, HHPS has viewed homelessness as a housing issue. We followed early researchers who said homelessness grew out of problems affecting housing markets, not poverty or disenfranchisement (Tucker 1991). They defined homelessness as “a housing shortage complicated by poverty” (Wright and Lam, 1987). These structuralists wrote that homelessness was caused by the loss of affordable rental housing units and growing numbers of poor people in large cities. The high rates of personal disabilities of homeless people serve as selection factors, filtering disadvantaged persons into the homeless classification. They are not the *causes* of homelessness.

Later, as Point-in-Time counts became available and homeless shelters provided convenient, captive populations for social scientists and health professions, the literature turned toward studies of various pathologies that existed there. Main (2008), for instance, argued that policy makers must give greater weight to personal disabilities of homeless persons.

By the middle of the last decade, however, the tide turned back to the structuralist principles. B.A. Lee et al. (2003) was the first to test alternative causes of homeless -- local housing markets, economic conditions, demographic composition, the size of the safety net, and climate, as precursors of homelessness. They found that median rent level was the dominant factor, followed by the percent of single-family households. Fertig and Reingold (2008) found that local housing and labor market conditions dominated. They recommended providing low-income housing as a solution. Donald Linhorst (2015) tested deinstitutionalization and low-income housing shortage as causes of homelessness. He found deinstitutionalization was not a sufficient cause for homelessness and called upon mental health policy makers to take a lead role in developing affordable housing.

Social historians point out that low-end housing units began to disappear from housing markets during the eighties. We lost single-room occupancy (SRO), rooming houses, dilapidated homes, as well as temporary housing units and informal or squatters’ housing. Units were lost to the new housing movements of the eighties -- deterioration, abandonment, destruction, redevelopment, gentrification, and more stringent regulations and codes. All worked toward eliminating low-end housing units, drove up the quality of the housing stock, and increased housing prices. It was about that time, during the mid-1980s, that homelessness surfaced as a public issue (Shlomo, 2000).

Some also believed that the plight of the poor worsened at this time – that unemployment lightened their wallets, and their buying power slipped (Shlomo, 2000). The issue was not that there were more poor people or that people who were not poor before suddenly became poor. Rather, low-end housing units disappeared and the poor were without units to rent.

Another group of structuralists answered those who believed that homeless persons were homeless because they had physical or mental impairments, or were dependent on drugs or alcohol. Pathologies, they wrote, were more prominent among the homeless because the market sorting mechanism relegated more of them to the homeless state. But, as Wright and Rubin (1991) argued, “Even if there was a way to stabilize the mentally ill homeless, or treat the alcoholic and drug-addicted homeless, or reintegrate the estranged homeless with their families and friends, almost all would still be poor. As poor people, they would then face the same housing problem that all poor people face – an insufficient and dwindling supply of low-income housing.”

In Hawai‘i, homelessness is affected first by our high-priced, volatile, housing market with its very high demand and inelastic housing supply. HHPS 2016 continues to adopt the position that housing is the primary driver of homelessness and that poverty and pathology are secondary issues (see HHPS 2006, 2011). That viewpoint is also reflected in Hawai‘i’s primary source of housing planning, the Consolidated Plan (HHFDC 2010).

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In recent months, homelessness has risen to one of the most visible issues in the State. At the end of 2015, The People's Pulse[44] reported that homelessness had risen 11 percentage points to become the second most serious problem facing our society (overall economic conditions remains the top issue). In the first six months of 2016, the topic was prominent in the news, the focus of deliberations at the State Legislature and in County Councils, and occupied the attention and resources of state and county administrative agencies.

Finally, Housing First policies adopted by HUD and the majority of homeless programs across the nation are fully consistent with homelessness as a housing issue.

1. Definition

The definition of homelessness has been refined a bit since the last HHPS. HUD has added four categories of homelessness in its recent Final Rule Defining Homeless.[45]

1. Individuals and families who lack a fixed, regular, and adequate nighttime residence including an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;

2. Individuals and families who will imminently lose their primary nighttime residence;

3. Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and

4. Individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous, life-threatening conditions related to violence against an individual or family member.

There have also been changes to the general approach to homelessness and the programs needed to address the problem. Specifically, most programs in Hawai'i and across the nation have adopted the Housing First model for the continuum of care. Housing First posits that homeless persons in need of services are best served by providing housing first, then services. The philosophy was consistent with homelessness as a housing problem. The two major new programs used to address Housing First were rapid rehousing and permanent supportive housing. Rapid rehousing is an effort to provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. Permanent supportive housing provides ongoing shelter with appropriate services for persons with higher acuity. This was consistent with the realization that some of our citizens have problems that will render them incapable of providing for their own shelter.

There were also changes to the homeless data system. HUD made improvements to the national Homeless Management Information System (HMIS)[46] and Hawai'i significantly revamped the local HMIS. The improvements were applauded even though they may cause minor series discontinuity. At the same time, changes to definitions, treatment theories, program design, and even the data needed to plan and evaluate homeless programs, are not new. They have been a familiar part of the homeless services network since the eighties.

2. Homeless Persons and Families

There are two primary sources for counts of homeless persons in Hawai'i. The annual Point-

[44] http://www.omnitrakgroup.com/pdf/PulseWinter2015.pdf

[45] McKinney-Vento Homeless Assistance Act. HUD's Final Rule implementing the new definition at 24 CFR Part 91, 582 and 583. D*efinition above reflects the changes.*

[46] The Homeless Management Information System is a centralized electronic data system to which homeless service providers receiving State or Federal funds submit intake and exit data on clients they serve. HMIS includes data on those individuals who accessed some form of homeless service, including prevention and outreach services. The Homeless Service Utilization Report, produced by the Center on the Family at the University of Hawai`i and the Hawai`i Department of Human Services (DHS), provides information on homeless persons served in shelter and outreach programs during the year.

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in-Time (PIT) counts[47] are gathered in an annual one-night survey of homeless shelters and other locations where homeless persons are known to congregate. The other source is the Homeless Management Information System (HMIS), which gathers monthly data on homeless persons who are in shelters or are encountered at other locations across the State.[48]

According to the Point-in-Time Count, there were 7,620 homeless persons in Hawai‘i on any given night in 2015 (Table 31). The 2015 State count was up from 2014 by about 10.1 percent. All of that growth was due to an increase in unsheltered homeless persons (24%). In 2015, Hawai‘i had the highest *per capita* rate of homelessness among the 50 states – 53.7 persons per 100,000.

In Honolulu County, the nightly count was 5,126, which accounted for approximately 67 percent of the total number of homeless persons in Hawai‘i. About 58 percent were sheltered and 42 percent were sleeping outside. The number of homeless persons in each of Hawai‘i’s four counties is shown in Table 31.

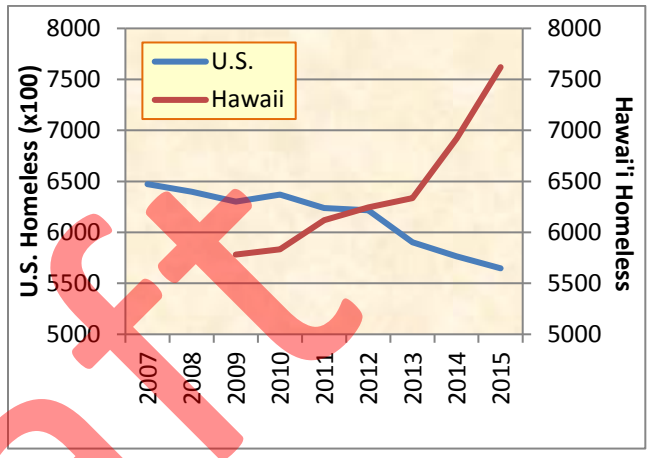
Table 31. Homeless Persons by County, 2009-2015

	County				
	Hawai‘i	Honolulu	Kaua‘i	Maui	State
2009	936	3,638	205	1,003	5,782
2010	599	4,171	273	791	5,834
2011	566	4,234	336	1,052	6,188
2012	617	4,353	402	874	6,246
2013	557	4,556	346	876	6,335
2014	869	4,712	378	959	6,918
2015	1,021	5,126	336	1,137	7,620

Source: State of Hawai‘i Homeless Point-in-time Count 2015

What sets us apart even more is the rate of growth in homelessness. Across the nation, the number of homeless people has been decreasing steadily since 2009. In Hawai‘i, however, homelessness has been growing during that period. In 2015, only 14 states had positive homeless growth rates. Hawai‘i was 6th on the list behind New York, Oregon, Alaska, South Dakota, and Wyoming. Even the District of Columbia’s homeless growth rate was down in 2015.

Figure 11. Homeless PIT Count, U.S. and Hawai‘i, 2009-2015



Source: National Alliance to End Homelessness, The State of Homelessness in America, 2016, Figure 1.3, p.9.

3. Homeless Persons Served

According to Hawai‘i’s HMIS, our homeless services programs served nearly 15,000 unduplicated individuals in 2015. HMIS counts persons seeking services needed to deal with their homelessness. So, while PIT counts tell us that there were 7,620 homeless people in the State on a given day during the year, HMIS tells us there were 14,954 persons who were homeless during the year (Table 33).

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[47] See, for example, State of Hawai‘i Homeless Point-In-Time Count 2015, State of Hawai‘i, Department of Human Services, Homeless Programs Office, April 2015, for a detailed description of the methods, definitions, and results of the count.

[48] See, Yuan, Sarah, Hong Vo, Kristen Gleason, and Javzandulam Azuma. 2016. Homeless Services Utilization Report, 2016, University of Hawai‘i at Mānoa, Center on the Family, 2015.

Table 32. Homeless PIT Counts, State and Counties of Hawai‘i, 2009-2015

	Year							Pct. Change 2014-2015
	2009	2010	2011	2012	2013	2014	2015	
Sheltered	3,268	3,535	3,632	3,726	3,745	3,813	3,666	-0.9%
O‘ahu	2,445	2,797	2,912	3,035	3,091	3,079	2,964	-3.7%
Maui	422	392	394	420	421	445	505	13.5%
Hawai‘i	321	286	229	170	160	211	220	4.3%
Kaua‘i	80	60	97	101	73	78	88	13.5%
Unsheltered	2,514	2,299	2,556	2,520	2,590	3,105	3,843	23.8%
O‘ahu	1,193	1,374	1,322	1,318	1,465	1,633	2,162	32.4%
Maui	581	399	658	454	455	514	632	23.0%
Hawai‘i	615	313	337	447	397	658	801	21.7%
Kaua‘i	125	213	239	301	273	300	248	-17.3%
Total	5,782	5,834	6,188	6,246	6,335	6,918	7,620	10.1%
O‘ahu	3,638	4,171	4,234	4,353	4,556	4,712	5,126	8.8%
Maui	1,003	791	1,052	874	876	959	1,137	18.6%
Hawai‘i	936	599	566	617	557	869	1,021	17.5%
Kaua‘i	205	273	336	402	346	378	336	-11.1%

Source: State of Hawai‘i PIT Counts, 2009-2015.

Table 33. Homeless Service Clients by County, FY 2008-2015

	Year								Pct. Change 2014-2015
	2008	2009	2010	2011	2012	2013	2014	2015	
Sheltered	6,733	7,501	7,649	8,299	8,507	8,699	8,574	8,844	3.1%
O‘ahu	5,075	5,311	5,678	6,211	6,305	6,234	6,039	6,364	5.4%
Maui	1,189	1,116	1,017	1,154	1,297	1,557	1,488	1,345	-9.6%
Hawai‘i	420	679	623	622	574	565	746	783	5.0%
Kaua‘i	49	395	331	312	331	343	341	352	3.2%
Unsheltered	6,777	7,506	7,997	8,266	7,804	7,415	7,608	8,030	5.5%
O‘ahu	4,167	4,987	5,368	5,225	4,949	4,837	4,391	4,755	8.3%
Maui	1,446	1,293	1,163	1,580	1,407	1,328	1,488	1,384	-7.0%
Hawai‘i	763	846	1,092	1,098	1,063	832	1,401	1,514	8.1%
Kaua‘i	401	380	374	363	385	418	328	377	14.9%
Total	12,445	13,717	14,653	14,200	13,980	13,853	14,283	14,954	4.7%
O‘ahu	8,412	9,422	10432	9,781	9,650	9,693	9,548	10,257	7.4%
Maui	2,201	2,204	2,069	2,492	2,358	2,277	2,332	2,206	-5.4%
Hawai‘i	1,204	1,421	1,555	1,422	1,336	1,184	1,770	1,829	3.3%
Kaua‘i	618	670	597	595	636	699	632	662	4.7%

Source: HMIS, Homeless Service Utilization Report, 2009-2015.

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a. Numbers

The number of individuals served by homeless service programs statewide was up about 4.7 percent over 2014, following a 3.1 percent increase the year before. The increase was less than the 10 percent we saw in the PIT counts, but was consistent with the pattern that has characterized homelessness in Hawai‘i for the past decade.

Statewide, homeless service programs served 14,954 individuals. Among these, 42 percent were people in families and 58 percent were unattached individuals in 2015. The numbers have been rising since 2009 and increased by 3.6 percent between 2014 and 2015. In the City & County of Honolulu, there were 6,364 sheltered persons served in 2015, up 5.4 percent since 2014.

About 47 percent of services were delivered to 8,030 unsheltered homeless persons. Roughly 28 percent of those were in families, and 72 percent were unattached individuals. The numbers have been relatively stable since 2009, but increased by 5.6 percent in 2015.

The general pattern of PIT count and HMIS statistics were very similar between 2011 and 2015. Numbers have been rising and began rising at a faster pace after 2013.

b. Characteristics

In general, homeless persons and families are somewhat less established or advantaged than the general population. They are younger, less likely to be married, have lower incomes, and are somewhat less likely to be employed full-time. HMIS data show their number to include more males than females (57% vs. 43% in 2015).

Table 34 presents the 2015 data on the ethnic background of homeless persons in Hawai‘i. The two largest groups represented in 2015 were Caucasians and Hawaiians or Part-Hawaiians. Based on the rate of homeless persons per 1,000 members of each population, Marshallese and other Micronesians contributed disproportionately to the number of persons served that year.

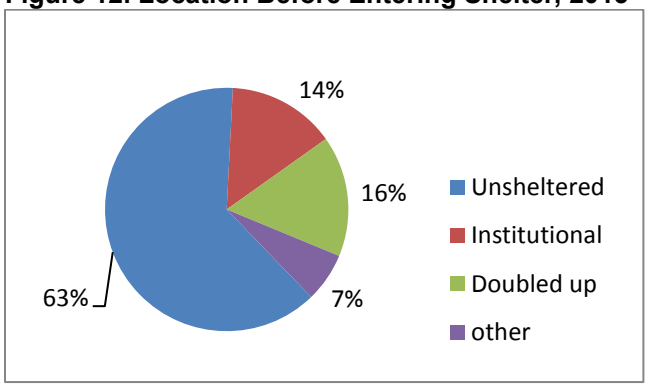
Table 34: Ethnic Background of Homeless Persons, FY 2015.

Ethnicity	Homeless persons, 2015		Pct. of Pop. 2015	Rate per 1,000
	Num.	Pct.		
Caucasian	4,378	29.3	44.3	6.9
Pacific Islander	7,609	50.9	27.2	19.5
Native Hawaiian	4,554	30.5	21.6	14.7
Marshallese	877	5.9	0.5	119.3
Other Micronesian	1,361	9.1	1.1	90.4
Other Pac.Islander	817	5.5	4.0	14.3
Asian	1,497	10.0	67.8	1.5
Filipino	821	5.5	25.8	2.2
Other Asian	676	4.5	42.0	1.1
Black	827	5.5	3.7	15.5
Native American	267	1.8	2.9	6.5
Other	376	2.5	1.8	14.6
Total	14,954	100	100	14.6

Source: Homeless Services Utilization Report, 2016, p. 5; ACS 2015, Table B02019 for populations; Ethnicity alone or in any combination by selected groups.

HMIS also gathered information on the living situation before homeless people enter shelters (Figure 14). More than 60 percent of them were on the streets (unsheltered homeless persons) before they entered the shelter.

Figure 12. Location Before Entering Shelter, 2015



About 16 percent of sheltered homeless people came directly from standard housing situations. Nearly all of those were doubled-up with family or friends.

Of the 14,954 homeless persons served in 2015, HMIS tells us that 5,717 (38%) were newly homeless this year. The remainder were either still in the program from last year or had been housed and then returned to the homeless state.

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Of those 5,717 newly homeless persons, about 63 percent had been living as unsheltered homeless persons. Smaller proportions had been doubled up (16%) and 14 percent had been housed in other public institutions (prisons, hospitals, shelters, etc.).

Many homeless persons provided a zip code for their former residence. Using those data, we estimated that 615 homeless households came directly from an out-of-state location to become homeless in Hawaiʻi (about 4% of all homeless persons).[49]

4. Hidden Homeless

According to the U.S. Census, doubled-up households are households in which more than one family shares accommodations. That includes multigenerational families (two or more families or groups of persons related by birth, marriage or adoption) and unrelated families (two or more families or groups whose members are not related by birth, marriage, or adoption).

The HHPS defines hidden homeless persons as those who are doubled up for economic rather than social or familial reasons. We exclude households sharing accommodations because they prefer to live as extended families.

The method of estimating the number of hidden homeless is complicated and based on several Housing Demand Survey questions. Most important was the question: "Is there anyone living in your home who would like to move out but does not have the resources to buy or rent their own place?" Respondents who answered affirmatively were asked how many individuals in the household fit that description. Results are shown in Table 35.

In the City and County of Honolulu, 2015 counts for hidden homeless and at-risk[50] of homelessness were 26,562 and 96,818 households respectively. The number decreased since 2011 by about 0.6 percent and 3.4 percent, respectively.

In all four counties, hidden homeless and those at risk of homelessness were more likely to be people who were younger, non-Asian, relatively recent arrivals to our state, and persons with fewer economic resources. The at-risk group included a disproportionately higher number of individuals who had been in Hawaiʻi less than 10 years. As expected for households with hidden homeless, the average size of the households was 4.5 persons statewide.

Hidden homeless households were once again likely to be living in units owned by a member of the household. That is, it was more common to be doubled up with family members than with unrelated individuals. This should not be taken as evidence that hidden homeless households are financially more stable than other households. In 2015, we again found that more hidden homeless respondents wanted to move in the next five years (43.4% compared to 30%). Further, hidden homeless households had lower income per household member and were less likely to have incomes in excess of $25,000 per person (45.3% compared to 22%).

5. Risk of Homelessness

In 2016, demand survey respondents were also asked how long they could stay in their current residence if they were to lose their primary source of household income. About 20.9 percent of Hawaiʻi households reported that losing three or more paychecks in a row would force them out of their homes without recourse. That was lower than the 24 percent recorded in 2011. Those households were then asked what they would do if they were forced to move out of your homes. Results are shown in Table 36.

[49] 3,077 newcomer households provided a valid zip code for their former residence. 10.76 percent of these provided zip codes from outside the State of Hawaiʻi and 10.76 percent of 5,717 = 615.

[50] Households in which members would become homeless in less than three months if they suddenly lost their primary source of income. Also called "precariously housed," these people are three monthly paychecks away from homelessness.

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Table 35. At-Risk and Hidden Homeless Households, State and Counties of Hawai'i, 2016

		At-Risk of Homelessness		Hidden Homelessness	
		Households Not at risk of homelessness	Households at risk of homelessness	Not Hidden Homeless Households	Hidden Homeless Households
County	Hawai'i	78.4%	21.6%	95.0%	5.0%
	Honolulu	80.1%	19.9%	94.1%	5.9%
	Kaua'i	74.4%	25.6%	94.0%	6.0%
	Maui	76.1%	23.9%	94.2%	5.8%
State		79.1%	20.9%	94.3%	5.7%

Source: HHPS Demand Survey, 2016.

Table 36. Expected Condition if Forced to Move Out of Housing Unit, by County, 2016

	County				State
	Hawai'i	Honolulu	Kaua'i	Maui	
1. Would be homeless, unsheltered	21.6%	19.9%	25.6%	23.9%	20.9%
2. Would seek help from family, agencies	22.4%	24.8%	25.4%	26.3%	24.7%
3. Would depend on other resources, persons	34.3%	30.3%	31.2%	34.7%	31.5%
4. Don't know what I would do	21.6%	25.0%	17.8%	15.1%	23.0%

Source: HHPS Demand Survey, 2016.

Other respondents were confident they would get help from family and friends, or from government or private agencies. They might temporarily need shelter or financial assistance, but they would not become homeless.

A third group told us there was no way they would become homeless or need assistance. They said that losing the income of the chief wage earner would not mean they couldn't stay in their housing unit. They had other resources, including savings, investments, or other real estate they could use.

The last group said they did not know what they would do. They did not deny that losing their home was a possibility, but said they did not know where they would go or how they would handle the situation.

People classified as at-risk of homelessness were paying low rents or had no mortgages. Many were already doubled up or expected to be doubled up the next time they move. Often, they were "less established" single parents, members of unmarried couples, or had very young children. They included disproportionately high numbers of widowed and divorced persons, and more of them were found in counties other than Honolulu.

Table 37 shows the statewide percentages for hidden homeless and at-risk of homelessness households as reported in HHPS since 1992.

Table 37. At-Risk and Hidden Homeless Households, State of Hawai'i, 1992-2016

	Hidden Homeless Households	Households at risk of homelessness
1992	4.7%	29.7%
1997	6.8%	18.1%
2003	4.2%	12.7%
2006	4.3%	19.6%
2011	6.3%	24.3%
2016	5.7%	20.9%

Source: HHPS 1992, 1997, 2003, 2006, 2011, and 2016.

6. Homeless Strategy

After reviewing homeless data from the Census and ACS, HUD PIT Counts, Hawai'i HMIS, and HHPS 2016, it was clear that we had no

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shortage of data on homelessness in Hawai‘i. Our objective for 2016 was to put some broader context to these numbers, to link them together in a system that might assist planners in developing needed units estimates for housing first programs. The system flowchart in Figure 15 may provide a starting point for that effort.

The object at the center of the chart is the group of homeless persons who received services from the State’s homeless services providers in 2015. They were 14,954 individuals in 10,014 households who were served by HMIS that year. Homeless households flowed into the homeless population from one of four sources.

There were 450,299 households in Hawai‘i in 2015. About 96,818 (20.9%) were at risk of becoming homeless. About 5,163 of those households were admitted to the system last year. That would be equivalent to 5.3 percent of households at risk. Perhaps that puts some perspective on the high number of households at risk we have seen in the past.

Another stream begins with 43,732 persons, or an estimated 31,821 households, living in group quarters in 2015. Some group quarters institutions such as prisons, hospitals, nursing homes, and foster homes release clients who have no place to live at the time they are released. In 2015, there were 738 such persons recorded in the HMIS. That was about 2.3 percent of the total group and perhaps 4.9 percent of the system caseload for the year.

There were 24,911 migrants from outside the state last year. We estimate that might be about 6,643 households. Of those, 615 persons in 369 households entered the homeless system. That was about 2.4 percent of the in-migrants and 4.1 percent of the people receiving homeless services in 2015. Again, the perspective is valuable. We had heard from some stakeholders that there were zero immigrant homeless persons in the Hawai‘i system. Others felt that more than 50 percent of our homeless clients were from outside the state.

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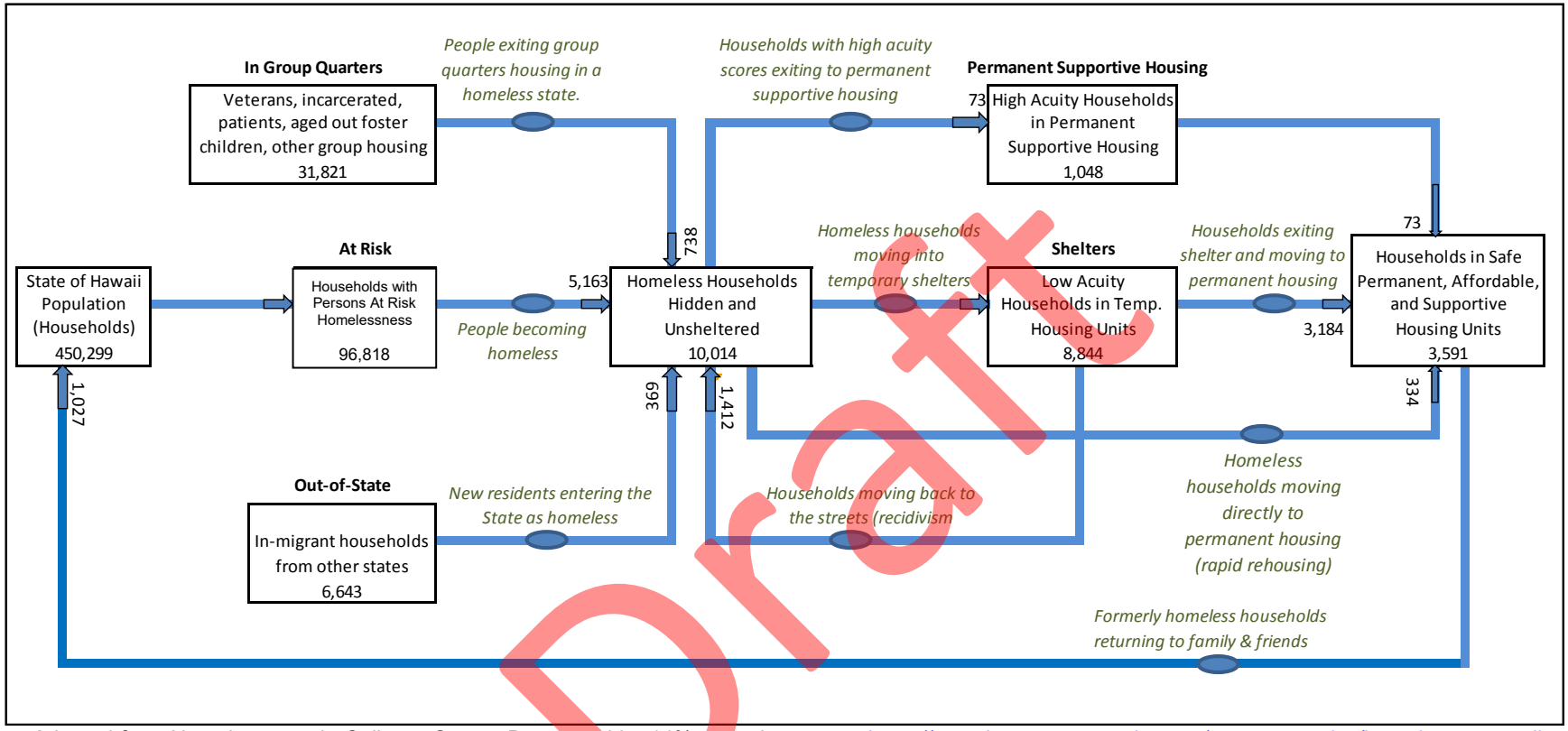
Figure 13. The Flow of persons through Hawai'i's Homeless Programs, State of Hawai'i, 2015



Adapted from Homelessness in Calhoun County Decreased by 14% over six years at https://www.leveragenetworks.com/success-stories/homelessness-calhoun-county-decreased-14-over-six-years, gratitude to David Peter Stroh and Michael Goodman, Kellogg Foundation.

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Finally, about 8,142 individuals were either continuing clients from the previous year, or persons who had left the homeless programs and returned in 2015. The actual number of returnees was 3,362, which represents a churn factor of about 23 percent. The objectives of Housing First programs include reducing the treatment period for homeless people and reducing recidivism. These clients might be thought of as targets for program improvement in the near future.

During the 2015 program year, 7,601 homeless persons in an estimated 5,090 households exited the homeless system. That was about 50.8 percent of the total client load for 2015. The objective of homeless services programs under the Housing First strategy is to get people housed, reduce the time it takes to get them housed, and to reduce recidivism. The 2015 counts would be good benchmarks for those objectives. Homeless programs dispersed their caseload as follows.

1. There were 7,353 homeless individuals who remained in the homeless services programs at the end of the year. Over the course of the year, 7,601 persons were released from the system. Of those who exited the program, 4,680 persons in 3,257 formerly homeless households went to permanent housing situations. That group represented 61.6 percent of the 2015 caseload, and 32.5 percent of those exiting the system.

2. About 334 households moved directly into permanent housing without being assigned to other homeless services programs. These cases were the direct outcome of the rapid rehousing programs across the State.

3. Exactly 3,184 homeless households were moved into permanent housing from the emergency shelters and transitional housing programs.

4. A smaller number, 73 individuals were exited to permanent supportive housing.

5. About 1,027 homeless households left the system to take up residence with family and friends.

The number of households that were exited to permanent housing in 2015 was the sum of groups 2 through 5 above.

Table 38. Homeless Households Exited to Permanent Housing, 2015

	Households	
	Number	Percent
Total homeless households	10,014	100.0
Exited to permanent housing	3,257	32.5%
Rental with subsidy	904	27.8%
Rental without subsidy	1,253	38.5%
Family and friends	1,027	31.5%
Permanent supportive	73	2.2%

Source: HMIS 2015, p. 12.

a. A Planning Application

In 2015, Hawai'i Homeless Services Programs took in 5,717 new homeless persons in about 3,831 households. We exited 7,601 homeless persons in about 5,100 households – about 51 percent of the total caseload. Among those, 4,860 homeless persons in 3,257 households were exited to permanent housing. Those 3,257 households were about 64 percent of all the homeless households in the system during the year. It was about 33 percent of the exited households.

If we were to continue to exit 51 percent of the caseload each year and permanently house 33 percent those, we would grow the homeless population by 6 percent every year. The sum of new homeless households and recidivist households is greater than the number permanently housed at this time.

If, on the other hand, we chose to increase the percent of households exited from 51 to 65 percent, we would hold the homeless services caseload about even every year. Alternatively, if we changed the percent exited to permanent housing from 64 to 75 percent, we would reduce the system caseload by 3.3 percent per year. If we do both, we could reduce the homeless services program caseload by 10 or 11 per cent per year.

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In fact, it is more accurate to say that the homeless services program caseload would be reduced by 11 percent in the first year. The success of the programs in reaching Housing First objectives would likely be compounded, reducing caseload by an increasing percentage each year. On the other hand, the success of the program may attract new cases each year, growing the caseload and offsetting program gains.

Solving this planning problem is possible with the existing data, but would require dynamic modeling that is outside the scope of this project. It is likely, however, that this kind of program success would generate a need for additional housing units each year. So how many housing units would be needed?

In 2015, all of the homeless households exited to permanent housing went into four types of housing units: (1) rental units without subsidy, (2) rental units with subsidies, (3) units shared with family and friends (where they will be doubled up), and (4) permanent supportive housing units. Assuming a similar homeless population in 2016 and homeless services programs that operate in a similar manner as in 2015, and assuming an adequate supply of the four types of units, the forecast is straightforward. For every 100 homeless families exited to permanent housing we would need:

- 28 units of public housing or publicly assisted housing without services, that is, subsidized housing;
- 38 rental units without services and without rental assistance, that is, standard rental housing units;
- 32 occupied housing units willing and able to accept additional friends and family members, that is, some capacity for doubling-up; and
- 7 units of permanent supportive housing, housing units with substantial and ongoing services for persons with physical or mental disabilities.

b. A Note on Funding

Data reported by HUD show $11.4 million for homeless services in 2015 – down 2.2 percent since 2014. Other data suggest that Hawai‘i received notably less than the 50-state average support for homelessness from the Federal government.[51] Hawai‘i received $10.4 million to serve 7,620 homeless individuals in 2016, or $1,365 per homeless person. By comparison, Connecticut received $8,464 per homeless individual. A subsequent report[52] estimated that, if spending per person were equal for all states, Hawai‘i would have received an additional $11,095,440 in 2016.

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[51] National Homeless Information Project. (2016) Special update: state-by-state ranking of homeless assistance "per capita" funding, March 27, 2016 at http://www.nhipdata.org/#.

[52] National Homeless Information Project. (2016) An analysis of the allocation of federal homeless funding, March 2016.

C. TOURISM AND HOUSING

In 2016, we take up the relationship between the visitor industry and housing for the first time. We do so at the request of both the visitor industry, through the Hawai‘i Tourism Authority (HTA), and the State and County Housing Offices who are sponsoring the HHPS again this year.

Hawai‘i has a thriving visitor industry because it has many amenities – a pleasant climate, scenic beauty, great beaches and water sports, good visitor products and infrastructure, a well-trained and experienced labor force, a pleasant lifestyle, and a host culture that provides a foundation for hospitality and our Aloha Spirit.

The visitor industry has been Hawai‘i’s number one industry since replacing sugar and pineapple production in the nineties. It provides about 165,000 jobs per year, accounts for a substantial percent of the GSP and contributes $1.9 billion each year in Hawai‘i State General Excise Tax and the Transient Accommodations Tax.

Most residents understand the value of tourism to our economy.[53] They also know tourism can generate low-wage jobs and is subject to the volatility of international travel markets. A strong visitor industry may also bring higher population growth, greater external housing demand, and higher housing prices. The whole situation can be exacerbated by large expenditures for destination advertising.

What is of interest to us here is the impact of the visitor industry on the residential housing market in Hawai‘i. Do rising room rates affect residential rents? Do very high visitor room rates lead to a loss of residential housing stock?

1. Traditional Relationship

The traditional relationship between tourism and housing markets starts with tourism’s benefits to local economies. Virtually all sources agree: (1) tourism is a good way to turn non-economic assets into exports, improve the economy, create jobs, and generate income[54]; and (2) if you choose the visitor industry as a way to run your economy, you can expect high housing prices[55] and other problems.[56] Fitz (2006) showed that tourism leads to an increase in second homes[57], which increases property taxes and Biagi, *et al*. found that higher housing prices lead to issues in affordability, displacement, and gentrification.[58] These research findings will not surprise anyone in Hawai‘i’s visitor industry.

In Hawai‘i, the academic literature has not produced much on the direct impact of tourism on the housing market. The popular press, on the other hand, has recently taken up the topic. Some went as far as to claim that “Some people complain that illegal rentals have caused housing prices to soar and have torn apart

[53] Hawai‘i Tourism Authority, *Resident Sentiment Survey, 2015*, p.7.

[54] Gunderson, Ronald J. and Pin T. Ng. 2005. Analyzing the effects of amenities, quality of life and tourism on regional economic performance using regression quantiles, *Regional Analysis & Policy*, vol. 35, no. 1.

[55] Reeder, Richard J. and Dennis M. Brown. 2005. Recreation, tourism, and rural well-being. United States Department of Agriculture, Economic Research Services, Economic Research Report Number 7, August, 2005. See also Ko, Dong-wan and William P. Stewart. 2002. A structural equation model of residents’ attitudes for tourism development, Tourism Management, Vol. 23, pp. 521-530, 2002. See also, Affordable homes and tourism are election issues in Midhurst, *Midhurst and Petworth Observer*, (UK), April 13, 2015.

[56] Carlino and Saiz (2008) used visitor arrivals as a measure of consumer preference for local amenities. They found: (1) amenities were linked to population and job growth; (2) “beautiful cites” attracted more skilled employees; (3) growth in visitor arrivals was related to accelerated housing price appreciation, especially in supply-inelastic markets; and (4) local investment in physical amenities resulted in increased demand for visits. They saw this as evidence of a self-perpetuating cycle of tourist development housing appreciation.

[57] Fitz, Richard G. (1982) Tourism, vacation home development and residential tax burden: A case study of the local finances of 240 Vermont towns, *American Journal of Economics and Society*, Vol. 41, No, 4, pp. 375-385, October 1982.

[58] Biagi, Bianca, Dionysia Lambiri, and Alessandra Faggian. 2012. The effect tourism on the housing market, in Uysal, M., *et. al.*, (eds.), *Handbook of Tourism and Quality-of-Life Research: Enhancing the Lives of Tourists and Residents in Host Communities*, International Handbooks of Quality-of-Life, Springer Science+Business Media B.V. 2012.

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communities where residents know all their neighbors".[59] In addition to these public reaction stories, some data appeared, noting that, "at 80 percent occupancy, the average Airbnb rent in 2015 would bring in $5,900 per month." That is nearly 3.5 times the average rent for a residential rental unit in 2015.[60]

What concerns us here is one particular part of visitor industry operations in Hawai'i -- the number of rental properties being used for short-term rentals to transient parties. Short-term means rental contracts for 30 days or less. Transient parties include visitors from out of state and over-night-or-longer interisland visitors.

These types of rental units have been discussed using a variety of names. In this report, we will use the term Vacation Rental Units (VRU). VRUs include single-family detached and multi-family dwelling units. As used here, VRUs include single-family rentals, multifamily condominium rentals, and bed and breakfast properties. Some VRUs started as visitor accommodations units and others may be transformed residential housing units. In Hawai'i, as in other visitor destination areas, VRUs are subject to regulations, registrations, business taxes, and tourist taxes. In addition, like other visitor communities, there are claims that some VRUs operate illegally, in violation of zoning codes or tax responsibilities.

Regardless of the nomenclature, there is little doubt that the number of VRUs in Hawai'i has been increasing. The Visitor Plant Inventory (VPI) shows an increase from 2,438 in 2005 to 10,768 in 2015[61], or about 34 percent per year. The Individually Advertised Units Study (SMS, 2014) estimated that there were 22,000 vacation rental units in Hawai'i that year. VPI Supplemental Studies[62] used a different method to show that Individually Advertised Units (IAU) counts may have been as high as 27,000 in 2015.

VPI supplemental studies show that short-term IAUs are located in nearly all communities in Hawai'i, suggesting that residential housing stock may have been affected. The same studies also show that the units are heavily concentrated in visitor destination areas. Because regulation and permitting of vacation rentals is under each county's jurisdiction, counties have differing permitting requirements and may prohibit short-term rental units outside specific districts.

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[59] Riker, Marina. 2015, State, City looking to crack down on illegal vacation rentals, *Honolulu Civil Beat*, March 10, 2015.

[60] Honolulu rental market: Affordable rental housing study update, 2014, prepared by Ricky Cassiday for Department of Community Services, City and County of Honolulu, December 30, 2014, p. 115.

[61] The Hawai'i Visitor Plant Inventory is an annual count of visitor accommodations units conducted by HTA. The study develops a list of visitor properties and then surveys them to measure the number of rooms available to visitors. Obtaining an accurate list of VRUs has been increasingly difficult and VPI has acknowledged that VRU counts may be underestimated.

[62] *Individually Advertised Units in Hawai'i.* (SMS, 2014) estimated the number of VRUs from rental units advertised on vacation rental booking sites. In 2015, the supplemental study was published as part of VPI 2015. Following HTA's lead, we will refer to vacation rental units measured in VPI as VRU and individually advertised vacation units as IAU.

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2. Foundational Data

Hawai'i's tourism economy has been growing impressively for the last seven years. Visitor arrivals grew by 32.9 percent since 2009 (Table 39). Throughout the period of rapid growth, the pattern of visitor accommodations use remained relatively stable. The percent of visitors who stayed at commercial visitor accommodations units grew by only two percent in seven years. The rest, (those who stayed with friends and relatives or aboard cruise ships) dropped sharply in 2008-2009 and the segment was much slower to recover after 2010.

Table 39 presents data for the recovery period following the Great Recession. Between 2005 and 2009, the number of visitor arrivals dropped from 7.4 million to 6.4 million (-13.4%). Between 2009 and 2015, visitor arrivals grew from 6.4 million to 8.5 million (32.9%). The recovery was completed by the middle of 2012 and, thereafter, growth continued at a rate of 4.5 to 5.0 percent per year.

Table 39. Hawai'i Visitor Industry Statistics, 2008-2015

	2008	2009	2010	2011	2012	2013	2014	2015	% Chg.
Visitor Arrivals (x1,000)	6,713	6,420	6,917	7,174	7,867	8,003	8,184	8,534	32.9%
Number of Parties (x1,000)	2,964	2,899	3,102	3,282	3,497	3,510	3,662	3,915	35.0%
Percent Use Commercial Units[a]	87.7	87.6	88.0	88.8	89.4	89.7	89.6	89.4	2.1%
Percent Use Traditional Units[b]	82.1	82.2	82.4	82.6	83.0	82.5	81.9	80.9	-1.5%
Percent Use VRU	5.5	5.4	5.6	6.2	6.4	7.1	7.8	10.7	98.1%
Hotel Occupancy Rate	70.5	64.9	70.7	73.3	76.9	76.6	77.1	79.0	21.7%
Average Daily Room Rate	$201	$177	$174	$190	$205	$230	$243	$240	35.6%
Average Residential Rent Rates		1,654	1,607	1,645	1,734	1,717	1,761	1,888	14.1%

a. The percent of all visitor parties that used any type of commercial visitor accommodations units. Excludes those who stayed with family and friends and those who remained aboard a cruise ship.
b. The percent of all commercial accommodations user parties that use traditional visitor accommodations units – hotels, apartment hotels, condominium hotels, hostels, or timeshare units.
Sources: DBEDT, HTA Annual Reports, RentRange®

The number of visitor parties that used traditional commercial visitor accommodations units[63] grew on a par with visitor arrivals -- from 5.3 million in 2009 to 6.9 million in 2015 (31% vs. 33% for arrivals). The percent of parties using traditional visitor accommodations units grew more slowly throughout the recovery period with a growth rate of about 2 percent over five years.

There was a significant increase in demand for vacation rental units (including B&Bs). The percent of parties that used these units nearly doubled between 2009 and 2015 (5.4% to 10.7%). The VRU growth rate was almost 8 percent during the recession (2005-2009). Furthermore, the growth rate for use of VRUs by Hawai'i's visitors outpaced the use of traditional visitor accommodations during this period.

Hotel occupancy rates rose from 65 percent to 79 percent during the recovery for a 21.7 percent growth rate over five years. Most of the growth occurred before 2012 and occupancy rates have been relatively steady for the last three years. Moreover, even if the traditional visitor accommodation unit numbers suggest some loss of market share to VRUs, the share of revenue may not have been affected. Average daily hotel room rates rose from $177 to $240 during the same period, a growth of 36 percent.

[63] Hotels, condominium hotels, and timeshare units.

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Finally, Table 39 presents data on the median monthly rent for residential housing units in Hawai‘i. The median rent rose from $1,654 in 2009 to $1,888 in 2015 -- a 14 percent growth rate over five years. Therefore, as the post-recession recovery proceeded, growing visitor arrival numbers were met by rising visitor rents (ADR). Residential rents grew by about a third of the rate in the visitor industry. A property owner considering the prospects of renting to visitors rather than residents might have been convinced by the numbers. There was a substantial difference in what could be charged for a room night – perhaps 3 to 4 times the local residential rate. In addition, there was a potential for even higher rents in the future as visitor rental rates grew much faster than residential rates.

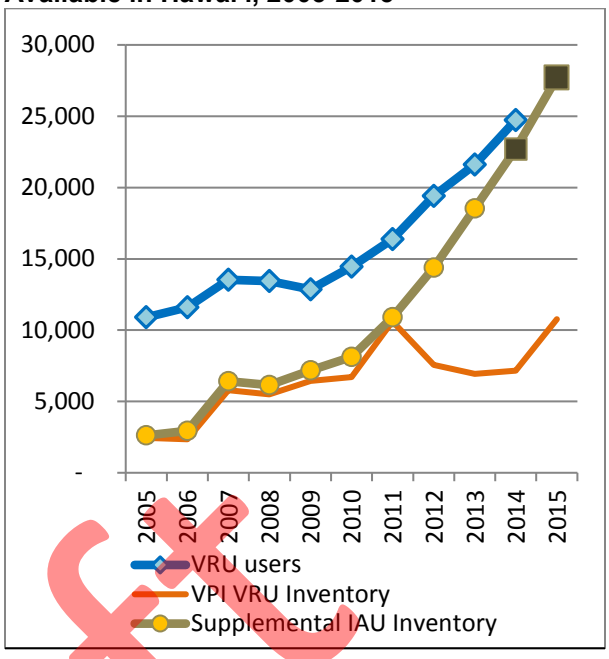
3. Recent Research

This study brings new data to the subject. A set of questions sponsored by HTA were included in the demand survey and there was a separate survey of out-of-state property owners. The demand survey queried Hawai‘i property owners on the use of their real estate as rental property and asked whether they rented to visitors. The out-of-state property owners' survey asked similar questions of a sample of owners whose tax billing address was outside of Hawai‘i. It also borrowed data from the most recent visitor research by HTA.

a. Estimating VRU from Visitor Data

The HTA Visitor Plant Inventory (VPI) provides historical data on accommodations units available to house Hawai‘i's visitors. Table 39 summarized some of the trends in VPI visitor accommodations between 2005 and 2015. Figure 16 shows the two recent estimates of the number of VRUs and IAUs compared with the use of VRUs reported in HTA's Basic Data Series, the data that form the foundation of visitor data in Hawai‘i.

Figure 14. Estimated VRU and IAU Inventories Available in Hawai‘i, 2005-2015



Source. Visitor Plant Inventory 2015.

The solid line represents the VPI counts for VRUs between 2005 and 2015. The line marked with circles is an SMS estimate of the VRU data from 2005 through 2013. The two points at the end of that line (dark squares) are the number of IAUs in Hawai‘i according to the supplemental studies conducted in 2014 and 2015. The line marked with diamond shapes is the number of visitors who reported using a VRU (including B&Bs) between 2005 and 2014. The line represents the duplicated[64] count of visitors by place of stay. The figures include stays in more than one type of unit while in the islands. About 5.8 percent of visitors in 2013, for example, stayed at more than one type of unit.

The supplemental study estimate is a better match than the VPI counts for visitor reports of VRU usage. The circle-marked line is the more realistic estimate for IAUs. The data suggest that the growth rate for VRUs may

[64] A visitor party that stayed in a hotel and a B&B during their stay would be counted twice, once in the hotel count and once in the B&B count.

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have been relatively high in recent years, and that the high rate of growth began sometime after 2010. It was a recovery phenomenon.

The estimated number of IAUs in Hawai'i in 2015 was 27,177 as reported in VPI. As HTA noted, the figure may be overestimated[65] and should be reduced to 17,000. Therefore, the best estimate of the number of VRUs in Hawai'i in 2015 was between 17,000 and 27,000 units. The lower figure may be closer to the actual number of residential IAUs in Hawai'i because online booking sites are including more commercial visitor rental units than they did in the past.

b. Estimating VRUs from Survey Data

Two important data sources developed in HHPS 2016 were used to estimate the number of VRUs in Hawai'i. The first was the Housing Demand Survey. In that survey of over 5,000 Hawai'i resident households, we asked homeowners if they rented rooms to visitors, if they owned residential property other than their current residence, and if they rented to visitors on short–term contracts.

The second source was the Out-of-State Property Owners Survey in which we asked 1,200 out-of-state property owners a similar set of questions to help estimate the number of VRUs they might add to the inventory.

Combining those data, SMS developed an analysis model in which the 1,200 Out-of-State surveys represented about 72,639 out-of-state property owners and the 5,000 Housing Demand Survey respondents represented about 450,000 resident households. The results show that there were 45,075 units available for short-term rental to visitors in 2016. That figure includes at least some commercial visitor rental units. The Supplemental Studies estimated commercial units to be about 37 percent of the total units advertised. If we apply that figure to the 45,075 units measured in the HHPS surveys, the estimated number of non-commercial VRUs in Hawai'i in 2016 would be 28,397.

c. Adjusting the Estimates

We then considered the two important estimates available: 17,000 from the supplemental studies 2015 and 28,397 from the HHPS surveys conducted in 2016. We adjusted the 2015 supplemental study estimate to 20,714 in 2016 based on recent growth rates in these units.[66] We rounded the estimates to 21,000 and 28,500.

Then we adjusted for differing definitions and procedures. The supplemental studies measured IAU as the number of units offered for rent by on-line booking sites at a specific point in time. The Out-of-State Survey measured VRUs as the number of properties rented to visitors on short-term contracts. Supplemental study estimates would be short of the Out-of-State Survey estimate by: (a) the number of units not being advertised when Internet downloads were made; (b) the number of units not advertised on online booking sites, and (c) the number of units advertised on booking sites not included in the supplemental studies.[67]

Units not advertised: The Out-of-State Property Owners Survey shows that about 19 percent of out-of-state rental property owners did not use an on-line booking site to advertise their properties. They would not be available to the supplemental studies. Adjusted for unadvertised units, the low estimate of 21,000 units would increase to about 24,990 units.

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[65] The Supplemental Study suggests the estimate may be overstated, noting: "Because of the lack of unique identifying information associated with each vacation rental unit listed on the booking sites, it is currently not possible to identify and eliminate much of the double and triple counting that occurs when a property is listed on multiple booking sites."

[66] See for example, Stulberg, Ariel. *Airbnb probably isn't driving rents much, at least not yet,* FiveThirtyEight, August 24, 2016.

[67] VPI 2015, p. 63.

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Units advertised on sites excluded from Supplemental Studies: The 2015 supplemental study used four online booking sites: VRBO, FlipKey, Airbnb, and Clearstay. Those four sites accounted for 84.3 percent of the sites named by our survey respondents.[68] Adjusted for the non-coverage factor, the new estimate for 2016 would be 28,913 units.

Units not advertised on a specific date. Not all properties are advertised on the online booking sites every day. The number of properties advertised on any given day is unknown and the supplemental surveys will likely underrepresent the total population of units. The HHPS survey population included all properties regardless of how many times they were advertised. However, it did not measure the owners' advertising habits and provided no way to adjust the VRU count.

The locus of decision-making issue: One of the unanticipated findings of the Out-of-State Survey was that many property owners did not know how their units were rented. About 55 percent of them used a rental agent and more than half of those had little information about how the units were advertised, how bookings were made, what types of visitors were renting, and what rental contracts were being made. We assumed these "unaware" respondents had renter profiles similar to those of property owners who reported rent details. That may have been optimistic. Property managers have told us that rental agents are more likely to rent, more likely to list on booking websites, and more likely rent on short-term contracts.

In summary, the estimated number of VRU properties in Hawai'i available to visitors differs considerably depending on the source. The adjusted number from the VPI supplemental studies is about 29,000 and the estimate from the HHPS surveys is about 28,500.

4. Impact on Housing

Estimating the impact of VRU growth requires that we bring two data sources together – data on Hawai'i's housing stock and data on the visitor accommodations inventory. Reconciling the two was a challenge.

a. Housing Unit Counts

In 2015, there were 532,413 housing units (up 2.4 percent since 2010), and 477,293 available to the local resident market (up 0.7% since 2010). The housing stock has not been growing as fast as the total housing units recently.

There were 51,120 vacant units not available to residents in 2015, and that was up 19.9 percent since 2010. Most of those (35,197) were units held for seasonal, recreational, or occasional use (up 9.0 percent since 2010). Growth in the components that included visitor units occurred primarily after 2010, once again suggesting this was a post-recession phenomenon.

b. Units Used for Visitor Rental

Speculation is that the increase in visitor arrivals, the slow growth of the visitor plant, the pressure of visitor demand for units in the community, and the advance of Internet booking sites decreased the size of the residential housing stock. The HHPS surveys found that there were between 28,500 and 29,000 housing units being rented to visitors on short-term contracts in 2016.

We did only one cross sectional study, so we don't know if property owners' behaviors are changing from survey data. Data from VPI and the Census suggest that growth in visitor use has been high and shows no sign of slowing.

[68] Out-of-State Property Owners Survey, 2016.

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c. The Shared Economy

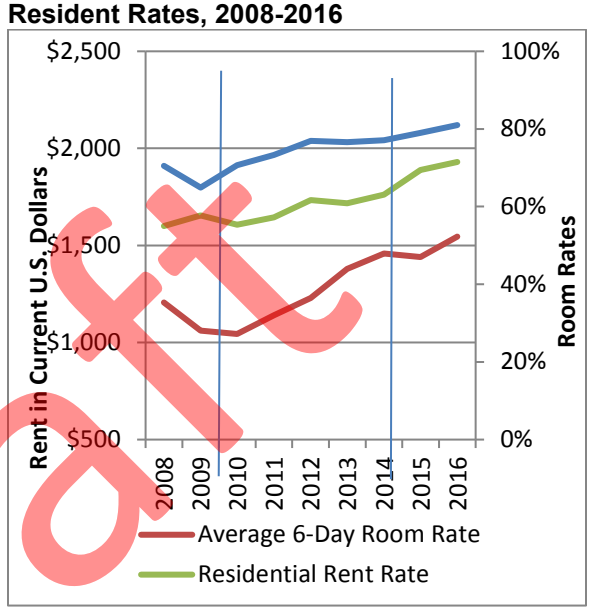
The HHPS Housing Demand Survey also asked questions related to the "shared economy"[69] as part of VRU use in Hawai'i. Among all Hawai'i homeowners, 12,337 (4.7%) rented rooms in their homes to non-family members. Of those, about 2,029 (16.5%) rented rooms to visitors. That would mean that the shared economy affects about 0.4 percent of Hawai'i's housing units. That is consistent with sharing data available from Airbnb. They report that more than 75 percent of Airbnb's Honolulu clients rent the entire property.

d. Impact on Residential Rents

Some studies have suggested that there is a relationship between greater use of vacation rentals and higher housing prices. The National Association of Realtors (NAR) blogs that VRUs increase rents, decrease affordability, and draw developers' attention to the top of the market. Local researchers report that VRUs exacerbate the affordable housing problem by reducing our housing stock and driving up rents, which in turn inflates demand for investment properties at the high end of the market.[70]

Figure 17 brings together some foundation data for visitor and residential rents in Hawai'i over the last nine years. For the visitor data, we took the average daily room rate (ADR) for all commercial properties.[71] Figures shown here are six times the ADR to accommodate the scale of the graph. The graph compares the six-day rate with the monthly rate for residential housing. The objective was to compare rates of change over time. For the residential figures, we chose the contract rent rates for all rental units in the State.[72] We added the hotel occupancy rate as a rough demand indicator.

Figure 15. Hawai'i Visitor Room Rates and Resident Rates, 2008-2016



Source: Hospitality Advisors; RentRange®. 2016 figures are for first quarter only.

During the Great Recession, visitor rates fell and resident rents were stable. After 2009, rents in the residential market rose steadily at a rate of about 3 percent per year. Visitor rates also rose, but at a faster rate than resident rates. Some observers have interpreted the 2015 drop in visitor rates as a "leveling off" of ADR. First quarter 2016 data suggest it may have been an anomaly.

The fact that any two data series rise at similar rates does not mean they are causally related, of course. Proving that would require

[69] Forbes. (2016). Sometimes called collaborative consumption or the peer economy, owners rent out something they are not using (a car, house, a bicycle) to a stranger using peer-to-peer services. http://www.forbes.com/pictures/eeji45emgkh/airbnb-snapgoods-and-12-more-pioneers-of-the-share-economy/#3608f0f97226

[70] Usborne, Isis and Benjamin Sadoski. 2016. The hidden cost of hidden hotels: the impact of vacation rentals in Hawai'i, in UNITE HERE Local 5, May, 2016, p. 8.

[71] DBEDT Data Book 2015 includes rates for hotels, condo hotels, and timeshare units. We used Hospitality Advisors reports for 1st quarter 2016 estimate.

[72] Rent Range, average monthly rent for all rental units.

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a more complex econometric analysis - one that is beyond the scope of this project.

We did, however, compare residential contract rent rates in different neighborhoods. If tourism affects resident rents then we might expect differences across geography. Specifically, neighborhoods nearer resort developments might have higher rents and faster growth than in neighborhoods that are more distant from resort areas. Neighborhoods farther from resorts might not be affected by hotel room rates.

We identified zip code areas with major resorts and labeled them "visitor destination areas" (VDA). Other zip codes were categorized as "other, residential".

The City and County of Honolulu has the highest average monthly resident rent ($2,261), the highest rental growth rate (26.1%), and the highest six-year rate of growth in ADR (47%). Other than those observations, strong patterns are not revealed in the marginal data and the rankings of the other counties are different for each of the variables in Table 40.

However, the relationship between rents in neighborhoods near resorts and those further away is the same in all four counties. In all counties, residential rent rates in VDAs are higher than rents in other neighborhoods. In every county, rental growth rates were higher in VDAs than in other neighborhoods. Across all counties, the VDA rental growth rate was always much closer to the ADR growth rate was the case for non-VDA neighborhoods. The results are consistent with the proposition that increasing residential rents are related to increasing visitor rent rates in Hawai'i.

Table 40. Residential Contract Rent for Visitor and Non-visitor Areas by County, 2010-2015

Geographic Area	Average Monthly Residential Rent			% change in ADR, 2010 - 2015
	2010	2015	% Change	
Hawai'i County	$ 1,281	$ 1,502	17.2%	
Visitor destination areas	$ 1,438	$ 1,760	22.4%	24.4%
Other, residential areas	$ 1,217	$ 1,427	17.2%	
Honolulu County	$ 1,793	$ 2,261	26.1%	
Visitor destination areas	$ 1,987	$ 2,563	29.0%	47.0%
Other, residential areas	$ 1,757	$ 2,205	25.5%	
Kaua'i County	$ 1,407	$ 1,700	20.9%	
Visitor destination areas	$ 1,397	$ 1,741	24.6%	41.7%
Other, residential areas	$ 1,414	$ 1,669	18.1%	
Maui County	$ 1,709	$ 1,753	2.6%	
Visitor destination areas	$ 1,824	$ 1,935	6.1%	39.9%
Other, residential areas	$ 1,644	$ 1,651	0.4%	

ADR = average daily room rent. Sources: RentRange® and Hospitality Advisors.

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D. SPECIAL NEEDS HOUSING IN HAWAIʻI

Beginning in 2011, the HHPS identified housing-related issues among persons belonging to eight special needs populations in Hawaiʻi. Many members of special needs populations live in existing households and are cared for by family members. They may receive some public services in the process. Others are housed in residential service programs or other group quarters. These persons usually require substantial levels of service delivered onsite. As such, persons with special needs may create demand for housing that is separate from, and in addition to, the rest of the residential housing market.

Populations with special needs include:

- The elderly (age 62 and older) and frail elderly (elderly with physical or mental limitations that may interfere with their ability to independently perform activities of daily living).
- Exiting offenders
- Persons with alcohol and/or other drug addiction
- Disabled persons
- Persons living with HIV or AIDS
- Persons with severe mental illness
- Victims of domestic violence
- Emancipated foster youth

1. Demand for Special Needs Housing

Persons in one or more special needs populations often experience challenges in obtaining or retaining housing. Low incomes, high need for supportive services near or in the residential context, and the temporary nature of much of special needs housing may impede special needs persons from securing adequate affordable housing.

a. Economic Barriers to Accessing Housing

Persons in special needs groups are often unable to afford adequate housing due to low rates of employment or employability. For example, more than 90 percent of persons in Hawaiʻi who were served by the Public Mental Health system in 2013 were either unemployed or not in the labor force.[73] Persons with substance addiction were more likely to be unemployed than employed full- or part-time.[74] Victims of domestic violence missed twice as many workdays than average employees. Those who had been abused were absent from work for an average of 7 days at a time.[75] For part-time employees, this resulted in a considerable loss of income.

Persons exiting incarceration were at a considerable employment disadvantage. Many had less than high school diplomas, lacked adequate job training or work experience, and often suffered from physical disability or mental illness. There was also a bias against hiring former prisoners. As a result, it was difficult for exiting offenders to obtain steady work at pay rates high enough to afford market-rate rents.[76]

Though most of them do not require support in daily living, exiting offenders without the economic means to secure housing will move into transitional housing. Transitional housing for exiting offenders often provides substance abuse treatment, reintegration counseling, and support services that encourage adherence to terms of release and promote successful reintegration into the community.

Young adults who exit the foster care system cannot usually depend further on their foster families and most need to secure their own housing when they age out of the foster system. There are state and federally funded programs to facilitate transition from foster care to independent adulthood. However, young people exiting foster care are less likely than average to have a high school diploma and many have difficulty finding employment that would qualify

[73] Substance Abuse and Mental Health Services Administration (2014). *Behavioral Health Barometer, Hawaiʻi*.

[74] Substance Abuse and Mental Health Services Administration, *Results from the 2013 National Survey on Drug Use and Health: Summary of National Findings*.

[75] Rothman, Hathaway, Stidsen, & de Vries (2007). How employment helps female victims of intimate partner violence. *Journal of Occupational Health Psych*, 12, p. 136.

[76] Urban Institute Justice Policy Center (2008). Employment After Prison: A Longitudinal Study of Releases in Three States. October, 2008. http://www.urban.org/sites/default/files/alfresco/publication-pdfs/411778-Employment-after-Prison-A-Longitudinal-Study-of-Releasees-in-Three-States.PDF

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them for market-rate rentals.[77] Perhaps equally important, many who have been in the system for several years are not interested in continuing to live in government sponsored housing.

b. Need for Special Services

Although public housing, Section 8, and other similar housing support programs help to mitigate the economic-barriers to accessing housing, many special needs persons may need access to support or treatment services delivered at or near their residence.

Frail elderly, persons with advanced terminal illness, severe mental illness, or severe physical disability may be unable to live alone due to an inability to perform activities associated with daily living. The inability for some persons to live independently results in the need for shelter in group quarters or facilities that provide daily living support and that can provide or facilitate access to necessary medical treatment.

Similarly, persons with substance addiction will often enter residential facilities where treatment and counseling are integrated into the residential context. During long-term residential treatment, an addicted person will go through the course of treatment for addiction as well as receive counseling, job training, and other support services.[78] Upon the completion of residential treatment, persons recovering from substance addiction may move into sober houses, many of which are expected to be transitional in nature.

Victims of domestic violence require shelter that provides protection from abusers and that facilitates access to childcare services, financial and employment support services, and counseling.

c. Special Needs Housing is Often Temporary

If a person with special needs is able to secure affordable housing with access to needed support services, the challenge shifts from *becoming* housed to *staying* housed.

Housing in residential service programs - from domestic violence shelters to prisons - is, by its nature, temporary. After a designated period, persons in most special needs housing are expected to move into permanent housing. If they have not secured a permanent residence at another location, they must continue to pursue temporary housing options or risk homelessness.

Further, many agencies that provide supportive temporary housing to special needs groups are funded by private donors or government programs. They can provide housing support only as long as their funding exists. As an example, in 2016, the Department of Housing and Urban Development (HUD) cut funding to programs that provide temporary or emergency shelter services across the country. The cuts were the result of a reconfiguration of funding allocation that places greater emphasis on the provision of permanent supportive housing for homeless persons. In Hawai‘i, eight programs that provide transitional or temporary housing to special needs groups had funds cut.[79] Some of these programs may no longer be able to operate. Others must find other funding mechanisms in order to continue to provide special needs housing assistance.

d. Special Needs Persons in Need of Housing

Estimating the number of persons in special needs populations who need housing is challenging for a variety of reasons.

First, even if we have a population estimate for a special needs category, there is rarely any count of persons in that category who need housing.

[77] Hawai‘i Kids Count (2012). Issue Brief. Improving Outcomes for Youth Transitioning Out of Foster Care. http://www.yeshawaii.org/wp-content/uploads/2015/09/TUES-HawaiiKidsCountBrief.jpg

[78] National Institutes of Health, National Institute on Drug Abuse (2012). Principles of Drug Addiction Treatment: A Research-Based Guide (3rd ed.).

[79] Nakaso, D. (May 20, 2016). HUD cuts funds to programs for homeless with HIV/AIDS, mental illness. *Honolulu Star Advertiser.*

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U.S. Census estimates of the frail elderly and persons with disabilities say nothing of housing need (all such persons are sheltered in existing households) and breakdowns of the group quarters population are unpublished.

Second, many agencies that provide services for persons with special needs are not required by contract or charter to provide housing. The result is that service agencies may be unable to provide accurate information on housing needs within their target populations. In fact, unless housing is specifically listed among information and referral services, these agencies cannot provide evidence on the number of their clients who actually receive housing services.

Third, co-occurring disorders are common among persons with special needs. In one study, 40 percent of persons with mental health problems also report substance use problems.[80] About 65 percent of incarcerated persons meet the diagnostic criteria of substance abuse.[81] Victims of domestic violence are more likely than average individuals to have HIV, severe mental health difficulties, or substance dependence, stemming from their abuse.[82] Summing housing need across all special needs populations is likely to inflate an estimate of housing need.

Finally, many special needs persons are homeless and thus duplicated in point-in-time or other counts of the homeless discussed elsewhere in this report.

Although there are challenges in estimating the number of special needs persons who need housing, attempting to estimate the size of this population is critical to ensuring the availability of adequate funding for special needs housing support. As such, Table 41 presents some estimates of the number of persons in each special needs population. The counts are duplicated across categories and not every person with a special need requires housing.

Table 41. Special Needs Group Sizes

Special Needs Group (Statewide)	Number Persons	Source
Elderly-Related		
Elderly (60+) (2014)	316,555	2014 ACS
Elderly (60+) with any Disability (non-institutionalized) (2014)	94,776	2014 ACS
Elderly (60+) living alone (2014)	53,689	2014 ACS
Age 65+ receiving Aid to Aged, Blind & Disabled (average per month)	915	Hawai'i DHS Data Book 2015
Substance-Abuse Related		
Substance abuse offenders in treatment programs (2014)	4,336	Judiciary Report to Legislature 2016 Session
Persons with Substance Abuse (2014)	37,221	Substance Abuse & Mental Health Services Admin. Behavioral Health Barometer, Hawai'i 2014
Domestic-Violence Related		
Domestic Violence Victims/Survivors Served (2012)	7,338	Hawai'i DHS Data Book 2015
Domestic Violence Victims/Survivors provided Shelter (2012)	769	Hawai'i DHS Data Book 2015
Family members of Victims/Survivors provided Shelter (2012)	648	Hawai'i DHS Data Book 2015
Number of Bed Nights for Victims/Survivors and family members (2012)	42,576	Hawai'i DHS Data Book 2015
Persons living with AIDS/HIV (2014)	131	CDCP, HIV Surveillance Report 2014
Persons with Severe Mental Illness (2014)	58,695	Substance Abuse & Mental Health Services Admin. Behavioral Health Barometer, Hawai'i 2014
Foster Care Children Exiting because of Emancipation (2015)	71	Hawai'i DHS Data Book 2015

Table 41 illustrates the challenge of determining the size of special needs groups and the size of the number of people currently being served. To better identify future needs for residential services with wrap-around services, a new approach needs to be developed. Ideally, this approach will correspond to the types of care facilities that are available. One example may

[80] Substance Abuse and Mental Health Services Administration (2016). Mental and Substance Abuse Disorders.

[81] The National Center on Addiction and Substance Abuse (2010). *Behind Bars II: Substance Abuse and America's Prison Population*.

[82] World Health Organization (2013). *Global & Regional Estimates of Violence Against Women: Prevalence of Health Effects of Intimate Partner Violence and Non-Partner Sexual Violence*.

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be that instead of counting aged individuals as a group, we can identify the characteristics of adults age 65+ who use the services of a residential care facility versus a skilled nursing facility, etc. Once these characteristics are grouped by type of facility, we can better estimate total demand.

e. Inventory of Special Needs Housing

In this section, we deal with the challenges in trying to assess the system capacity for housing persons with special needs. We include the data on type of facilities and vacancies on record.

Eight facilities statewide offer temporary shelter for survivors of domestic violence. The capacity of these shelters varies because they have a "no turn away" policy meaning they will accommodate as many survivors and family members as necessary. Stays at these facilities can last as long as 120 days. During their stays, staff members work with survivors to find an appropriate longer-term residence.[83]

A "Special Treatment Facility" is a facility that provides a therapeutic residential program for care, diagnoses, treatment or rehabilitation services for socially or emotionally distressed persons, mentally ill persons, persons suffering from substance abuse, and developmentally disabled persons. There are 27 facilities in the State: four on Hawai'i Island, one on the island of Maui and 22 on O'ahu. It is unclear the number of beds or vacancy level for each facility.[84]

"Therapeutic Living Programs" (TLPs) are a long term (up to 6 months) residential program for adults with severe and persistent mental illness, who do not need the care of a specialized treatment facility. The primary goal of the program is to assist clients in meeting their basic needs until they are able to transition in to a more independent living option of their choice. Support is flexible, focused, and based on recovery. There are 10 TLPs statewide: three on Hawai'i Island, one on the island of Maui, and six on O'ahu. It is unclear how many beds or vacancies for each of these facilities.[85]

"Developmental Disabilities Domiciliary Homes" are described under *Chapter 333F of Hawai'i Revised Statutes-Services for Persons with Developmental Disabilities or Mental Retardation.* These homes provide 24- hour supervision or care, excluding licensed nursing care, for a fee, to not more than five adults with mental retardation or developmental disabilities. There are 42 of these facilities statewide: one on Hawai'i Island, three on Maui and 38 on O'ahu. The number of beds and the occupancy rates for these facilities are unknown.[86]

"Community Care Foster Families" serve the aged and disabled persons by providing housing, supervision, direct care, and management of resident's non-medical and medical service needs. As shown in Table 42 below, there are 492 homes with 1,203 beds statewide. These homes serve a mix of Medicaid and private pay patients. Maui and Kaua'i have higher vacancy rates of 55 percent and 52 percent, respectively. Hawai'i Island and O'ahu have significantly lower vacancy rates of 36 percent and 38 percent, respectively.[87]

Table 42. Community Care Foster Families

Community Care Foster Families					
	O'ahu	Maui	Hawai'i	Kaua'i	State
# of Homes	408	28	45	11	492
Capacity (# of beds)	981	65	128	29	1203
Medicaid Open Beds	171	16	27	7	221
Private Pay Open Beds	201	20	19	8	248
Open Beds as a % of Capacity	38%	55%	36%	52%	39%

Table 43 shows the number, capacity, and vacancies for Adult Residential Care Homes (ARCH).

83 Hawai'i State Coalition Against Domestic Violence
84 State of Hawai'i Department of Health, Office of Healthcare Assurance, State Licensing Section.
85 State of Hawai'i Department of Health, Office of Healthcare Assurance, State Licensing Section
86 State of Hawai'i Department of Health, Office of Healthcare Assurance, State Licensing Section
87 State of Hawai'i Department of Health, Office of Healthcare Assurance, State Licensing Section

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Table 43. Adult Residential Care Homes, Hawai‘i, as of May 5, 2016

	No. Homes	Capacity	Vacant	Vacancy Rate
ARCH I	218	964	526	53%
ARCH II	4	109	85	78%
Total	222	1,093	611	56%
EXP	231	1,133	620	55%
ARCH II- Exp	31	440	263	60%
Total Exp	262	1,573	883	56%
Grand Total	484	2,666	1,461	56%

Source: State of Hawai‘i, Department of Health, Office of Health Care Assurance, State Licensing Section, Updated May 13, 2016.

ARCH I and ARCH II are intended to serve adults with minimal service needs, providing assistance with activities of daily living. EXP and ARCH II-EXP provide 24-hour assistance with activities of daily living. These two programs also provide skilled nursing services, if needed. Statewide there are 484 licensed ARCH homes offering 2,666 beds. As of the last report noted above, 56 percent of these beds were vacant. Vacancy rates are relatively low on Hawai‘i Island and higher on the other three islands.[88] Other details for the State and counties are provided in Tables D-1 through D-5b in the appendix.

Table 44. Assisted Living Facilities, Hawai‘i, as of May 13, 2016

	Number Facilities	Capacity
State	15	2,400
Hawai‘i	1	220
Honolulu	12	1,936
Kauai	1	100
Maui	1	144

Source: State of Hawai‘i, Department of Health, Office of Health Care Assurance, State Licensing Section, Updated May 13. 2016.

Assisted Living Facilities (Table 44) serve the purpose of providing a combination of housing, meal services, health care services, and personalized support services designed to respond to individual needs. Statewide there are 15 facilities with a 2400 bed capacity.[89] Eighty percent of the facilities and 81 percent of the system capacity are located on O‘ahu.

Table 45. Skilled Nursing and Intermediate Care Facilities, Hawai‘i, 2016

	Number Facilities	Capacity
State	50	4,401
Hawai‘i	9	886
Honolulu	33	2,828
Kaua‘i	5	333
Maui	2	344
Lāna‘i	1	10

Source: State of Hawai‘i, Department of Health, Office of Health Care Assurance, as of June 23, 2016

Hawai‘i’s Skilled Nursing and Intermediate Care Facilities (ICF) provide types of care similar to those provided by ARCH homes, but are housed in larger facilities (Table 45). ICF provides 24-hour assistance with activities of daily living and care provided by licensed nursing and paramedical personnel on a regular long-term basis. Skilled nursing facilities provide skilled nursing and related services to residents who require 24-hour medical or nursing care or rehabilitation services. Statewide 50 facilities offer this level of care with 4,401 beds.[90] Sixty-six percent of the facilities and 64 percent of the capacity are located on O‘ahu.

Table 46 shows the number of Intermediate Care Facilities for Individuals with Intellectual Disabilities. Statewide there are 18 facilities with an 88-bed capacity.[91]

[88] State of Hawai‘i Department of Health, Office of Health Care Insurance, State Licensing Section, Updated May 13, 2016

[89] State of Hawai‘i Department of Health, Office of Health Care Assurance, Medicare Facilities, as of June 23, 2016.

[90] State of Hawai‘i Department of Health, Office of Health Care Assurance, Medicare Facilities, as of June 23, 2016.

[91] State of Hawai‘i, Department of Health, Office of Healthcare Assurance, Medicare Section

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Table 46. Other Intermediate Care Facilities, Hawai'i, 2016

	Number Facilities	Capacity
State	18	88
Honolulu	14	67
Maui	4	21

Source: State of Hawai'i, Department of Health, Office of Health Care Assurance, as of June 23, 2016

Combining Community Care Foster Families, ARCH, Assisted Living Facilities, SNF and ICF there are 8,638 beds providing different levels of care. Because only Community Care Foster Families and ARCH provide vacancy numbers it is difficult to determine if there are too many or too few of this type of residential care in Hawai'i.

f. Needed Units for Special Needs Population

Acknowledging the many challenges outlined above in determining the number of housing units needed to accommodate Hawai'i's special needs population, Table 46 provides the estimated number of units needed between 2015 and 2025.

Table 46. Needed Units for Special Needs Population, Hawai'i, 2015-2025

Special Needs Subpopulation	2016 Population	2015-2025 Needed Units	2015-2025 Require Unit Amenities
Elderly	137,043	2,836	159
Frail Elderly	105,722	2,803	137
Severe Mental Illness	58,695		
Developmentally Disabled	55,503		
Physically Disabled	78,300	9,381	403
Alcohol or Drug Addiction	37,221		
HIV/AIDS	131	190	5
Domestic Violence Victims	7,338		
Exiting Programs (prison & foster care)	1,500 and 71		

As noted in Table 29, there are 5,639 units needed over the next ten years to accommodate elderly households across the state. Because the elderly population is almost evenly split between elderly (50.3%) and frail elderly (49.3%), the needed units are divided in the same manner. This results in 2,836 units needed for elderly households and 2,803 units needed for frail elderly households. Among elderly households, 5.6 percent require special amenities[92] in their home so 159 of the 2,836 needed units would need to include these specialized features. Similarly, 4.9 percent of frail elderly households require special amenities in their home so 137 of the 2,803 needed units must include these features.

Developmentally Disabled

Based on the results of the 2016 Housing Demand Survey, 14.5 percent of households in Hawai'i have a member with a physical disability. It was assumed, therefore, that the same proportion of the total demand for households (64,693) would be required to serve the physically disabled population (9,381 units). As was found for elderly households, only a small percentage of physically disabled households (4.3%) have a need for special features in their home. Approximately 403 of the 9,381 needed units would have to include these amenities.

Persons with HIV/AIDS

Included in the special needs analysis are households in which at least one members has HIV/AIDS. Based on information obtained from Gregory House, Hawai'i's statewide HIV/AIDS housing agency, approximately 38 families per year exit their bridge housing programs into regular units. Between 2016 and 2020, this would suggest a need for 190 housing units, about 5 of which would need to be equipped with special amenities. Several factors suggest that this needed units estimate is likely to be low. Gregory House currently has 36 families on their wait list, some or all of whom are in need of housing. Further, Phocused reported 117 unsheltered homeless with HIV/AIDS so units to

[92] Such as grab bars ramps, railings, grab bars and emergency call systems.

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accommodate those persons would be in addition to the needed units estimate.

2. Recommendation

As the population of Hawai‘i continues to grow and age, an identification of the demand for, and inventory of, special needs housing will become more important. Even as we recognize that not every individual that has a special need will require a specific housing option, over time a better tool for forecasting and tracking this population will be in order.

Specifically, Hawai‘i should develop an annually updated, county-by-county, cross-agency dataset containing at least an estimated of the number of people in special needs groups and the number of persons entering, served by, and exiting each agency (by source and destination). The dataset should also include the number of residential units (beds, rooms, apartments) available at each agency, and the occupancy rate for the year. The base information would be about 12 to 15 variables and experience suggests that number will grow according to the information needs of the system.

A similar information system exists in Hawai‘i today -- the State’s Homeless Management Information System (HMIS). The HMIS has been in development since the mid-nineties and has benefitted from the national model of the HMIS at HUD. It would be ideal if HMIS could be used as a model for avoiding some of the pitfalls of developing the Hawai‘i Special Needs Management Information System. The previous section of this report described how HMIS can be used to set objectives, make definitions, monitor progress, and develop more effective strategies and tactics for housing Hawai‘i’s people.

With respect to measuring the size and severity of housing problems, static, ad hoc, and periodic studies such as this one have many shortcomings. The most vexing of those shortcomings is that these studies do not increase the amount, value, or relevance of data in the system. A comprehensive management information system does not have that problem. We strongly recommend that the State and County agencies serving persons with special needs begin the process of developing such a system for Hawai‘i.

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E. HOUSING AND NATIVE HAWAIIANS

There were about 462,876 households in Hawai‘i in 2016. Of those, about 73,437 (15.9%) were Native Hawaiian households.[93] Approximately 60 percent of Native Hawaiian households lived in the County of Honolulu and 21 percent resided in Hawai‘i County. Maui County was home to 14 percent of Native Hawaiian households and the remaining 5 percent lived on Kaua‘i.

In eight of out ten Native Hawaiian households, the head of household had lived in Hawai‘i all their life, compared to 36 percent in non-Native Hawaiian households. Native Hawaiian households were larger than non-Native Hawaiian households (average persons per household of 3.6 v. 2.6) and were less likely than non-Native Hawaiian households to be single member households (13% v. 26%). The median household income among Native Hawaiian households in 2015 was $59,316. The median household income among non-Native Hawaiians was 23 percent higher at $73,129. So Native Hawaiian households have lower median incomes supporting a greater number of household members than non-Native Hawaiian households.

Consistent with the findings on household income, Native Hawaiian renter households were more likely than non-Native Hawaiian renter households to be living in public housing (19.6% v. 12.8%). They were also more likely to be recipients of Section 8 rental assistance (13.1% v. 5.9%). Roughly 9,500 Native Hawaiian renter households fell into one of these two assistance categories.

Nearly three-quarters of Native Hawaiian households lived in a single-family dwelling (73.6%) versus 61 percent of non-Native Hawaiians. An additional 24 percent lived in multi-family dwellings such as townhomes, duplexes, condominiums or apartments. Native Hawaiian households were far less likely than non-Native Hawaiian households to live in condominiums (3.8% v. 12.8%).

Over half (54%) of all Native Hawaiian households owned their current residence. This was slightly lower than in 2011 (57%) but is consistent with the overall decline in homeownership. Homeownership among Native Hawaiian households varied somewhat by county, with those living in Maui County having the highest rate of homeownership (66.4%) and those in Honolulu being the least likely to own their home (49.1%). Sixty percent of Native Hawaiian households in Hawai‘i County and 59 percent of those on Kaua‘i owned their current residence. The median monthly mortgage payment made by Native Hawaiian households was $1,689, versus $1,973 for non-Hawaiian households. Native Hawaiian households were also less likely than other households to have paid off the mortgage on their current residence (19.1% v. 30.9%).

The percentage of Native Hawaiian and non-Native Hawaiian households renting their current residence was approximately equal (39.3% v. 37.4%). The median monthly rent paid by Native Hawaiian households ($1,352) was also very similar to that of non-Native Hawaiian households ($1,391).

Eleven percent of Native Hawaiian households surveyed were living on Hawaiian Homestead Land (7,843 households). Among these households, one-third were also on the wait list to receive a DHHL award (2,623 households). An additional 13,569 Native Hawaiian households who did not live on Hawaiian Homestead Land were also on the wait list for a DHHL award.[94]

[93] According to definitions used for the study, a Native Hawaiian household is one in which at least one person identified as Hawaiian or Part-Hawaiian resides. The figures will not match Census or ACS data which define a Native Hawaiian Household as one in which the householder (head of household) is all or any part Hawaiian. The unweighted sample size for Hawaiian households for the 2016 Demand Survey was 2,230.

[94] The counts reported from the survey differ from DHHL wait list, as the survey counted households and the wait list captures all unique individuals.

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The average household size among Native Hawaiian households was notably larger, 3.63 persons, than among non-Native Hawaiian households (2.62 persons). Native Hawaiian households were slightly more likely than other households to be crowded (10.9% v. 10.4%) and much more likely to be doubled up (24.8% v. 9.6%). Similarly, a notably larger percentage of Native Hawaiian households than non-Native Hawaiian households included hidden homeless persons (14.1% v. 4.2%).

In addition, the Demand Survey indicated that 22.4 percent of Native Hawaiian households would be considered at risk for homelessness. Among non-Hawaiian households the comparable figure was 20.6 percent. These households reported they would become homeless if they lost their primary source of income for more than three months.

The Housing Demand Survey included an estimated 608 Native Hawaiian households (0.8%) who are currently homeless. When asked where they stayed last night, 39 percent of those who provided a response indicated that they slept outside or in a car and 27 percent stayed with friends or family members for the night.

When asked how soon they planned to move to a different home, 53 percent of Native Hawaiian households indicated that they would probably never move (vs. 42% of non- Native Hawaiian households). Thirty percent reported that they plan to move within the next five years, with an additional six percent planning to move in six to ten years.

When they move, Native Hawaiian households were most likely to remain on the same island (69%) and only 9 percent would relocate to another island in the State. Eleven percent of these Native Hawaiian households, however, planned to leave Hawai'i when they move. Among those planning to leave the State, 37 percent mentioned housing as a reason for their decision.

When they move, 46 percent of Native Hawaiian households expected to purchase their next home. The majority of these prospective buyers would prefer a single-family home (81%) with three (45%) or four (33%) bedrooms and two (69%) or three (19%) bathrooms.

On average, Native Hawaiian households planning to buy their next home had $24,440 available for the down payment. This was less than half the amount non-Hawaiian households reported having available for a down payment ($59,225). A larger percentage of Native Hawaiian (8.5%) than non- Native Hawaiian households (4.2%) reported that they had no funds available for a down payment. Hawaiian households planning to purchase their next home could afford to make a median monthly mortgage payment of $1,680, while non- Native Hawaiian households can afford to pay much higher monthly housing payments ($2,643).

Among Native Hawaiian households not planning to buy their next home, more than 8 out of 10 indicated that it was simply too expensive to purchase a unit in Hawai'i. Like buyers, many households planning to rent would prefer a single-family home (47%) with two (34%) or three (46%) bedrooms and one (49%) or two (43%) bathrooms. The median monthly payment affordable for Native Hawaiian households that plan to rent their next home was $1,350 (vs. $1,377 for non-Hawaiian households).

Table 48. Demand and Housing Preferences, Native Hawaiian and Non-Native Hawaiian Households, 2016

	Hawaiian Households	Non-Hawaiian Households	Total
Total Households	73,437	389,439	462,876
Effective Demand Movers	22,422	124,740	147,163
Plan to Buy	46.2%	49.7%	49.1%
Affordable Monthly Housing Payment			
Buyers	$1,680	$2,643	$2,631
Renters	$1,350	$1,377	$1,372

Finally, we have prepared a table of projected demand for Native Hawaiian households (Table 49). Of the demand for 64,693 housing units between 2015 and 2025, approximately 10,530

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will be needed by Native Hawaiian households. The majority of these needed units were for Native Hawaiian households in the County of Honolulu (60%). Far fewer units would be needed for Native Hawaiian households in Hawai‘i County (20%), Maui County (15%), and Kaua‘i County (5%).

Roughly two-thirds of the 10,530 units would be needed to accommodate Native Hawaiian households that earned 80 percent or less of the HUD AMI (6,719 units). Approximately 9 percent of the needed units would be required to house Native Hawaiian households earning more than 180 percent of AMI annually.

Across the State, units needed to house Native Hawaiians were almost evenly divided between ownership (52%) and rental units (48%). Among the counties, slight differences were identified. Hawai‘i County had the highest demand for ownership units among Native Hawaiian households (68%), followed by households currently living on Maui (55%) and Kaua‘i (54%). The demand for rental units was higher than for ownership units in the county of Honolulu (54%).

Statewide, of the units needed to accommodate Native Hawaiian households, demand for single-family dwellings was roughly 60 percent (6,191 units). Again, the demand for single-family versus multi-family units varied by county. Of needed units on Hawai‘i and Kaua‘i, single-family homes were in highest demand (85% and 76%, respectively). More than 70 percent of the units for Maui County were single-family dwellings. For Native Hawaiian households in Honolulu, however, only 59 percent were single-family units.

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Table 49. Housing Demand by HUD Income Classification, Native Hawaiian, Hawai'i, 2015-2025

	HUD Income Classification (% of Area Median Income)								
	Less than 30%	30-50%	50-60%	60-80%	80-120%	120-140%	140-180%	More than 180%	Total
State of Hawaii	2,068	2,285	703	1,663	1,167	1,211	457	976	10,530
Ownership Units	545	905	420	974	827	930	231	667	5,499
Single-Family	434	364	286	648	575	651	152	467	3,577
Multi-Family	111	541	134	326	252	279	79	200	1,922
Rental Units	1,523	1,380	283	689	340	281	226	309	5,031
Single-Family	975	598	206	152	172	195	83	233	2,614
Multi-Family	548	782	77	537	168	86	143	76	2,417
Honolulu	1,062	1,493	389	1,041	744	703	358	513	6,303
Ownership Units	176	473	216	567	469	517	175	308	2,901
Single-Family	96	40	119	289	246	300	104	176	1,370
Multi-Family	80	433	97	278	223	217	71	132	1,531
Rental Units	886	1,020	173	474	275	186	183	205	3,402
Single-Family	529	404	106	26	115	116	40	148	1,484
Multi-Family	357	616	67	448	160	70	143	57	1,918
Maui	344	328	108	206	201	202	32	147	1,568
Ownership Units	98	133	69	117	162	152	32	101	864
Single-Family	85	116	52	91	139	129	24	65	701
Multi-Family	13	17	17	26	23	23	8	36	163
Rental Units	246	195	39	89	39	50	0	46	704
Single-Family	132	115	39	40	31	36	0	27	420
Multi-Family	114	80	0	49	8	14	0	19	284
Hawaii	459	336	163	353	198	241	31	277	2,058
Ownership Units	171	249	111	255	179	214	0	229	1,408
Single-Family	171	176	91	238	179	185	0	202	1,242
Multi-Family	0	73	20	17	0	29	0	27	166
Rental Units	288	87	52	98	19	27	31	48	650
Single-Family	234	41	44	71	19	27	31	48	515
Multi-Family	54	46	8	27	0	0	0	0	135
Kauai	203	128	43	63	24	65	36	39	601
Ownership Units	100	50	24	35	17	47	24	29	326
Single-Family	82	32	24	30	11	37	24	24	264
Multi-Family	18	18	0	5	6	10	0	5	62
Rental Units	103	78	19	28	7	18	12	10	275
Single-Family	80	38	17	15	7	16	12	10	195
Multi-Family	23	40	2	13	0	2	0	0	80

Source: Housing Demand Survey and DBEDT Housing Demand 2015-2025.

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F. SUSTAINABLE AFFORDABILITY

The sustainable lease is of interest to Hawai'i housing planners as a feasible method of producing affordable housing units that remain affordable over time. At its base, a sustainable lease is a leasehold arrangement that sustains a property within an affordable price range. Details of the arrangement are generally developed to favor lessees who need affordable housing.

Sustainable leases are relevant in Hawai'i for several reasons. First, they allow government housing agencies to maintain units as affordable over long periods of time. In the past, affordable properties were developed for sale at affordable prices but, once they are sold, the unit reverted to market pricing. Second, sustainable leases on government land can be written to reduce development costs, enhance availability, and reduce prices below the level of current market housing. Ground leases can be reduced or even eliminated. Down payments can be reduced or even fully absorbed in the sale. Lease prices can be maintained over the course of the lease period. Third, sustainable lease agreements can be written to include features that increase the acceptability of leases in general, and controlled property agreements of a specific nature. Past research has shown[95], for instance, that one problem with the lease concept in Hawai'i is the inability to pass leased property on to one's heirs. Sustainable leases can be written to allow such transfers.

Any sustainable property agreement also entails other limitations on ownership and resale. The property must be owner occupied, must be sold back to the community, and there is usually a ceiling on the resale price.

The 2006, 2011 and 2016 Housing Demand Surveys included a set of items to support the investigation of sustainable lease as an affordable housing development tool.[96] The objective was to test the acceptability of the sustainable lease concept among potential homebuyers over the past ten years with some variation in questions each year.

Table 50. Sustainable Lease Considerations by County, 2006, 2011 and 2016

		Honolulu	Maui	Hawai'i	Kaua'i	State
Would consider a lease if						
...there was no downpayment						
	2006	66%	62%	58%	69%	66%
...there was a nominal monthly payment for the lease						
	2011	45%	52%	56%	56%	48%
...there was a $50/month payment to a non-profit						
	2016	44%	48%	62%	63%	46%
... the lease term was 60 to 99 years and renewable						
	2016	52%	55%	100%	73%	54%
	2011	51%	57%	65%	52%	54%
	2006	67%	59%	59%	65%	65%
...could pass the home to your heirs with new 60-99 year lease						
	2016	58%	66%	100%	80%	61%
	2011	52%	65%	75%	69%	58%
	2006	73%	66%	63%	73%	71%
...if non-profit would buy back house at fair ROI						
	2016	71%	71%	100%	79%	71%
If all above were true, would buy next home sustainlable leasehold or fee simple?						
Prefer sustainable lease						
	2016	15%	16%	52%	19%	16%
	2011	14%	24%	29%	21%	18%
	2006	6%	16%	7%	15%	9%
Would consider sustainable lease						
	2016	41%	37%	48%	40%	41%
	2011	26%	27%	26%	32%	27%
	2006	32%	23%	27%	32%	30%
Would still prefer fee simple						
	2016	43%	48%	0%	32%	43%
	2011	59%	49%	45%	47%	55%
	2006	62%	61%	66%	53%	61%

Base 2006: Asked of potential buyers who were not interested in leasehold property, even if fee simple property was unavailable in their price range. Base 2011 and 2016: Asked of all potential buyer households planning to purchase a unit in the State of Hawai'i.

Statewide, 41 percent of prospective buyers were willing to consider a sustainable lease if no fee simple homes were affordable. This is a significant increase from 27 percent in 2011 and 30 percent in 2006.

When survey respondents were asked about the appeal of a renewable lease with terms between 60 and 99 years, over half were willing to considering buying a leasehold property (54%). The ability to pass the property on to one's heirs, who would then receive a 60 to 99-year lease, would prompt 61 percent of buyers to consider a lease.

[95] Hawai'i Housing Planning Study, 2006, 2011.

[96] This section includes the State, the City and County of Honolulu, Maui and Kaua'i Counties. County of Hawai'i did not participate in this section in 2016.

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Sustainable lease options appealed to 46 percent of potential buyers if they could make a $50 per month payment to a non-profit. If given the option to sell their home to a non-profit at a fair return on investment, 71 percent of potential buyers indicated they would be interested in a sustainable lease.

Further analysis showed that those households most likely to find sustainable leases appealing were the ones who most need them. Sustainable leases appealed to more renters than current owners. They appealed to households that were crowded and/or doubled up, and had strong support among households earning between 80 and 140 percent of the County AMI on Oahu. On Maui and Kaua‘i, interest was highest among households making less than 80 percent of County AMI. Finally, sustainable leases were attractive to disproportionately high numbers of doubled-up households (more than one family in the household for economic reasons).

The results suggest that there is a role for the sustainable lease concept in developing affordable housing for Hawai‘i. Leasehold arrangements can be used to produce more affordable housing units and maintain them in the affordable housing stock indefinitely. The data show that, even where leasehold property is unpopular, a sustainable lease appeals to many potential homebuyers. Once they understand how a sustainable lease works, many people will be willing to take advantage of a sustainable lease to get into their own homes.

The 2016 Housing Demand Survey investigated other options in the Counties of Honolulu, Maui, and Kaua‘i related to keeping affordable homes affordable over time as shown in Table 51. These options included buy-back, shared appreciation, and pricing restrictions on the resale of a house purchased at a below-market price. The restrictions could be part of leasehold agreements described earlier and are frequently part of a Community Land Trust (CLT) type of organization. CLTs are defined as nonprofit, community-based organizations designed to ensure community stewardship of land. Community land trusts are primarily used to ensure long-term housing affordability.”[97]

The most popular resale restriction had 37 percent of potential buyers in Honolulu, Maui and Kaua‘i counties agreeing to the question: “would you be willing to buy a home at an affordable price (maybe one-fourth or a third of market price) if you knew that the home could only be sold for an affordable price (maybe one fourth to a third of market value) at the time of the sale? This offers an alternative to renting and enables you to build equity and enjoy tax deductions and other benefits of homeownership.”

Table 51. Affordable Purchase Considerations

	Total	County		
		Honolulu	Maui	Kaua‘i
Buy an affordable home if…				
…there was a shared appreciation restriction				
2016	28%	27%	35%	44%
…there was a buyback restriction				
2016	33%	30%	44%	57%
… it could only be sold at an "affordable price"				
2016	37%	35%	44%	60%

Source. Housing Demand Survey, 2016

The other two options also have restrictions on the sale or transfer of the property. At 28 percent, the least favored alternative was the option to buy an affordable house with the provision that upon resale the increased appreciation of the home’s value would be “shared.” The biggest difference between this question and the slightly more supported buy-back restriction (33%) was that the more popular option had a given time period, ten years after purchase, and stated that there would be a specific formula for establishing the resale price.

Households most interested in buying an affordable home with buy-back restrictions are similar in composition to those households preferring leasehold properties. They tend to have workforce HUD AMI levels on O‘ahu and even lower income levels on Maui and Kaua‘i.

When comparing all three options with resale restrictions, the more clearly resale restrictions are stated and explained, the greater the appeal to potential homebuyers. In addition, there was

[97] Community Land Trusts, Community-Wealth.org.

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more support for non-profit management than for management by the state or county.

G. HOUSING AND TRANSPORTATION

In the last decade, several housing planning centers developed Affordability Indices based on the combined costs of housing and transportation relative to HUD median income for many areas throughout the United States, including Hawai‘i. [98]

Table 52. Examples of O‘ahu Housing & Transportation Costs

Areas on Oahu	Housing Cost (% of HH income)	Transportation Cost (% of HH income)	Combined (% of HH income)
Kapolei	39%	20%	59%
Mililani	36%	20%	56%
Waipahu	32%	19%	51%
Urban Honolulu[99]	29%	16%	45%

The table above shows examples of the Affordability Index for select communities around O‘ahu. Newer communities such as Kapolei or Mililani were developed targeting working class families where land was available, but higher transportation costs potentially offset some of the benefit of living in these communities. This could make the total cost of living in these communities out of reach for working class families.

Concepts such as these were the foundation for transit-oriented-development (TOD) nationally - building affordable housing centered on public transportation hubs in order to keep housing and transportation costs affordable to working class households. Questions related to the interest in living near a transportation hub were included in the 2016 Housing Demand Survey for the first time.

On O‘ahu, the Honolulu Area Rapid Transit (HART) includes TOD as a major aspect of the project. Respondents to the Housing Survey who were likely to move within the next five years were asked if they would “want to move closer to one of the rail stations when they are built.[100]

Twenty-four percent of households said they would want to move closer to one of the rail stations. The group was made up predominantly of commuters. Fully 73 percent of them commuted to work, traveling more than a mile to work on four or more days a week. Twenty-eight percent of the group used public transportation to commute at least three or more times a week, compared with just 13 percent of those who did not want to live closer to a planned rail station.

On Maui and Kaua‘i, transportation costs had a similar impact on affordability, as shown in the tables below.

Table 53. Examples of Maui Housing & Transportation Costs

Areas on Maui	Housing Cost (% of HH income)	Transportation Cost (% of HH income)	Combined (% of HH income)
Lahaina	36%	23%	59%
Kīhei	36%	23%	59%
Kahului	34%	23%	57%

Table 54. Examples of Kaua‘i Housing & Transportation Costs

Areas on Kaua‘i	Housing Cost (% of HH income)	Transportation Cost (% of HH income)	Combined (% of HH income)
Po‘ipū	43%	29%	72%
Kīlauea	38%	27%	65%
Kapa‘a	35%	26%	61%
Līhu‘e	37%	24%	61%

When likely movers on each of these islands were asked if they would like to move to a place closer to bus stops, 33 percent on Maui and 29 percent on Kaua‘i responded affirmatively. These percentages are higher than those given by O‘ahu residents. However, it is likely that the reasons Maui and Kaua‘i residents want to move closer to a bus stop are different from those wanting to move closer to rail. Only 63 percent of Maui movers who want to be closer to a bus stop reported that they commute to work by

[98] The Center for Neighborhood Technology’s Housing and Transportation (H+T®) Affordability Index, http://htaindex.cnt.org/.

[99] This area includes from Hālawa to Wai‘alae Kāhala.

[100] Note that fielding for the survey was completed in April 2016, prior to the June 2016 announcement that the planned rail would stop at Middle Street.

Draft

traveling more than one mile on four or more days a week. The percentage in this category was even lower on Kaua'i (54%). Likewise, only 11 percent of this group on Maui use public transportation three or more times a week, and on Kaua'i it is only 14 percent.

The discrepancies between O'ahu and the other two counties may be due to differences in the perceived benefits of rail versus bus, or that new housing developments are expected around rail stations compared with residents already knowing what is currently available around bus stops.

1. Households that Want to Live Closer to a Rail Station (C&C Honolulu)

Of households that wanted to move closer to a rail station, 48 percent wanted to live in a single-family house and 52 percent preferred a multi-family home (townhouse 9%, condominium 19%, or apartment 24%).

It was unclear exactly how close to a rail station those preferring a single-family house wanted to be because most of the public discussion for TOD has focused on multi-family units.

Householders who wanted single-family houses closer to rail stations were more likely to be family households with higher incomes and lower transportation costs. They had the following characteristic differences from those who preferred multi-family units:

- ***Young:*** More likely to be aged 39-59 (71% vs. 51%);
- ***Employed:*** Working full time (94% v. 74%);
- ***In-migrants:*** Lived in Hawai'i for more than 20 years but not lifetime (40% v. 20%)
- ***Wealthier:*** 2014 household income greater than $100,000 (47% v. 23%); and
- ***Spend less on commuting***: Lower transportation cost estimates of under $75 per month (65% v. 21%)[101]

Householders who wanted multi-family units closer to rail stations fell into two categories: younger, lower income households looking for more affordable rentals; and older, higher income homeowners looking to buy or rent a higher price unit.

Table 55. Characteristics of Households that want to Live Near a Rail Station on Oahu, 2016

Characteristics	**Buy** Multi-Family Unit near Rail	**Rent** Multi-Family Unit Near Rail
Own Current Home Already paid for	74% 31%	14% 11%
Currently live in a single-family house	63%	37%
HH Income > than $75,000	67%	41%
HH Income < $50,000	3%	46%
Under age 35	22%	39%
Single	41%	29%
Fulltime Employment	81%	63%
Live in State < 5 years	14%	49%
Uses public transportation to commute	19%	51%

There was no doubt that, regardless of whether they wanted to buy or rent, this group wanted to be within walking distance of a rail station. Eighty-eight percent of households that wanted to buy a multi-family unit close to a rail station consider it "extremely or somewhat important" to buy a unit within walking distance of the station. Likewise, of those households that wanted to rent a unit, 92 percent considered it "extremely or somewhat important" to rent an apartment within walking distance of a rail station.

Based on the differences in characteristics it is not surprising that buyers were looking for larger units and they were willing to pay more per month compared with renters. Buyers of multi-family units near a rail station were looking for a two- to three-bedroom unit (94%) with two bathrooms (93%) and said they were able to pay $2000 or more a month for housing costs (60%). Potential renters preferred a one- to two-bedroom unit (84%) with one- to one-and-a-half bathrooms (72%). Potential renters were looking to pay monthly rent of less than $500 (37%), $500 to $1,100 (19%), or over $2000 per month (13%).

[101] Estimated transportation costs provided by respondents in the survey seem low compared with cost estimates from the H&T index that includes "Auto Ownership plus Auto Usage plus Public Transportation Usage." It seems more likely that respondents provide an estimate of costs related to auto usage or public transportation rather than the added cost of auto ownership.

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2. Households Wishing to Live Close to Bus Stops (Maui Island and Kaua‘i County)

On Maui Island, 33 percent of potential movers “want to move to a place that is closer to bus stops.” Overall, this group looked very similar to potential Maui movers overall. The major differences in demographics were that this group had greater likelihood to be younger, have lower household incomes, and to be current renters. Those desiring a unit closer to bus stops are more likely to be

- ***Young:*** Under 34 years of age (31% v. 26%);
- **Single:** and never married (35% v. 24%);
- **In-migrants:** Lived in Hawai‘i between six to 20 years (43% v. 31%);
- ***Renters:*** Currently renting (74% v. 59%);
- ***Lower Income:*** 2014 household income level less than $30,000 (32% %).

Households that wanted to move closer to a bus stop were significantly more likely to want to rent their next home (60%). Fifty-four percent of non-bus stop movers would like to buy their next home. Not surprising, given the demographics, closer to bus stop movers were more likely to want a multi-family dwelling (33% v. 19%) with one bedroom and one bath. Likewise, bus stop renters are more likely to say they will be able to afford less than $1,400 per month in housing costs.

When asked why they wanted to move closer to a bus stop, 55 percent wanted to move closer to the workplace of a household member. Only 24 percent of those who preferred not to move closer to a bus stop mentioned a desire to move closer to the workplace of a household member.

On Kaua‘i, 29 percent of all potential movers “want to move to a place closer to bus stops.” As on Maui, Kaua‘i householders who wanted to move closer to a bus stop were much like potential Kaua‘i movers overall. Unlike Maui, Kaua‘i closer-to-bus-stop movers were likely to be older (37% over age 60 v. 25% on Maui), unemployed (42% v. 23%) or employed part-time (42% v. 28%), and not commuting to work more than a mile more than four days a week (46% v. 37%).

Kaua‘i closer-to-bus-stop-movers, compared with Kaua‘i movers not seeking units closer to bus stops, were also more likely to be:

- ***Older:*** 60 years of age or older (37% v. 28%);
- ***Unemployed:*** Not employed outside the home (42% v. 27%);
- ***Part-time workers:*** Employed part-time (36% v. 27%);
- ***Current renters;*** (63% v. 59%); and
- ***SFD owners:*** Currently owners of a single family dwelling (79% v. 69%).

When considering their next home, householders who wanted to move closer to a bus stop preferred to rent (53%) compared to 36 percent of movers not concerned about their proximity to bus stops. They were also more likely to prefer a multi-family dwelling (36% v. 14%) that had one-to two-bedrooms (69% v. 49%) and one bathroom (63% v. 45%), for which they would be able to pay less than $1,300 in shelter costs per month (71% v. 43%).

Only nine percent of Kaua‘i potential movers used public transportation to commute three or more times a week. Closer-to-bus-stop movers were slightly more likely to commute (14%) compared with compared to 7 percent of those who did not want to move closer to a bus stop. Fifty-six percent of closer-to-bus-stop movers intend to move closer to the workplace of a household member compared with 29 percent of movers not looking to be closer to bus stops.

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V. PUBLIC SECTOR HOUSING RESOURCES

HHPS has always assembled data on housing of all types and across all price levels. At the same time, the data have been most frequently and successfully applied to public sector housing issues. In part, that is because HHPS has been largely funded by the public sector and HHPS reports are published by government agencies. More important, the study has always found that housing need is greatest at the lower end of the market. Supply, demand and needed units estimates show that housing shortages are more prominent among lower income families seeking lower priced units. It seems appropriate then that HHPS ends up supporting planning efforts for public sector housing.

A. HOUSING FUNDING PATTERNS

One way of looking at housing planning efforts in Hawai‘i is to consider how we spend our housing dollars. In the public sector, funding comes largely from two sources: federal and state government.

1. Federal Allocations

Before 2010, federal allocations for housing in Hawai‘i amounted to about $133 million per year (HHPS, 2011). Allocations were high in 2000 and 2001, and then leveled off at about $70 million a year during the middle of the decade. With added funds from the American Recovery and Reinvestment Act of 2009, HUD spending rose to over $200 million a year in 2008 and 2009 and settled back to $161.3 million in 2010. Between 2012 and 2015, expenditures grew substantially to a level of $225.6 million in 2015.

A breakdown of Federal expenditures in Hawai‘i by program and county is shown in Table 56. We have included allocations from HUD and from the U.S. Department of Agriculture (USDA) Rural Development Program. Those are two major sources of funding for housing development and maintenance in the States. The allocations are shown for 2015.

Total HUD allocations for 2015 amounted to about $459.6 million and that figure was up about 8 percent since 2014. The largest part of the increase was due to a substantial increase in the HUD Mortgage Insurance program. The total for 2015 was about $233.9 million, more than 50 percent of HUD allocations for the year. Mortgage insurance outlays represented the largest increase in federal funding. Funding for the other programs that support public housing development and maintenance were all similar to what they have been since 2011.

The two programs that can be used to produce or preserve housing units, CDBG and HOME funds, amounted to about $17.5 million. The level of funding has been relatively steady over the last few years. Two other programs used for housing production, Section 202 Supporting Housing for Elderly and Section 811, Supportive Housing for Special Needs were not funded.

The USDA Rural Development funds allocated in 2015 amounted to $155.5 million. That was up 26 percent from 2014 and almost 85 percent since 2010. Direct Program allocations were up 40 percent and Guaranteed Program allocations were up 30 percent.

2. State Allocations

Nationally, most housing funds spent by local government have been federal money. States generally do not contribute large sums to housing development. In Hawai‘i, State allocations to housing have been substantial throughout the last decade (Table 57).

Between 2000 and 2011, the total State allocation to housing amounted to about $271.5 million or $25 million per year (HHPS 2011, Table 57). The allocation pattern reflected changes in State revenues from year to year.

The prosperity of the first two years of the last decade produced large allocations to housing. The post 9/11 economy saw cutbacks and the housing boom years brought larger legislative allocations to housing and homelessness. The Great Recession 2008-2009 brought back lower allocations.

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Legislative allocations were of two types. First, the State issued general obligation bonds to fund specific projects. They were usually associated with Capital Improvement Project (CIP) appropriations for public housing and revolving funds, which finance housing development. These revolving funds were also the targets of withdrawal of allocations in years when the economy was weaker. In addition, the State appropriated General Funds to support homeless shelters and homeless services, as well as public housing renovations and rent subsidies.

Table 56. Federal Housing Expenditures in Hawai'i, 2015 *

Funding Type	Total	Receiving Agency				
	Hawai'i	State Agency	Honolulu	Hawai'i	Maui	Kauai
HUD Funding Total	$ 459,550,897	$ 69,853,543	$ 241,322,807	$ 50,522,415	$ 72,313,751	$ 25,538,381
HUD Funding Subtotal	225,588,297	69,853,543	96,513,106	24,314,406	26,569,700	8,337,542
CDBG	12,205,032	-	7,285,838	2,491,306	1,731,191	696,697
HOME	5,313,503	3,023,348	2,290,155	-	-	-
HOPWA (Incl. Competitive grants)	647,808	208,047	439,761	-	-	-
Emergency Solutions	1,095,307	439,415	655,892	-	-	-
Continuum of Care Homeless Asst.	11,366,445	2,100,869	9,265,576	-	-	-
PIH Programs: Section 8 Vouchers	108,365,846	26,061,912	45,679,847	16,010,021	15,019,076	5,594,990
Section 8 Vouchers- Admin. fee	9,418,349	2,257,521	3,569,053	1,540,479	1,408,005	643,291
Public Housing Operating Subsidy	25,982,721	25,982,721	-	-	-	-
Public Housing Capital Funds	9,184,654	9,184,654	-	-	-	-
Project-based Section 8	34,790,688	-	24,744,336	3,511,368	5,348,460	1,186,524
Other	7,217,944	595,056	2,582,648	761,232	3,062,968	216,040
Mortgage Insurance Subtotal	233,962,600	-	144,809,701	26,208,009	45,744,051	17,200,839
USDA Rural Development Funds	155,544,466	155,544,466	-	-	-	-
GRAND TOTAL	615,095,363	225,398,009	241,322,807	50,522,415	72,313,751	25,538,381

Source: HUD Honolulu Field Office; SFH State Director Summary Reports, 2010 through 2015. Note: HUD expenditures are all listed as fiscal year 2016, although certain funds, including the Continuum of Care and Fair Housing funds are subject to a one-year lag.

Table 57: State Legislative Funding for Homeless and Affordable Housing, 2010 to 2017

	Rental Housing Services	Rental Assistance Services	Homeless Services	HPHA Administration	TOTAL
2010	$ 42,047,724	$ 26,918,657	$ 19,892,074	$ 37,407,890	$ 126,266,345
2011	$ 41,225,482	$ 26,715,174	$ 15,303,607	$ 36,574,479	$ 119,818,742
2012	$ 44,655,887	$ 26,934,715	$ 16,894,932	$ 37,328,008	$ 125,813,542
2013	$ 43,834,159	$ 26,934,715	$ 16,894,932	$ 37,328,008	$ 124,991,814
2014	$ 45,852,118	$ 26,936,542	$ 19,617,847	$ 37,784,669	$ 130,191,176
2015	$ 87,111,404	$ 27,098,010	$ 20,782,667	$ 41,679,097	$ 176,671,178
2016	$ 91,748,311	$ 27,350,584	$ 20,284,312	$ 42,850,598	$ 182,233,805
2017	$ 92,048,331	$ 26,744,109	$ 30,790,151	$ 43,013,178	$ 192,595,769

Source: Budget, House and Senate approved allocations, 2016.

After 2011, State allocations to housing continued to increase at a very low rate through 2014. Those first four years of the economic recovery saw prices begin to rise and rent stay relatively stable. The housing stock, as we have noted, did not increase.

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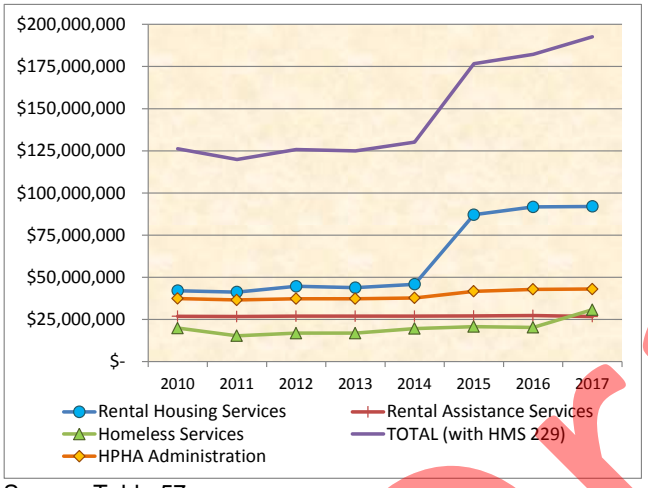
In response, State legislators started to increase funding for housing programs in 2015. The increases continued through 2016 and are forecast to rise again in 2017.

State funding has reached about half the level of federal funding for housing. Perhaps more important, programs reporting the greatest funding increases are those that support rental housing development. Figure 19 presents a graphic view of the changes in State funding for housing in the last decade.

Figure 16. State Allocations for Housing, 2010-2017



Source: Table 57

Funding support from federal and state agencies is used is for a broad range of housing activities. A relatively small part of federal funding can be used to increase the housing stock.

Recapping, HUD funding under the CDBG and HOME programs can be used to produce or preserve units, for acquisition, or provide infrastructure. Those funds amount to about 3 percent of total HUD funding in 2015 and have been steady over the past five years. USDA Rural Development funds are often used to develop infrastructure; to fund a project-based rent subsidy; or to provide direct loans and loan guarantees to develop projects. While the level of funding has been high and growing in recent years, it is difficult to estimate how many housing units may have been produced.

State funding for housing has been lower than federal funding, but it has increased by a larger amount in the past few years. A substantial part of the increase shown earlier was appropriated to refurbish federal and state public housing units. That did not increase the housing supply.

The State legislature has been generous with CIP appropriations for the Rental Housing Revolving Fund (RHRF), which provides equity gap financing[102] to support rental housing development or preservation. As of June 2016, equity gap financing from the RHRF assisted in construction or preservation of over 4,300 units.

There would be very few affordable housing units produced today without the full list of federal- and state-funded resources available in Hawai'i. It is not unusual for a rental project to be financed by tapping several funding sources including LIHTC, HOME (or CDBG), and RHRF. Few, if any, such projects could be produced without the combination of federal, state, and private financing.

The increases in both federal and state funding are especially important because the costs of producing affordable housing are increasing. Construction costs have been rising and pushing funding gaps up with them.

In sum, federal and state funding have been rising. A substantial proportion of those federal funds are not applied to producing new units, either because they are specifically intended for other purposes, such as mortgage insurance or operating subsidies. State funds have been especially useful in providing gap funding for affordable rental projects. We can expect a greater need for these funds if housing production is to be increased.

B. GOVERNMENT-ASSISTED HOUSING

While we cannot generate an itemized list of units produced by each of the federal and state funding programs, we know that all of the publicly assisted units developed in the past used federal and state funding sources discussed above, government development tools, or were required of private developers for

[102] Equity gap funding is intended to cover the difference between project costs and available sources of construction and permanent financing for affordable rental or mixed-use projects.

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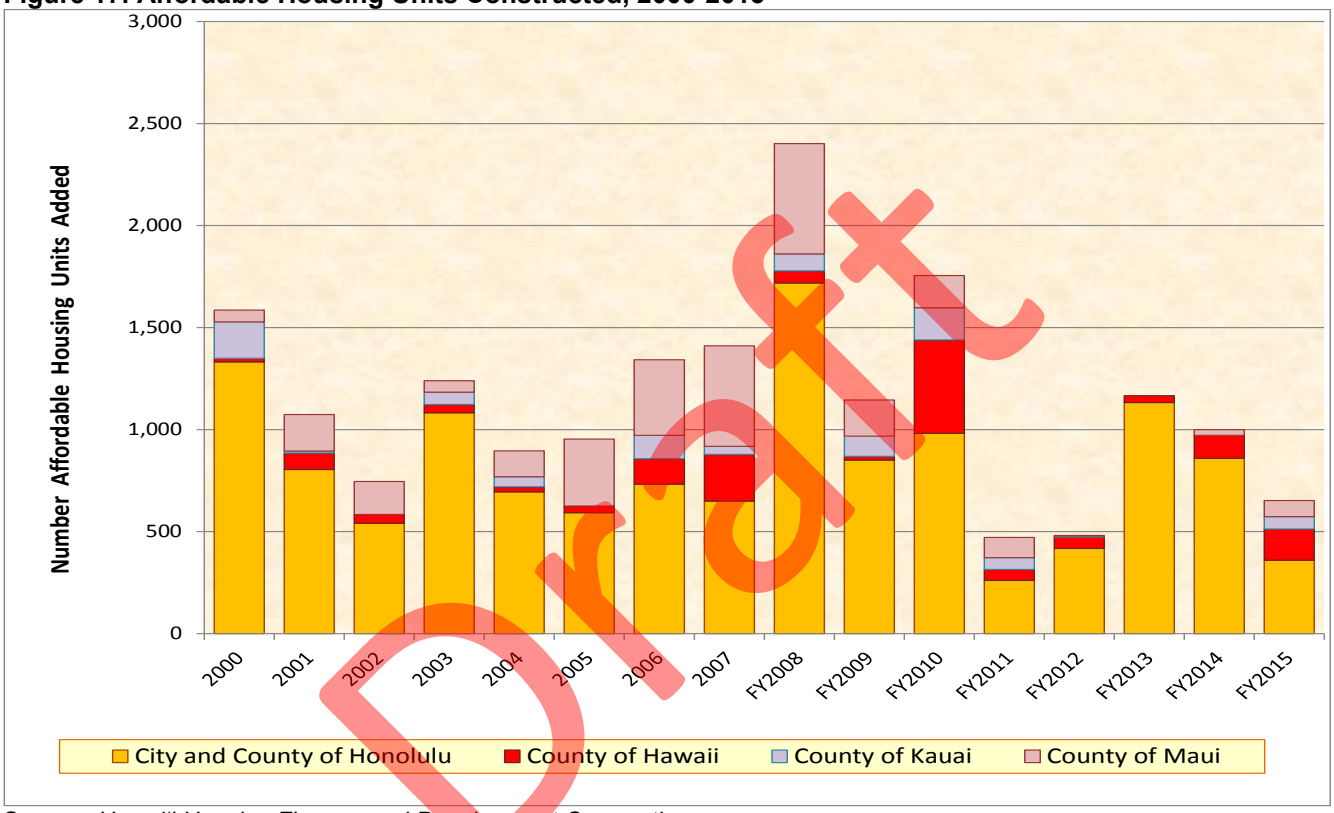
land use and zoning entitlements (e.g., unilateral agreements). The list of housing units produced with the assistance of federal, state, and county resources is maintained by the Hawai‘i Housing Finance and Development Corporation and has been updated for 2016. The list includes units in housing projects developed with any federal, state, or county resources in years prior to 2015. Government assisted units included those the government financed, developed or required through the State Land Use commission, county development plans, or zoning. Both added units and preserved units are included in this total.

Figure 19 presents a graphic representation of the units produced in each of Hawai‘i’s four counties by year in which the units were completed.

Figure 17. Affordable Housing Units Constructed, 2000-2015



Source. Hawai‘i Housing Finance and Development Corporation.

Between 2000 and 2010 there were 14,548 government-assisted affordable housing units constructed or preserved (through acquisition or rehabilitation) in the State of Hawai‘i. That was just over 1,300 units per year. Between 2011 and 2015 (inclusive), State and county housing agencies added or preserved 3,812 new government assisted units or about 763 per year.

The pattern of government-assisted housing construction seems to lag private sector production by two or three years. The largest number of units (fewer than 2,500 units) was assisted by government in 2008. Production fell sharply in 2009 and then rebounded again in 2010, which housing directors feel was the result of ARRA funds made available for shovel-ready projects. For the next two years, production was the lowest of the decade, with less than 500 units per year. Government-assisted units rose to over 1,000 units per year in 2013 and 2014.

Table 58 shows some additional data on government-assisted units produced in the last 15 years. Affordable units produced using government funding, were mostly multi-family and rental units. In Honolulu, 89 percent of government-assisted units were rentals. In the first decade, the single exception to the pattern was Maui County. Most of Maui’s affordable

government assisted units were multi-family units (66%) intended for sale (75%).

Average annual production fell by about 42 percent after 2010 (1,300 units per year dropped to 763 units per year). Decreases were greater than average for Maui and Kaua‘i Counties (-54% and -82%, respectively), but production fell in all four counties.

Table 58. Types of Units Constructed, 2000-2015

	Government-Assisted Units Added, 2000-2010			Government-Assisted Units Added, 2011-2015		
	Total	Percent Multi-family	Percent for Rent	Total	Percent Multi-family	Percent for Rent
State	14,548	82	76	3,814	65	45
Honolulu	9,977	96	89	3,029	66	47
Hawai‘i	1,131	69	76	408	56	38
Kaua‘i	792	91	85	164	94	94
Maui	2,648	34	25	213	95	49

Source. Hawai‘i Housing Finance and Development Corporation. Note: Data for 2000 through 2011 were update for this report adding more than 4,500 units to the list.

The types of units produced also changed since 2010. Maui County moved toward the norm, producing many more multi-family units for rent. Honolulu and Hawai‘i counties, on the other hand, produced more single-family units for ownership compared to the previous decade.

C. HOUSING PLANS, 2010-2015

As in all States, federal spending on housing production and assistance is distributed according to formal plans. This section looks at State and County strategies to housing issues given each of their resources and constraints.

Formal housing planning for federal funds is summarized in the Consolidated Plans submitted to HUD by Hawai`i's five housing coordinating agencies.[103] Appendix Tables E-2 and E-3 present a brief overview of the Consolidated Plans published in 2010.
The summary is an oversimplification of the work planned by Hawai`i's housing agencies during those five years. It provides a high-level overview of what was scheduled in 2010 and what was finally scheduled for 2015.

The Consolidated Plan describes the strategies that housing agencies in Hawai`i apply to manage housing issues that affect the low end of the housing market.[104] Very broadly considered, the plan involved three strategies applied to four target groups.

The three strategies were construction, financial assistance to renters and homeowners, and supportive services. Construction funds were intended to produce new or refurbished housing units. They were used for construction financing, planning and design work, new construction, property management, funding and supporting rehabilitation, and refurbishing existing units.
Financial assistance included transfer payments and other services intended to increase or sustain ownership or rental stability among low-income households. Supportive services provided a range of services that are generally needed by occupants, especially those with special needs.

[103] The full set of HUD documents designed to develop and monitor housing planning includes the Consolidated Plan, annual reports to update the Consolidated Plan, the CAPER to evaluate progress toward objectives.

[104] Note that Consolidated Plans include other housing plan elements such as eliminating impediments to Fair Housing. Here we deal only with the direct housing issues.

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The four target groups are homeowners or prospective homeowners, low-income renters, special needs groups, and persons who are homeless or at risk of homelessness. All four of these groups and their housing needs have been covered in previous sections of this report.

State and county Consolidated Plans describe how Federal funds are to be allocated to the achievement of planning objectives summarized in Appendix Tables E-1 and E-2.

Table 59. Types of Units Constructed and Assisted – 5-Year Plan Goal, 2015-2019

Counties	Objective	Build or Rehab		Financial Assistance		Other Assistance	
		owner	rental	owner	rental	owner	rental
		units	*units*	*households*	*persons*	*persons*	*households*
Hawaii, Kauai, Maui	Homeowner	63		1			
	Low-Income Rental		12	100			
	Special Needs		61	75		5,500	
	Homeless			275	150	10,780	400
Honolulu	Homeowner			100			
	Low-Income Rental		400			50	
	Special Needs					150	
	Homeless		255		30	3,750	250
State	Homeowner	63	-	101			
	Low-Income Rental		12	100		50	
	Special Needs		61	75		5,550	
	Homeless		-	275	180	14,530	
Total		63	73	551	180	20,130	-

Hawai'i Housing Finance and Development Corporation (HHFDC) *Affordable Housing Units FY 2011-15*, July 25, 2016.

Table 60. Types of Units Constructed and assisted, 2015 Annual Plan Goal

Counties	Objective	Build or Rehab		Financial Assistance		Other Assistance	
		owner	rental	owner	rental	owner	rental
		units	*units*	*households*	*persons*	*persons*	*households*
Hawaii, Kauai, Maui	Homeowner	14		1			
	Low-Income Rental		10	20			
	Special Needs		36	15		1,136	
	Homeless		32		610	2,265	78
Honolulu	Homeowner			27			
	Low-Income Rental		52		1,830	185	
	Special Needs			155			
	Homeless			50		2,348	
State	Homeowner	14		28			
	Low-Income Rental		62	20	1,830	185	
	Special Needs		36	170		1,136	
	Homeless		32	50	610	4,613	78
	Total	14	130	268	2,440	5,934	78

Hawai'i Housing Finance and Development Corporation (HHFDC) *Affordable Housing Units FY 2011-15*, July 25, 2016.

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In 2010, the Consolidated Plans show that heaviest use of federal funds would be aimed at services associated with housing programs. Some 20,000 individuals were to receive services between 2010 and 2015. About 731 households would receive financial assistance in obtaining and maintaining their housing units. Finally, the plan called for construction or rehabilitation of 136 housing units, about 54 percent of which would be rental units.

The target for supportive services was adjusted to 5,934 persons served. Financial services would benefit 2,708 households, an increase of 270 percent over the initial five-year plan. The number of units planned to be constructed or refurbished went from 136 to 144, and increase of about six percent. Relevant to this study, the new units would be 90 percent rental units.

The Consolidated Plans demonstrate how federal government resources were used to plan for and provide housing and housing programs in the public sector. Most funding was used to pay for financial assistance and ancillary services rather than housing construction. Financial assistance was used to place and sustain families in affordable housing. Relatively few new units were constructed or refurbished in a given year, and the large majority of those were rental units.

The plans for 2010 through 2015 were not unlike those of the previous five-year plan. Federal funds are used primarily to facilitate housing assistance programs, both financial and service-related. A small part of federal funding, recently augmented with increased state allocations, are used to build units.

D. IMPLICATIONS FOR PLANNING

As noted throughout the report, Hawai‘i’s housing market is unique in many ways. We were ranked in the top five states for prices, rents, homelessness, and vacant and unavailable units. Our housing market is complicated; it changes frequently and it is anything but normal. Its extremes make housing planning difficult and its uniqueness makes it hard to borrow policies developed in other places.

1. Housing Realities

Our housing prices are high because:[105]

- geography provides little room for housing
- we have great amenities[106] and spend the most money telling people about them
- we have the second highest cost of living in the nation
- we have the second or third highest construction costs in the nation
- we have the most highly regulated housing market in the nation.

As a result, Hawai‘i also has the lowest rate of homeownership in the country, some of the highest crowding rates, and the highest rate of homelessness among the 50 states.

Over the years, we have reacted with housing policy that has led us to make heavy use of multi-family units and leasehold residential properties. The Census tells us we have unusually high rates of both. Our housing stock is not, however, of poor quality. The units are getting older, but not necessarily run down. By comparison to the rest of the country, the average unit age is low and the percentage of non-standard or mobile housing units is extremely low. HHPS has been reporting for years that the most troublesome feature of Hawai‘i’s housing stock is a lack of units suited to the needs of low-income households. From their point of view, the quality of our housing stock may be too high.

[105] The rich literature on this subject has recently been expertly summarized by Sumner LaCroix. See LaCroix, Sumner. *New perspectives on land and housing markets in Hawai*‘i, UHERO Research Reports, January 27, 2016. LaCroix makes the case that Hawai‘i’s high housing prices are not a recent phenomenon but have been high since the fifties.

[106] Weather, scenery, friendly people, cultural richness, slow-paced living, etc.

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Hawai‘i does not have high poverty rates.[107] Our household income is relatively high and so is our average household size. In 2015, Hawai‘i’s inflation-adjusted median household income was $73,486, third highest in the nation.[108] Our average wages are also relatively high. Hawai‘i’s average wage in 2010 was $43,740 compared with the national average at $41,250. Our wages were 17th highest in the nation. In 2014, the average wage in Hawai‘i rose to just over $47,000, while the national average pulled ahead to about $48,000. In 2015, median earning per employed adult was 14th highest in the nation at $34,730.[109] However, when we look at purchasing power (cost-of-living adjusted median household income) we find that the 2015 CPS median household income for Hawai‘i ($64,514) is reduced to $45,200, the second lowest in the nation after New York State.[110] The percentage difference (30% the amount by which median income was reduced) was the highest in the nation.

Thus, our relatively high average household income is not so much the problem as is our cost of living. Cost of living, of course, is a function of the same variables as affect the cost of housing – geography, external demand, amenities, etc. Housing is only the most salient indicator of a high cost economy.[111] Green and Shaheen even suggest that we move from the study of income and wages and investigate the underlying causes of high cost of living and housing – wealth and income inequality.[112]

[107] ACS 2014 shows that 11 percent of Hawai‘i Households had income below the poverty level. In 2009, Hawai‘i had the 43rd highest poverty rate among the states and District of Columbia.

[108] Behind the District of Columbia and Maryland. ACS, 2015, Table B19013, 1-year estimates.

[109] ACS, 2015, Table 20002, 1 year estimates.

[109] ACS, 2015, Table 20002, 1 year estimates.

[110] Median household purchasing power for the 50 states and DC , DSORT, Advisor Perspective, October 17, 2016.

[111] Gyourko, Joseph, and Raven E. Saks. 2006. "Urban growth and housing supply." *Journal of Economic Geography* 6.1 (2006): 71-89.

[112] Green, Brian, and Faiza Shaheen (2014). Economic inequality and house prices in the UK, NEF working paper. The New Economic Foundation, 2014.

In Hawai‘i, the gap between the very poor and the very rich is also not high. The Gini coefficient measures that gap.[113] Gini scores are now published regularly by the Census Bureau. Hawai‘i’s Gini score in 2014 was .43, the same as it was in 2010. Differences across the counties were negligible. The national Gini score was .45.

HHPS 2016 findings show that housing demand and supply continue to change in response to market forces, but always show the same characteristics that make us one of the more difficult housing markets in the nation.

2. Housing Strategies

Housing planners in Hawai‘i have always worked toward developing strategies that are relevant to housing market realities. Many direct approaches to the causes of our high housing prices, however, are not easy to manipulate. There is little we can do about the geographic realities that limit our capacity to produce housing.

There is also not much we can do to hold back the external demand created by Hawai‘i’s amenities. We live in one of the most pleasant places on the globe. It has always drawn migrants seeking a better life and will likely continue to do so. At the same time, this study suggests that increasing use of Hawai‘i’s residential housing stock for second homes and short-term visitor rentals may be a significant new problem for our housing market.

Approaches to high construction costs range from seeking lower-priced vendors to obtaining variances from design requirements (without sacrificing health and safety) utilizing Chapter 201H, HRS. The literature suggests, however, that construction costs are a minor part of the equation. The difference between Hawai‘i’s average construction costs and those of other states is not as large as the difference in average housing prices.

[113] Recent suggestions for alternatives to the Gini score as the best measure of income inequality may be relevant to this discussion.

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Reducing the impact of Hawai‘i’s regulatory environment has been discussed by planners and regulators for at least the last two decades. Suggested strategies have included streamlining the rules, eliminating duplication, setting up one-stop permitting and review systems, fast-tracking affordable projects, and many others.

The City and County of Honolulu’s most recent effort in this direction was to reduce and streamline barriers to regulations. Their introduction of permits for accessory dwelling units (ADU) along with Kaua‘i County’s support for its own version of ADU enablement go beyond merely streamlining existing regulations and actually reduce regulations in support of affordable housing construction.

Most experts point to regulation as the chief driver of supply inelasticity and high housing prices in the U.S.[114] Some jump to the conclusion that reducing regulations will result in lower prices. Some follow with the caution that changing a highly regulated housing environment may require more time and more political will than are available. Others[115] doubt *laissez-faire* planning can solve the problem because there is more than one barrier to supply elasticity. Reducing regulation alone will not bring the market to equilibrium.

a. Building Affordable Housing

Hawai‘i planners will continue to make the most effective use of federal and state funding to support housing production and provide housing assistance for people in need. Recent history suggests we may want to review which types of units are most important to us, and how we can produce those types.

We can continue to apply current inclusionary housing regulations to build permanently affordable housing stock.[116] We can use this route when private sector development is strong in response to high demand and rising incomes.

Hawai‘i has always had a relatively cordial and effective relationship with military officials stationed here. It will be useful to maintain communications in order to negotiate for additional housing unit construction, slower growth for BAH levels, and other policy changes that may affect off-base housing of military personnel. That will be particularly important should military forces be reduced significantly in the future.

b. Refurbishing

Remaining public housing units in need of repair or upgrading attest to the ready availability of units for Hawai‘i and for lower-income residents. These and other government-assisted, qualified units are low-hanging fruit, and represent opportunities to expand our sustainable affordable housing stock.

We have seen an increase in housing units the U.S. Census calls “vacant for other reasons”. Their growing number includes homes held off the market because they need refurbishing. Developing programs to assist property owners with this process can bring these units back into the housing stock at a cost that is lower than building new units.

c. Efficient Use of Existing Stock

We might also devote greater attention to more efficient use of current housing stock by developing solutions other than building government-assisted housing units.

For example, the need for permanent supportive housing is reflected in the need to house high-acuity homeless and to increase the number of

[114] Glaeser, Edward L., Joseph Gyourko and Raven E. Saks. 2005. Why have housing prices gone up? *American Economic Review*, Vol. 95, No. 2, pp. 328-330. See also Ihlanfeldt, Keith R. 2009. Does comprehensive land-use planning improve cities? *Land Economics*, Vol. 85, No. 1, pp. 74.86, 2009.

[115] Sharam, Andrea, Lyndall Bryant, and Thomas Alves. 2015. De-risking development of medium density housing to improve housing affordability and boost supply. *Australian Planner* Vol. 52, no. 3 (2015): 210-218.

[116] Jacobus, Rick. *Inclusionary housing: Creating and maintaining equitable communities*, Policy Focus Report PF044, Lincoln Institute of Land Policy, 2015.

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units available to house persons with serious physical and mental disabilities (special needs). This turns our attention to housing units in the group quarters inventory, a sector of the housing stock that sometimes gets less attention.

The study of homeless households and how they flow through the homeless services system in Hawai‘i suggests that existing households will be needed to serve as the permanent housing units called for by Housing First policy. Homeless programs are already placing homeless people in affordable units and finding them places in the homes of family and friends. It is only a step further to consider housing people in existing, unrelated households.

The concept of capturing under-utilized housing units has arrived. We have seen the Mayor of Vancouver, British Columbia call for a special tax on vacant and under-utilized housing units in his city.[117] Along with such tax policies, it may also be useful to consider positive incentives to motivate owners to put units back on the market.

d. Taxes and Incentives

Dealing with underutilized housing is only one place in which incentives came up in this study. The literature and our informants suggested, for instance, that incentives be applied to encourage businesses, especially the visitor industry, to provide housing for their work force. We have also seen the Hawai‘i State Legislature develop a bill to provide incentives for property owners to accept Section 8 vouchers.

Another suggestion was that incentives might be used to motivate property owners and managers with units near military bases to rent to civilian households rather than military families.

Finally, Hawai‘i’s U.S. Senator Brian Schatz recently joined several Senate colleagues in asking that controls be applied to Airbnb to limit their activities in Hawai‘i. The problem, as the Senator sees it, is that units used for short-term vacation rentals have been shown to include many residential housing units. Those units, formerly available to Hawai‘i renters, have been removed from the housing stock. In a housing market where affordable housing is already in short supply, removing large numbers of housing units from the stock can be a serious problem.

Hawai‘i’s State Legislature passed a bill during the 2016 Session that would allow the State to use transient accommodations brokers (online booking agents) to collect taxes from Hawai‘i property owners who rent their home or other real estate to visitors on short-term contracts.[118] In July 2016, Governor David Ige vetoed the Bill citing two reasons for his action. First, the bill might shield non-compliant property owners from prosecution under existing county ordinances restricting the number or activities of short-term renters. Second, the Governor felt that the bill might encourage visitor rentals over local renters “at a time when affordable rental housing within our State is severely stressed and homelessness remains a critical statewide concern”.[119]

This issue is not unique to Hawai‘i. It does not affect only the high-priced markets in states whose representatives joined Senator Schatz in his endeavor. It also causes housing problems in large cities around the world, from Paris, France to Jackson Hole, Wyoming. It will be an important issue to follow for the next few years.

[117] The Mayor said, “Vancouver housing is first and foremost for homes, not a commodity to make money with” (Honolulu Star Advertiser, 2016). Vancouver has Canada’s highest home prices (1.2$US median) and a 0.6 percent rental vacancy rate.

[118] House Bill 1850.

[119] Statement of Objections to House Bill No. 1850, Governor David Ige to the members of the 28th Legislature, State if Hawai‘i, July 11, 2016.

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VI. APPENDIX

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APPENDIX A: HOUSING TRENDS

The tables presented in Appendix A, referred to in prior iterations of the HHPS as the "A Tables" or "Trend Tables", provide detailed demographic and housing related data for the State of Hawai'i and its counties. This data is taken from the Housing Demand Survey from each year. The fundamental components of the Housing Demand Survey were designed to ensure compatibility with previous versions. These tables allow for the evaluation of trends in the Hawai'i housing market across the past 25 years.

Table A-1. Characteristics of Housing Units, 1992, 1997, 2003, 2006, 2011 and 2016

County	Year	Total Households	Tenancy		Unit Size (Bedrooms)			
			Own	Rent	Studio or 1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Honolulu	1992	247,349	48%	52%	20%	32%	30%	19%
	1997	272,234	54%	46%	16%	27%	36%	21%
	2003	292,003	61%	39%	15%	25%	35%	25%
	2006	303,149	59%	41%	18%	25%	37%	20%
	2011	310,882	56%	44%	15%	21%	37%	26%
	2016	317,459	55%	45%	17%	26%	32%	25%
Maui	1992	34,266	61%	39%	14%	26%	46%	15%
	1997	39,252	65%	35%	12%	23%	46%	19%
	2003	43,687	61%	40%	13%	28%	42%	17%
	2006	49,484	60%	40%	15%	27%	43%	17%
	2011	54,132	54%	46%	17%	26%	37%	20%
	2016	55,059	57%	43%	16%	25%	38%	20%
Hawai`i	1992	39,789	68%	32%	7%	25%	53%	14%
	1997	46,271	72%	28%	8%	21%	54%	17%
	2003	54,644	70%	30%	12%	19%	50%	19%
	2006	61,213	69%	31%	11%	22%	49%	18%
	2011	67,096	67%	33%	13%	21%	47%	19%
	2016	66,989	66%	34%	12%	23%	46%	18%
Kaua`i	1992	16,981	60%	40%	12%	19%	53%	15%
	1997	18,817	67%	33%	8%	19%	57%	15%
	2003	20,460	66%	34%	11%	20%	53%	17%
	2006	21,971	66%	34%	10%	21%	51%	18%
	2011	23,201	59%	41%	12%	19%	51%	18%
	2016	23,369	63%	37%	13%	17%	50%	19%
State	1992	338,385	52%	48%	17%	30%	35%	18%
	1997	376,574	58%	42%	14%	25%	40%	20%
	2003	410,794	62%	38%	14%	24%	39%	23%
	2006	435,818	61%	39%	17%	24%	39%	20%
	2011	455,311	57%	43%	15%	22%	39%	24%
	2016	462,876	57%	43%	16%	25%	36%	23%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Table A-2. Household Income Data, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Total Households	Household Income						Median HH Income
			Less than $15,000	$15,000 to $24,999	$25,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more	
Honolulu	1992	247,349	N/A	24%	29%	12%	6%	7%	$36,974
	1997	272,234	9%	9%	28%	15%	9%	6%	$42,234
	2003	292,003	8%	10%	36%	18%	11%	17%	$47,917
	2006	303,149	13%	7%	26%	22%	12%		$58,385
	2011	310,882	12%	7%	25%	22%	9%	25%	$59,076
	2016	317,459	9%	6%	18%	21%	15%	31%	$73,859
Maui	1992	34,266	N/A	20%	36%	11%	2%	3%	$35,843
	1997	39,252	10%	8%	33%	15%	7%	6%	$38,908
	2003	43,687	9%	13%	34%	19%	14%	11%	$44,297
	2006	49,484	11%	8%	29%	20%	15%	17%	$49,795
	2011	54,132	12%	10%	27%	19%	11%	21%	$58,424
	2016	55,059	11%	8%	23%	21%	12%	25%	$59,799
Hawai‘i	1992	39,789	N/A	24%	39%	11%	3%	4%	$34,063
	1997	46,271	14%	14%	30%	12%	4%	4%	$31,831
	2003	54,644	14%	12%	39%	17%	9%	9%	$36,905
	2006	61,213	13%	10%	29%	22%	10%	16%	$51,920
	2011	67,096	18%	13%	25%	17%	10%	17%	$44,696
	2016	66,989	16%	11%	28%	17%	11%	18%	$44,876
Kaua‘i	1992	16,981	N/A	20%	36%	10%	5%	3%	$36,966
	1997	18,817	11%	13%	30%	15%	5%	3%	$34,891
	2003	20,460	13%	12%	37%	18%	9%	12%	$42,205
	2006	21,971	10%	10%	27%	23%	11%	19%	$53,116
	2011	23,201	13%	11%	25%	19%	9%	19%	$49,730
	2016	23,369	11%	10%	26%	21%	11%	21%	$58,869
State	1992	338,385	N/A	24%	31%	12%	5%	6%	$36,289
	1997	376,574	10%	10%	29%	15%	8%	6%	$39,883
	2003	410,794	10%	10%	36%	19%	10%	15%	$46,086
	2006	435,818	13%	7%	27%	21%	12%	20%	$58,393
	2011	455,311	13%	8%	26%	21%	10%	23%	$58,700
	2016	462,876	11%	7%	20%	21%	14%	28%	$72,868

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

Note. The number of total households for the Housing Demand survey represents an SMS estimate developed using ACS 2009 data prior to the release of Census 2010. The total households for each county differs by less than one percent from Census 2010 figures presented in Table 8.

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Table A-3. Households at HUD Income Guidelines by County, 1992, 1997, 2003, 2006, 2011 and 2016

County	Year	Total Households	HUD Household Income Guidelines					
			30% or less	Over 30% to 50%	Over 50% to 80%	Over 80% to 120%	Over 120% to 140%	Over 140%
Honolulu	1992	247,349	N/A[a]	20%	19%	23%	10%	27%
	1997	272,234	8%	15%	21%	30%	7%	20%
	2003	292,003	5%	19%	22%	22%	7%	25%
	2006	303,149	14%	10%	20%	22%	9%	24%
	2011	310,882	19%	16%	25%	12%	7%	21%
	2016	317,459	15%	11%	22%	16%	15%	22%
Maui	1992	34,266	N/A[a]	20%	19%	24%	9%	28%
	1997	39,252	7%	11%	27%	24%	10%	21%
	2003	43,687	10%	17%	28%	18%	7%	21%
	2006	49,484	13%	11%	19%	21%	7%	28%
	2011	54,132	20%	19%	22%	9%	5%	25%
	2016	55,059	16%	14%	19%	14%	12%	25%
Hawai‘i	1992	39,789	N/A[a]	20%	18%	24%	10%	29%
	1997	46,271	3%	19%	21%	23%	10%	24%
	2003	54,644	5%	14%	28%	22%	6%	25%
	2006	61,213	14%	11%	18%	20%	5%	31%
	2011	67,096	21%	16%	19%	13%	6%	24%
	2016	66,989	19%	12%	21%	10%	9%	28%
Kaua‘i	1992	16,981	N/A[a]	21%	18%	21%	9%	30%
	1997	18,817	9%	18%	27%	25%	9%	12%
	2003	20,460	6%	23%	27%	20%	7%	18%
	2006	21,971	12%	11%	18%	21%	10%	28%
	2011	23,201	19%	18%	23%	13%	6%	22%
	2016	23,369	19%	19%	20%	7%	11%	23%
State	1992	338,385	N/A[a]	20%	19%	22%	11%	28%
	1997	376,574	7%	15%	22%	28%	7%	20%
	2003	410,794	9%	15%	20%	22%	8%	24%
	2006	435,818	14%	11%	20%	22%	8%	26%
	2011	455,311	20%	17%	24%	12%	7%	22%
	2016	462,876	16%	12%	21%	14%	13%	23%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016
Note: [a] HUD household income guidelines of 30% or less was not available in the Housing Demand Survey 1992.

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Table A-4. Housing Unit Condition, Owned Units, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Total Households	Owner Occupied			
			Excellent condition	Satisfactory condition	Fair condition	Poor condition
Honolulu	1992	247,349	47%	43%	9%	2%
	1997	272,234	31%	47%	18%	4%
	2003	292,003	42%	46%	11%	1%
	2006	303,149	39%	46%	12%	3%
	2011	310,882	40%	45%	12%	4%
	2016	317,459	N/A	N/A	N/A	N/A
Maui	1992	34,266	52%	38%	10%	1%
	1997	39,252	35%	48%	15%	3%
	2003	43,687	45%	42%	10%	3%
	2006	49,484	44%	43%	11%	2%
	2011	54,132	49%	37%	11%	2%
	2016	55,095	N/A	N/A	N/A	N/A
Hawai`i	1992	39,789	52%	41%	6%	1%
	1997	46,271	42%	42%	13%	4%
	2003	54,644	46%	44%	9%	2%
	2006	61,213	44%	44%	11%	1%
	2011	67,096	48%	38%	11%	3%
	2016	66,989	N/A	N/A	N/A	N/A
Kaua`i	1992	16,981	49%	42%	7%	2%
	1997	18,817	42%	42%	13%	3%
	2003	20,460	48%	42%	9%	2%
	2006	21,971	44%	43%	11%	2%
	2011	23,201	44%	39%	15%	2%
	2016	23,369	N/A	N/A	N/A	N/A
State	1992	338,385	49%	42%	8%	2%
	1997	376,574	34%	46%	17%	4%
	2003	410,794	43%	45%	10%	2%
	2006	435,818	41%	45%	12%	3%
	2011	455,311	43%	42%	12%	3%
	2016	462,876	N/A	N/A	N/A	N/A

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note: This question was not asked in the Housing Demand Survey 2016

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Table A-5. Housing Unit Condition, Rented Units, 1992, 1997, 2003, 2006, 2011 and 2016

County	Year	Total Households	Renter Occupied			
			Excellent condition	Satisfactory condition	Fair condition	Poor condition
Honolulu	1992	247,349	23%	52%	20%	6%
	1997	272,234	21%	46%	27%	6%
	2003	292,003	22%	52%	22%	4%
	2006	303,149	24%	42%	25%	10%
	2011	310,882	31%	46%	19%	5%
	2016	317,459	N/A	N/A	N/A	N/A
Maui	1992	34,266	27%	43%	24%	6%
	1997	39,252	25%	48%	22%	5%
	2003	43,687	28%	47%	20%	6%
	2006	49,484	31%	40%	22%	7%
	2011	54,132	35%	43%	16%	6%
	2016	55,095	N/A	N/A	N/A	N/A
Hawai`i	1992	39,789	29%	46%	16%	9%
	1997	46,271	26%	45%	20%	10%
	2003	54,644	27%	46%	23%	5%
	2006	61,213	22%	48%	20%	10%
	2011	67,096	37%	42%	15%	7%
	2016	66,989	N/A	N/A	N/A	N/A
Kaua`i	1992	16,981	25%	55%	15%	5%
	1997	18,817	27%	44%	22%	7%
	2003	20,460	30%	47%	18%	5%
	2006	21,971	24%	46%	25%	6%
	2011	23,201	26%	42%	27%	5%
	2016	23,369	N/A	N/A	N/A	N/A
State	1992	338,385	24%	51%	20%	6%
	1997	376,574	22%	46%	26%	6%
	2003	410,794	24%	51%	21%	4%
	2006	435,818	24%	43%	24%	9%
	2011	455,311	32%	45%	19%	5%
	2016	462,876	N/A	N/A	N/A	N/A

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note: This question was not asked in the Housing Demand Survey 2016

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Table A-6. Average Monthly Housing Cost, 1992, 1997, 2003, 2006, 2011 and 2016

County	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	$821	$915	$832	$864	N/A
	1997	272,234	$1,430	$1,369	$1,335	$928	$923
	2003	292,003	$1,546	$1,650	$1,239	$1,014	$1,072
	2006	303,149	$1,142	$1,173	$1,029	$1,300	$1,393
	2011	310,882	$1,415	$1,393	$1,510	$1,502	$1,487
	2016	317,459	$2,140	$2,353	$1,753	$1,652	$1,688
Maui	1992	34,266	$776	$831	$719	$730	N/A
	1997	39,252	$1,210	$1,664	$789	$850	$1,138
	2003	43,687	$1,310	$1,346	$1,104	$979	$1,072
	2006	49,484	$1,461	$1,451	$1,458	$1,256	$1,253
	2011	54,132	$1,461	$1,468	$1,411	$1,280	$1,303
	2016	55,059	$2,045	$2,100	$1,729	$1,444	$1,429
Hawai‘i	1992	39,789	$651	$691	$579	$556	N/A
	1997	46,271	$954	$1,069	$840	$697	$644
	2003	54,644	$1,072	$1,078	$919	$859	$843
	2006	61,213	$1,057	$1,039	$1,407	$1,146	$1,152
	2011	67,096	$1,106	$1,102	$1,389	$1,121	$986
	2016	66,989	$1,357	$1,379	$1,106	$1,164	$1,153
Kaua‘i	1992	16,981	$726	$773	$612	$807	N/A
	1997	18,817	$1,151	$1,290	$881	$830	$860
	2003	20,460	$1,284	$1,306	$1,014	$983	$885
	2006	21,971	$1,165	$1,178	$974	$1,230	$1,271
	2011	23,201	$1,273	$1,254	$983	$1,311	$1,292
	2016	23,369	$1,824	$1,841	$1,682	$1,256	$1,354
State	1992	338,385	$800	$863	$813	$793	N/A
	1997	376,574	$1,319	$1,330	$1,286	$897	N/A
	2003	410,794	$1,433	$1,488	$1,213	$992	$1,037
	2006	435,818	$1,167	$1,183	$1,081	$1,274	$1,346
	2011	455,311	$1,355	$1,332	$1,495	$1,421	$1,398
	2016	462,876	$1,987	$2,081	$1,728	$1,554	$1,577

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Table A-7. Mortgage Payments by Years in Unit, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Total Households	Average Monthly Mortgage by Years in Unit			
			Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Honolulu	1992	247,349	$886	$879	$656	$564
	1997	272,234	$1,431	$1,668	$1,697	$1,241
	2003	292,003	$1,616	$1,729	$1,689	$1,414
	2006	303,149	$2,865	$1,865	$1,445	$824
	2011	310,882	$2,488	$2,255	$2,007	$1,088
	2016	317,459	$2,850	$2,378	$2,580	$1,905
Maui	1992	34,266	$824	$781	$755	$609
	1997	39,252	$1,497	$1,519	$1,339	$986
	2003	43,687	$1,972	$1,448	$1,436	$1,091
	2006	49,484	$2,245	$2,037	$1,565	$1,072
	2011	54,132	$1,671	$1,962	$1,720	$1,202
	2016	55,059	$2,516	$2,301	$2,134	$1,898
Hawai‘i	1992	39,789	$752	$707	$455	$314
	1997	46,271	$1,030	$1,168	$1,122	$730
	2003	54,644	$1,455	$1,143	$1,174	$953
	2006	61,213	$1,700	$1,662	$987	$725
	2011	67,096	$1,591	$1,531	$1,403	$792
	2016	66,989	$1,985	$1,325	$1,384	$1,316
Kaua‘i	1992	16,981	$888	$722	$559	$552
	1997	18,817	$1,448	$1,304	$1,167	$968
	2003	20,460	$1,673	$1,490	$1,373	$1,089
	2006	21,971	$2,666	$1,634	$1,442	$824
	2011	23,201	$2,285	$2,039	$1,587	$1,026
	2016	23,369	$2,518	$2,022	$2,221	$1,619
State	1992	338,385	$867	$853	$634	$553
	1997	376,574	$1,387	$1,548	$1,501	$1,135
	2003	410,794	$1,636	$1,559	$1,577	$1,299
	2006	435,818	$2,468	$1,837	$1,378	$835
	2011	455,311	$2,157	$2,013	$1,805	$1,049
	2016	462,876	$2,547	$2,186	$2,294	$1,798

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Table A-8. Household Composition, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Total Households	Household Type					
			Single member	Married, no children	Parent(s) & children	Unrelated roommates	Other[a]	Undetermined
Honolulu	1992	247,349	11.9%	24.4%	26.3%	1.7%	32.0%	3.7%
	1997	272,234	14.1%	25.6%	27.3%	4.2%	27.2%	1.6%
	2003	292,003	22.0%	28.9%	21.2%	3.2%	22.9%	1.8%
	2006	303,149	24.1%	21.8%	20.9%	3.3%	29.3%	0.5%
	2011	310,882	22.2%	19.6%	14.1%	5.0%	37.6%	1.4%
	2016	317,459	23.5%	20.2%	13.8%	5.5%	36.5%	0.1%
Maui	1992	34,266	12.6%	24.4%	32.9%	1.6%	25.9%	2.3%
	1997	39,252	14.1%	25.0%	27.9%	5.4%	24.8%	2.7%
	2003	43,687	21.9%	29.6%	25.4%	3.2%	17.6%	2.3%
	2006	49,484	21.5%	24.8%	24.0%	3.6%	25.8%	0.3%
	2011	54,132	24.7%	22.2%	12.8%	7.0%	30.7%	2.6%
	2016	55,059	23.9%	22.2%	13.9%	6.7%	32.4%	0.9%
Hawai‘i	1992	39,789	9.6%	27.2%	32.3%	0.6%	26.0%	4.3%
	1997	46,271	14.8%	27.0%	28.4%	3.5%	24.3%	2.1%
	2003	54,644	22.3%	30.6%	24.4%	3.2%	18.1%	1.4%
	2006	61,213	19.5%	25.6%	22.6%	2.6%	28.7%	1.0%
	2011	67,096	24.6%	25.0%	13.5%	6.5%	29.0%	1.4%
	2016	66,989	26.5%	26.3%	13.5%	5.9%	27.5%	0.3%
Kaua‘i	1992	16,981	12.7%	26.1%	31.0%	0.5%	26.3%	3.5%
	1997	18,817	13.2%	27.1%	30.0%	1.7%	25.4%	2.5%
	2003	20,460	20.9%	26.9%	26.8%	3.2%	20.5%	1.7%
	2006	21,971	19.8%	25.0%	23.3%	3.3%	28.2%	0.4%
	2011	23,201	22.5%	23.6%	14.8%	4.4%	32.5%	2.2%
	2016	23,369	22.9%	25.3%	15.3%	5.7%	30.3%	0.5%
State	1992	338,385	11.7%	24.9%	27.9%	1.5%	30.3%	3.6%
	1997	376,574	14.2%	25.8%	27.6%	4.1%	26.5%	1.9%
	2003	410,794	22.0%	29.1%	22.3%	3.2%	21.6%	1.8%
	2006	435,818	22.9%	22.8%	21.6%	3.2%	28.8%	0.6%
	2011	455,311	22.9%	21.0%	13.9%	5.5%	35.2%	1.6%
	2016	462,876	23.9%	21.6%	13.8%	5.7%	34.4%	0.2%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016
Note: [a]Other household types include a mixture of related and unrelated individuals.

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Table A-9. Household Crowding, 1992, 1997, 2003, 2006, 2011, and 2016

	Year	Total Households	Crowding Indicators		
			Crowded[a]	Doubled Up[b]	Crowded and/or Doubled Up[c]
Honolulu	1992	247,349	23.2%		32.0%
	1997	272,234	10.6%		27.2%
	2003	292,003	10.1%	10.0%	17.6%
	2006	303,149	8.1%	9.7%	15.2%
	2011	310,882	13.3%	13.8%	22.9%
	2016	317,459	11.4%	11.9%	21.0%
Maui	1992	34,266	26.8%		25.9%
	1997	39,252	10.4%		24.8%
	2003	43,687	11.0%	8.7%	17.3%
	2006	49,484	7.7%	9.6%	15.3%
	2011	54,132	10.7%	13.0%	19.2%
	2016	55,095	9.8%	14.1%	21.4%
Hawai‘i	1992	39,789	18.7%		26.0%
	1997	46,271	7.9%		24.3%
	2003	54,644	7.0%	9.3%	14.4%
	2006	61,213	6.9%	11.2%	15.9%
	2011	67,096	8.4%	11.3%	17.2%
	2016	66,989	7.4%	11.1%	16.0%
Kaua‘i	1992	16,981	17.4%		26.3%
	1997	18,817	9.1%		25.4%
	2003	20,460	6.0%	12.5%	16.1%
	2006	21,971	6.6%	11.9%	15.5%
	2011	23,201	10.5%	11.7%	18.1%
	2016	23,369	8.9%	11.5%	19.2%
State	1992	338,385	22.2%		30.3%
	1997	376,574	10.2%		26.5%
	2003	410,794	9.6%	10.0%	17.1%
	2006	435,818	7.8%	10.0%	15.3%
	2011	455,311	12.1%	13.2%	21.4%
	2016	462,876	10.5%	12.0%	20.2%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016.

[a] Based on more than 2 persons per bedroom.

[b] More than one family group in a single housing unit (See Glossary).

[c] Percent of households crowded, doubled up, or both. Before 2003, HHPS measured crowding and “crowded or doubled up”. After 2003, HHPS measured crowding and doubled up and the combination of both.

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Table A-9b. Household Crowding by Tenancy, State and Counties of Hawai'i, 2016

	Current Owners				Current Renters			
	Total Households	Crowded[a]	Doubled Up[b]	Crowded and/or Doubled Up[c]	Total Households	Crowded[a]	Doubled Up[b]	Crowded and/or Doubled Up[c]
Honolulu	174,285	5.0%	12.3%	16.5%	143,174	21.6%	10.7%	26.8%
Maui	31,439	4.5%	14.7%	18.0%	23,620	18.4%	13.5%	26.6%
Hawai`i	44,079	2.8%	8.5%	10.5%	22,910	18.3%	18.0%	29.7%
Kaua`i	14,652	5.5%	11.8%	16.6%	8,717	15.3%	11.9%	24.5%
State	264,302	4.6%	11.9%	15.7%	198,574	20.5%	11.9%	27.1%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016.

[a] Based on more than 2 persons per bedroom.

[b] More than one family group in a single housing unit (See Glossary).

[c] Percent of households crowded, doubled up, or both. Before 2003, HHPS measured crowding and "crowded or doubled up". After 2003, HHPS measured crowding and doubled up and the combination of both.

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Table A-10. Shelter-to-Income Ratios, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income				
			No Shelter Payment	Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%		14.1%	20.2%	10.0%
	1997	272,234	55.1%		18.9%	18.4%	7.5%
	2003R	292,003	16.4%	36.3%	17.9%	14.4%	15.0%
	2006R	303,149	19.2%	35.7%	10.9%	22.0%	12.2%
	2011R	310,882	14.6%	35.7%	10.1%	30.6%	9.0%
	2016	317,459	21.3%	37.1%	11.4%	24.4%	5.9%
Maui	1992	34,266	59.3%		18.1%	15.8%	6.7%
	1997	39,252	47.9%		16.0%	19.8%	16.4%
	2003R	43,687	12.0%	40.6%	17.5%	16.2%	13.6%
	2006R	49,484	16.0%	33.1%	14.4%	27.1%	9.4%
	2011R	54,132	16.2%	35.5%	12.0%	29.2%	7.1%
	2016	55,059	15.0%	35.2%	12.4%	31.4%	6.0%
Hawai‘i	1992	39,789	70.2%		12.4%	11.5%	5.9%
	1997	46,271	51.8%		18.1%	20.4%	9.7%
	2003R	54,644	17.9%	38.7%	16.5%	14.4%	12.5%
	2006R	61,213	15.9%	38.2%	10.9%	23.0%	12.1%
	2011R	67,096	19.4%	34.1%	12.0%	26.8%	7.7%
	2016	66,989	27.0%	37.2%	10.3%	19.3%	6.2%
Kaua‘i	1992	16,981	60.3%		17.7%	13.7%	8.1%
	1997	18,817	44.9%		18.7%	24.7%	11.7%
	2003R	20,460	17.3%	38.9%	14.8%	16.1%	12.9%
	2006R	21,971	18.8%	38.7%	10.8%	21.6%	10.0%
	2011R	23,201	18.6%	35.0%	12.2%	25.5%	8.6%
	2016	23,369	20.8%	36.8%	10.8%	26.3%	5.2%
State	1992	338,385	58.0%		14.5%	18.4%	9.1%
	1997	376,574	53.5%		18.5%	19.1%	8.9%
	2003R	410,794	16.1%	37.2%	17.5%	14.7%	14.4%
	2006R	435,818	18.4%	35.9%	11.3%	22.7%	11.8%
	2011R	455,311	15.7%	35.4%	10.7%	29.6%	8.6%
	2016	462,876	21.4%	36.8%	11.3%	24.6%	5.9%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016
Note. Under 30 percent includes households with no shelter payment for 1992 and 1997.

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Table A-11. Shelter-to-Income Ratios by Years in Unit, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Total Households	Percent with shelter-to-income ratio of 30% or more					
			by Years in Unit				by Tenancy	
			Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years	Rented or no cash	Owner occupied
Honolulu	1992	247,349	61.1%	43.7%	34.9%	12.7%	44.6%	23.0%
	1997	272,234	40.8%	43.2%	46.9%	35.1%	41.4%	39.2%
	2003	292,003	42.5%	49.6%	37.6%	24.9%	48.9%	28.0%
	2006	303,149	53.0%	43.1%	36.9%	22.1%	47.2%	22.7%
	2011	310,882	65.8%	55.7%	44.9%	25.9%	61.9%	24.5%
	2016	317,459	60.3%	48.8%	38.5%	21.7%	58.1%	23.2%
Maui	1992	34,266	47.3%	49.8%	30.6%	17.0%	43.8%	27.6%
	1997	39,252	41.4%	50.0%	47.3%	33.7%	38.6%	46.1%
	2003	43,687	52.2%	38.3%	26.5%	26.0%	40.5%	30.0%
	2006	49,484	66.3%	46.8%	44.8%	26.3%	54.6%	32.6%
	2011	54,132	60.2%	51.5%	40.6%	27.6%	52.7%	31.1%
	2016	55,059	65.5%	50.2%	48.4%	33.5%	66.3%	31.4%
Hawai‘i	1992	39,789	51.5%	35.8%	18.5%	6.7%	37.8%	17.2%
	1997	46,271	49.6%	52.5%	42.6%	30.8%	52.0%	37.0%
	2003	54,644	42.4%	41.7%	31.2%	26.8%	49.0%	27.8%
	2006	61,213	60.8%	43.7%	27.5%	20.3%	48.3%	27.1%
	2011	67,096	66.4%	48.7%	38.4%	23.0%	57.3%	28.1%
	2016	66,989	38.7%	39.7%	33.3%	21.3%	61.9%	17.7%
Kaua‘i	1992	16,981	46.3%	31.1%	18.5%	15.6%	36.9%	28.1%
	1997	18,817	61.2%	56.5%	41.4%	39.6%	53.4%	46.1%
	2003	20,460	43.2%	43.2%	31.4%	26.0%	44.4%	29.7%
	2006	21,971	51.6%	45.2%	37.1%	18.8%	47.7%	24.3%
	2011	23,201	65.8%	53.9%	42.9%	29.3%	56.0%	31.7%
	2016	23,369	64.5%	50.6%	39.7%	26.3%	58.9%	28.0%
State	1992	338,385	57.8%	43.3%	31.1%	12.6%	43.7%	23.0%
	1997	376,574	42.2%	45.6%	46.0%	34.7%	40.1%	40.1%
	2003	410,794	43.6%	46.2%	35.3%	25.3%	28.3%	28.3%
	2006	435,818	56.4%	43.8%	36.7%	22.1%	48.2%	24.6%
	2011	455,311	65.0%	53.9%	43.2%	25.8%	59.8%	26.3%
	2016	462,876	58.2%	47.8%	39.2%	23.2%	59.6%	23.5%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Table A-12. Intention to Move, 1992, 1997, 2003, 2006, 2011 and 2016

County	Year	Total Households	Intention to Move		Raw Demand-Total Will Move	When Household Will Move				
			Probably Will Not Move	Will Move to a New Unit		In 1 Year	In 2 Years	3 to 5 Years	More Than 5 Years	Not Sure When
Honolulu	1992	247,349	42.6%	57.4%	142,090	29.2%	21.5%	19.0%	10.2%	20.1%
	1997	272,234	44.8%	55.2%	150,194	23.5%	20.9%	16.2%	10.9%	28.5%
	2003	292,003	56.3%	43.7%	127,683	27.9%	20.5%	19.3%	10.3%	22.0%
	2006	303,149	61.2%	38.8%	117,597	24.5%	22.9%	15.5%	8.2%	29.0%
	2011	310,882	45.4%	54.6%	168,946	21.5%	21.4%	20.1%	15.6%	21.5%
	2016	317,459	40.0%	60.0%	190,377	19.8%	18.3%	20.0%	15.8%	26.1%
Maui	1992	34,266	56.8%	43.2%	14,793	28.6%	24.7%	17.1%	9.2%	20.4%
	1997	39,252	51.9%	48.1%	18,894	23.1%	17.2%	13.4%	18.2%	28.1%
	2003	43,687	51.9%	48.1%	18,205	22.1%	20.6%	18.6%	10.0%	28.7%
	2006	49,484	54.9%	45.1%	22,318	19.6%	26.9%	15.0%	14.0%	24.5%
	2011	54,132	52.9%	47.1%	25,282	24.8%	19.4%	17.6%	16.1%	22.2%
	2016	55,059	47.7%	52.3%	28,784	20.6%	19.9%	19.9%	17.1%	22.5%
Hawai`i	1992	39,789	55.6%	44.4%	17,685	28.8%	20.8%	17.8%	14.0%	18.6%
	1997	46,271	60.0%	40.0%	18,491	22.3%	18.1%	15.5%	15.9%	28.2%
	2003	54,644	55.6%	44.4%	21,252	21.4%	19.2%	15.9%	17.3%	26.2%
	2006	61,213	57.9%	42.1%	25,769	22.4%	19.3%	19.4%	11.2%	27.7%
	2011	67,096	58.4%	41.6%	28,223	20.9%	12.9%	24.9%	20.8%	20.6%
	2016	66,989	50.2%	49.8%	33,336	21.7%	17.9%	17.4%	18.9%	24.1%
Kaua`i	1992	16,981	56.8%	43.2%	7,337	32.8%	17.4%	21.4%	6.4%	22.0%
	1997	18,817	58.0%	42.0%	7,907	17.1%	13.9%	16.3%	15.3%	37.4%
	2003	20,460	63.5%	36.5%	7,468	22.1%	22.4%	15.6%	12.1%	27.9%
	2006	21,971	64.4%	35.6%	7,826	23.4%	17.5%	13.6%	17.1%	28.4%
	2011	23,201	57.2%	42.8%	9,628	30.3%	15.5%	15.1%	18.3%	20.8%
	2016	23,369	55.7%	44.3%	10,355	21.1%	21.6%	19.9%	19.9%	17.6%
State	1992	338,385	46.2%	53.8%	181,905	29.2%	21.5%	18.8%	10.4%	20.1%
	1997	376,574	48.1%	51.9%	195,486	23.1%	20.0%	15.9%	12.3%	28.8%
	2003	410,794	57.5%	42.5%	174,608	26.3%	20.5%	18.6%	11.2%	23.5%
	2006	435,818	60.2%	39.8%	173,510	23.5%	22.6%	15.9%	9.8%	28.2%
	2011	455,311	49.2%	50.8%	232,079	22.1%	19.8%	20.2%	16.4%	21.4%
	2016	462,876	43.2%	56.8%	262,852	20.1%	18.6%	19.6%	16.5%	25.1%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016
Base for intention to Move is all respondent households
Base for When Households Will Move is 262,852 households who provided a time frame or said not sure (excludes probably never move)

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Table A-13. Preferred Location for Next Move, 1992, 1997, 2003, 2006, 2011 and 2016

County	Year	Total Households	Final Demand - Total Will Move[a]	Preferred Location for Next Move			
				Same Island	Different Island	Not Sure	Out-of-State
Honolulu	1992	247,349	142,090	62.2%	5.3%	6.3%	26.1%
	1997	272,234	150,194	52.5%	4.3%	11.0%	32.2%
	2003	292,003	127,683	65.7%	2.8%	11.6%	19.8%
	2006	303,149	117,597	66.1%	4.5%	8.9%	20.5%
	2011	310,882	132,696	63.4%	4.3%	5.6%	26.6%
	2016	317,459	139,823	59.3%	3.4%	14.2%	23.1%
Maui	1992	34,266	14,793	71.7%	13.3%	5.7%	9.4%
	1997	39,252	18,894	72.5%	2.7%	13.0%	11.8%
	2003	43,687	18,205	68.3%	6.9%	10.8%	14.0%
	2006	49,484	22,318	71.5%	9.5%	6.7%	12.3%
	2011	54,132	19,774	58.5%	5.4%	24.9%	11.2%
	2016	55,059	21,877	65.9%	6.6%	8.9%	18.7%
Hawai‘i	1992	39,789	17,685	80.9%	4.2%	4.4%	10.6%
	1997	46,271	18,491	74.3%	4.0%	7.7%	14.0%
	2003	54,644	21,252	73.4%	5.4%	12.1%	9.1%
	2006	61,213	25,769	73.0%	6.0%	9.4%	11.5%
	2011	67,096	22,327	61.9%	7.8%	8.3%	22.1%
	2016	66,989	24,746	61.4%	7.2%	13.9%	17.5%
Kaua‘i	1992	16,981	7,337	76.7%	6.2%	6.0%	11.1%
	1997	18,817	7,907	69.8%	5.7%	10.1%	14.3%
	2003	20,460	7,468	71.8%	9.7%	9.0%	9.5%
	2006	21,971	7,826	64.8%	7.4%	9.1%	18.7%
	2011	23,201	7,586	62.8%	7.0%	11.1%	19.2%
	2016	23,369	8,211	65.7%	5.2%	7.6%	21.5%
State	1992	338,385	181,904	65.4%	5.9%	6.1%	22.6%
	1997	376,574	195,485	57.2%	4.2%	10.9%	27.8%
	2003	410,794	174,607	67.2%	3.9%	11.5%	17.5%
	2006	435,818	173,511	67.8%	5.5%	8.7%	18.0%
	2011	455,311	182,384	62.6%	5.0%	8.7%	23.8%
	2016	462,876	194,656	60.5%	4.2%	13.4%	21.9%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

[a] The total number of Final Demand households differs from the Raw Demand number in Table A-12 because households who didn't know or refused to report when they might move are excluded from the final demand counts.

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Table A-14. Tenancy Preference of Current Owners & Renters, 1992, 1997, 2003, 2006, 2011, and 2016

County	Year	Effective Demand-Total Will Move[a]	Current Owners			Current Renters		
			Total	Planned Next Tenancy		Total[c]	Planned Next Tenancy	
				Buy	Rent[b]		Buy	Rent[b]
Honolulu	1992	127,810	33,243	89.7%	10.3%	94,567	32.7%	67.3%
	1997	128,791	44,335	89.1%	10.9%	84,456	44.0%	56.0%
	2003	113,638	41,616	85.5%	14.5%	72,022	55.4%	44.6%
	2006	100,545	30,973	86.8%	13.2%	69,572	55.4%	44.6%
	2011	97,429	32,688	74.2%	25.8%	64,621	25.1%	68.3%
	2016	136,933	58,933	75.2%	24.8%	76,476	29.7%	70.3%
Maui	1992	13,284	4,600	87.6%	12.4%	8,684	49.5%	50.5%
	1997	16,239	6,450	84.8%	15.2%	9,789	46.8%	53.2%
	2003	15,593	5,657	95.1%	4.9%	9,936	52.4%	47.6%
	2006	19,584	7,083	92.0%	8.0%	12,501	52.3%	47.7%
	2011	16,937	5,370	72.0%	28.0%	11,396	29.4%	70.6%
	2016	19,434	7,431	73.5%	26.5%	11,877	35.4%	64.6%
Hawai`i	1992	16,004	7,132	93.7%	6.3%	8,872	64.9%	35.1%
	1997	15,884	7,694	87.5%	12.5%	8,190	49.6%	50.4%
	2003	18,471	8,679	90.0%	10.0%	9,792	57.1%	42.9%
	2006	22,200	10,264	93.8%	6.2%	11,936	54.7%	45.3%
	2011	17,412	6,838	70.1%	29.9%	10,540	37.2%	62.8%
	2016	24,570	12,856	67.4%	32.6%	11,568	37.3%	62.7%
Kaua`i	1992	6,530	2,264	95.9%	4.1%	4,266	54.9%	45.1%
	1997	6,428	2,054	92.9%	7.1%	4,374	48.2%	51.8%
	2003	6,426	2,737	90.5%	9.5%	3,689	51.6%	48.4%
	2006	6,715	2,614	87.6%	12.4%	4,101	39.3%	60.7%
	2011	6,339	1,700	61.3%	38.7%	4,521	20.9%	79.1%
	2016	6,750	2,670	70.1%	29.9%	4,077	35.2%	64.8%
State	1992	163,664	47,239	90.4%	9.6%	116,425	37.2%	62.8%
	1997	167,343	60,533	88.6%	11.4%	106,810	44.9%	55.1%
	2003	154,129	58,689	87.6%	12.4%	95,440	55.1%	44.9%
	2006	149,044	50,934	89.0%	11.0%	98,110	54.3%	45.7%
	2011	138,116	46,595	72.9%	27.1%	91,079	26.8%	73.2%
	2016	187,687	81,889	73.8%	26.2%	103,997	31.4%	68.6%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016
Base for Effective Demand is households who plan to move, have some idea when they will move, and plan to stay in the State of Hawai'i when they move
Base for Current Owners is 46,494 households included in 138,116 Total Will Move households that own their current residence.
Base for Current Renters is 91,088 households included in 138,116 Total Will Move households that currently rent their unit or occupy without paying cash rent.

[a] The total number of mover households differs from Table A-12 because those who plan to move out of state are excluded from effective demand counts. Total Current Owners and Total Current Renters do not sum to Total Will Move because those households that refused to provide their current tenancy were excluded from the analysis.

[b] Includes households that plan to rent or are not sure about their next tenancy.

[c] Includes households that currently rent or occupy without payment of cash rent.

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Table A-15. Preferred Unit Type, Buyers, 1992, 1997, 2003, 2006, 2011, and 2016

	County	Year	Total Will Move[a]	Preferred Unit Type					
				Single Family[b]	Townhouse[c]	Condo[d]	Apartment[e]	Other[f]	No Preference
Plan to Buy	Honolulu	1992	60,724	73.9%	14.3%	8.7%	1.1%	0.0%	2.0%
		1997	76,663	78.7%	4.2%	12.7%	0.2%	1.3%	2.9%
		2003	75,482	78.6%	5.1%	6.8%	1.8%	1.3%	6.4%
		2006	65,495	69.7%	7.5%	12.7%	1.0%	1.3%	8.6%
		2011	40,483	61.0%	7.2%	26.7%	0.0%	2.0%	3.1%
		2016	64,168	57.9%	6.2%	21.9%	6.1%	0.2%	7.6%
	Maui	1992	8,328	89.7%	2.5%	5.3%	0.6%	1.9%	0.0%
		1997	10,051	87.1%	2.2%	8.0%	0.8%	0.0%	1.9%
		2003	10,586	85.0%	1.2%	7.4%	1.6%	0.1%	4.7%
		2006	12,539	85.6%	2.7%	7.6%	0.0%	0.4%	3.7%
		2011	7,156	83.0%	5.7%	9.7%	0.0%	0.4%	1.2%
		2016	9,172	80.1%	3.6%	9.7%	1.2%	1.9%	3.3%
	Hawai‘i	1992	12,441	91.8%	3.3%	2.2%	1.0%	0.8%	0.9%
		1997	10,794	91.7%	1.9%	4.8%	0.2%	0.2%	1.1%
		2003	13,402	91.4%	1.8%	2.1%	0.5%	0.2%	4.0%
		2006	15,940	84.2%	4.4%	4.9%	0.0%	2.1%	4.4%
		2011	8,711	87.3%	4.0%	5.9%	0.0%	1.0%	1.8%
		2016	11,407	80.3%	0.3%	8.0%	0.3%	1.1%	10.0%
	Kaua‘i	1992	4,513	95.1%	1.1%	2.9%	0.0%	0.0%	0.9%
		1997	4,016	91.0%	4.1%	4.9%	0.0%	0.0%	0.0%
		2003	4,381	86.9%	3.8%	5.8%	0.0%	1.7%	1.8%
		2006	3,879	79.0%	5.3%	8.2%	0.0%	1.3%	6.1%
		2011	2,046	81.8%	4.4%	8.3%	0.0%	2.8%	2.6%
		2016	3,040	86.7%	1.7%	7.5%	3.4%	0.7%	
	State	1992	86,006	79.2%	10.9%	7.1%	1.0%	0.1%	1.7%
		1997	101,524	81.4%	3.8%	11.0%	0.3%	1.0%	2.5%
		2003	103,851	81.3%	4.3%	6.2%	1.5%	1.0%	5.7%
		2006	97,853	74.5%	6.3%	10.6%	1.0%	1.3%	7.2%
		2011	58,395	68.3%	6.5%	20.9%	0.0%	1.7%	2.6%
		2016	87,787	64.1%	5.0%	18.3%	4.8%	0.5%	7.2%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

[a] Total Will Move is households that plan to move, have some idea when they will move, plan to stay in the State when they move, and want to buy their next unit rather than rent.

Note. Sum of county figures may not equal the State total due to rounding.

[b] Single Family is a single-family detached dwelling unit.

[c] Townhouse is a side by side housing unit that does not meet the definition of single-family.

[d] Condo is an apartment building with five units or more in which each owner owns a unit and holds a joint ownership in common areas with other owners in the building.

[e] Apartment contains residential suites in which each individual unit is leased to different occupants.

[f] Other includes type of units that are not Single Family, Townhouse, Condo, and apartment

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Table A-16. Preferred Unit Type, Renters, 1992, 1997, 2003, 2006, 2011, and 2016

	County	Year	Total Will Move[a]	Preferred Unit Type					
				Single Family[b]	Townhouse[c]	Condo[d]	Apartment[e]	Other[f]	No Preference
Plan to Rent	Honolulu	1992	67,086	64.3%	3.9%	12.5%	13.6%	0.6%	5.1%
		1997	52,128	50.8%	8.3%	11.4%	19.3%	1.1%	9.1%
		2003	38,156	56.0%	9.1%	4.1%	21.1%	2.9%	6.8%
		2006	40,585	41.3%	10.7%	8.3%	28.8%	2.8%	8.2%
		2011	46,396	34.5%	4.3%	13.8%	44.2%	2.0%	1.2%
		2016	67,065	26.3%	4.7%	12.4%	30.9%	0.9%	24.8%
	Maui	1992	4,956	82.1%	3.8%	6.3%	4.1%	3.7%	0.0%
		1997	6,188	60.3%	3.9%	14.0%	17.6%	2.0%	2.2%
		2003	5,007	77.9%	6.7%	4.7%	7.2%	1.8%	1.7%
		2006	7,265	65.1%	0.8%	11.4%	14.1%	0.5%	8.0%
		2011	7,751	57.3%	7.8%	5.0%	14.8%	5.4%	9.7%
		2016	9,178	52.4%	3.3%	6.8%	18.1%	5.1%	14.3%
	Hawai‘i	1992	3,563	80.1%	5.4%	4.7%	4.7%	0.0%	5.1%
		1997	5,090	65.3%	4.1%	4.7%	16.4%	3.4%	6.1%
		2003	5,069	69.9%	1.3%	5.0%	18.1%	3.4%	2.3%
		2006	7,659	61.6%	4.5%	7.7%	15.8%	5.4%	5.0%
		2011	6,294	74.1%	4.8%	2.8%	11.7%	1.8%	4.8%
		2016	10,410	48.8%	0.9%	5.0%	16.6%	6.8%	21.8%
	Kaua‘i	1992	2,017	84.4%	3.6%	8.1%	0.8%	3.2%	0.0%
		1997	2,412	79.3%	2.3%	1.1%	5.3%	2.3%	9.7%
		2003	2,045	77.3%	0.0%	1.7%	12.9%	0.0%	8.1%
		2006	3,177	64.4%	2.0%	9.8%	10.9%	5.7%	7.1%
		2011	3,525	66.5%	1.8%	11.9%	10.6%	3.9%	5.3%
		2016	3,179	65.1%	1.5%	4.4%	15.6%	0.9%	12.4%
	State	1992	77,622	66.7%	4.0%	11.6%	12.3%	0.8%	4.6%
		1997	65,818	53.9%	7.3%	10.8%	18.4%	1.4%	8.2%
		2003	50,277	60.4%	7.7%	10.8%	19.1%	2.7%	5.9%
		2006	58,686	48.1%	8.2%	10.8%	24.3%	3.0%	7.7%
		2011	63,697	42.9%	4.6%	11.6%	35.6%	2.5%	2.8%
		2016	89,832	33.0%	4.0%	10.7%	27.4%	2.0%	23.0%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

[a] Total Will Move is households that plan to move, have some idea when they will move, plan to stay in the State when they move, and want to buy their next unit rather than rent.

Note. Sum of county figures may not equal the State total due to rounding.

[b] Single Family is a single-family detached dwelling unit.

[c] Townhouse is a side by side housing unit that does not meet the definition of single-family.

[d] Condo is an apartment building with five units or more in which each owner owns a unit and holds a joint ownership in common areas with other owners in the building.

[e] Apartment contains residential suites in which each individual unit is leased to different occupants.

[f] Other includes type of units that are not Single Family, Townhouse, Condo, and apartment.

Draft

Table A-17. Preferred Number of Bedrooms, Buyers, 1992, 1997, 2003, 2006, 2011, and 2016

	County	Year	Total Will Move[a]	Preferred Number of Bedrooms				
				Studio or One	Two	Three	Four or More	No Preference
Plan to Buy	Honolulu	1992	60,724	2.9%	30.5%	43.3%	23.3%	0.0%
		1997	76,663	1.4%	17.6%	49.1%	31.0%	0.8%
		2003	75,482	3.9%	22.3%	46.7%	25.5%	1.6%
		2006	65,495	0.1%	15.1%	41.6%	39.0%	4.2%
		2011	40,483	4.5%	23.6%	37.8%	34.1%	0.0%
		2016	64,168	3.0%	33.4%	41.0%	22.5%	0.1%
	Maui	1992	8,328	0.4%	27.5%	56.9%	15.2%	0.0%
		1997	10,051	6.4%	19.7%	44.5%	28.1%	1.2%
		2003	10,586	4.1%	21.8%	37.7%	36.0%	0.4%
		2006	12,539	1.7%	19.9%	46.0%	31.7%	0.7%
		2011	7,156	1.1%	20.2%	49.1%	29.3%	0.4%
		2016	9,172	1.3%	18.1%	56.1%	23.6%	0.9%
	Hawai‘i	1992	12,441	1.1%	25.4%	55.9%	17.3%	0.3%
		1997	10,794	6.2%	22.7%	40.3%	29.0%	1.7%
		2003	13,402	4.0%	18.4%	45.9%	31.7%	0.0%
		2006	15,940	3.1%	17.1%	41.2%	35.4%	3.3%
		2011	8,711	9.5%	29.7%	34.5%	25.3%	1.1%
		2016	11,407	1.3%	22.8%	61.6%	14.3%	0.0%
	Kaua‘i	1992	4,513	0.7%	29.3%	48.3%	21.7%	0.0%
		1997	4,016	1.6%	21.9%	51.6%	24.9%	0.0%
		2003	4,381	5.0%	19.5%	37.6%	37.5%	0.4%
		2006	3,879	0.8%	18.5%	46.3%	34.1%	0.3%
		2011	2,046	1.2%	16.5%	49.1%	33.2%	0.0%
		2016	3,040	5.1%	20.5%	53.7%	20.7%	0.0%
	State	1992	86,006	2.3%	29.4%	46.7%	21.6%	0.1%
		1997	101,524	2.5%	18.5%	47.8%	30.3%	0.9%
		2003	103,851	4.0%	21.6%	45.2%	28.0%	1.2%
		2006	97,853	0.8%	16.2%	42.3%	37.3%	3.5%
		2011	58,395	4.7%	23.8%	39.1%	32.1%	0.2%
		2016	87,787	2.7%	30.0%	45.7%	21.5%	0.1%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Table A-18. Preferred Number of Bedrooms, Renters, 1992, 1997, 2003, 2006, 2011, and 2016

	County	Year	Total Will Move[a]	Preferred Number of Bedrooms				
				Studio or One	Two	Three	Four or More	No Preference
Plan to Rent	Honolulu	1992	67,086	15.2%	40.0%	35.3%	9.5%	0.0%
		1997	52,128	7.3%	40.2%	32.4%	19.7%	0.4%
		2003	38,156	17.7%	40.6%	28.0%	12.4%	1.3%
		2006	40,585	11.8%	35.1%	33.4%	16.3%	3.5%
		2011	46,396	21.2%	42.8%	29.9%	5.7%	0.4%
		2016	67,065	17.4%	35.9%	34.9%	11.4%	0.4%
	Maui	1992	4,956	6.4%	41.0%	49.0%	1.0%	2.6%
		1997	6,188	17.9%	34.3%	34.8%	12.7%	0.2%
		2003	5,007	9.1%	37.4%	34.0%	18.1%	1.4%
		2006	7,265	7.5%	43.7%	35.9%	11.9%	1.0%
		2011	7,751	11.6%	47.3%	34.8%	6.3%	0.0%
		2016	9,178	11.2%	41.9%	36.9%	8.9%	1.2%
	Hawai‘i	1992	3,563	5.1%	43.9%	38.7%	12.3%	0.0%
		1997	5,090	10.7%	31.7%	40.1%	16.8%	0.6%
		2003	5,069	18.0%	35.9%	37.5%	8.6%	0.0%
		2006	7,659	9.3%	31.6%	41.2%	16.6%	1.3%
		2011	6,294	7.6%	37.6%	34.7%	20.1%	0.0%
		2016	10,410	13.3%	37.5%	35.0%	14.3%	0.0%
	Kaua‘i	1992	2,017	0.8%	38.1%	47.8%	13.3%	0.0%
		1997	2,412	4.6%	14.7%	63.8%	14.3%	2.6%
		2003	2,045	17.8%	23.7%	44.3%	11.7%	2.5%
		2006	3,177	7.3%	33.3%	41.7%	17.1%	0.5%
		2011	3,525	12.9%	44.6%	31.9%	8.6%	2.1%
		2016	3,179	14.5%	34.7%	39.8%	10.1%	0.9%
	State	1992	77,622	13.8%	40.2%	36.6%	9.2%	0.2%
		1997	65,818	8.5%	38.0%	34.4%	18.6%	0.5%
		2003	50,277	17.7%	40.6%	28.0%	12.4%	1.3%
		2006	58,686	10.7%	35.6%	35.1%	15.8%	2.7%
		2011	63,697	18.3%	42.9%	31.0%	7.4%	0.4%
		2016	89,832	16.2%	36.7%	35.3%	11.4%	0.4%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

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Table A-19. Affordable Housing Cost for New Units, Buyers, 1992, 1997, 2003, 2006, 2011, and 2016

	County	Year	Total Will Move[b]	Affordable Monthly Housing Cost[a]								
				Less than $200	$200 to $499	$500 to $799	$800 to $1,099	$1,100 to $1,399	$1,400 to $1,699	$1,700 to $1,999	$2,000 to $3,000	More than $3,000
Plan to Buy	Honolulu	1992	60,724	0.9%	1.1%	14.7%	29.9%	10.7%	22.0%	7.7%	5.9%	7.2%
		1997	76,663	0.0%	0.6%	9.3%	21.7%	18.4%	20.7%	11.6%	14.2%	3.4%
		2003	75,482	2.4%	1.3%	4.5%	14.1%	15.5%	17.3%	19.4%	19.1%	6.5%
		2006	65,495	1.8%	3.9%	6.7%	9.3%	9.2%	12.0%	6.0%	21.5%	13.3%
		2011	40,483	0.1%	0.8%	3.1%	7.0%	9.0%	4.3%	8.8%	27.4%	39.5%
		2016	64,168	1.5%	2.5%	5.1%	9.8%	13.5%	14.9%	31.5%	13.0%	8.2%
	Maui	1992	8,328	3.1%	5.5%	36.5%	23.6%	12.7%	8.4%	4.7%	4.0%	1.5%
		1997	10,051	1.1%	6.2%	20.5%	30.8%	13.5%	14.6%	5.4%	6.3%	1.6%
		2003	10,586	1.8%	5.9%	11.9%	26.8%	13.4%	12.7%	9.6%	12.1%	5.8%
		2006	12,539	2.0%	2.5%	4.3%	7.9%	9.3%	13.8%	8.7%	28.8%	12.4%
		2011	7,156	0.0%	0.2%	0.6%	7.7%	5.8%	19.1%	5.3%	32.7%	28.8%
		2016	9,172	1.6%	3.0%	5.2%	9.7%	17.9%	8.3%	31.5%	14.0%	8.8%
	Hawai`i	1992	12,441	0.9%	3.4%	17.6%	31.0%	22.8%	11.3%	4.9%	5.0%	3.2%
		1997	10,794	0.9%	3.1%	9.6%	25.0%	12.6%	26.0%	9.6%	10.7%	2.5%
		2003	13,402	1.3%	1.7%	7.2%	16.9%	15.2%	15.6%	20.5%	13.8%	7.9%
		2006	15,940	1.4%	3.2%	6.3%	17.8%	8.2%	12.8%	2.3%	18.6%	10.7%
		2011	8,711	1.7%	1.6%	6.8%	10.5%	11.2%	18.3%	6.0%	22.2%	21.6%
		2016	11,407	5.4%	13.9%	9.1%	17.2%	16.7%	7.5%	21.7%	5.2%	3.2%
	Kaua`i	1992	4,513	0.0%	1.6%	14.5%	31.3%	23.6%	14.7%	8.5%	4.6%	1.2%
		1997	4,016	1.0%	4.5%	13.1%	28.0%	17.2%	16.6%	9.6%	7.5%	2.4%
		2003	4,381	1.5%	1.2%	5.7%	21.3%	15.8%	22.3%	14.4%	12.6%	5.2%
		2006	3,879	1.4%	2.4%	3.6%	12.9%	12.4%	12.9%	5.4%	20.1%	13.5%
		2011	2,046	2.3%	6.3%	2.1%	11.7%	4.8%	14.7%	9.4%	24.0%	24.8%
		2016	3,040	4.9%	3.6%	9.3%	11.6%	14.5%	10.0%	34.6%	4.6%	6.9%
	State	1992	86,006	1.0%	1.9%	17.2%	29.5%	13.4%	18.7%	7.0%	5.5%	5.7%
		1997	101,524	0.3%	1.6%	10.6%	23.2%	17.3%	20.5%	10.7%	12.8%	3.1%
		2003	103,851	2.1%	1.8%	5.6%	16.0%	15.3%	16.8%	18.3%	17.4%	6.5%
		2006	97,853	1.8%	3.5%	6.2%	10.5%	9.2%	12.4%	5.8%	21.9%	12.8%
		2011	58,395	0.4%	1.0%	3.3%	7.8%	8.8%	8.7%	7.9%	27.1%	34.9%
		2016	87,787	2.1%	4.1%	5.8%	10.9%	14.4%	13.0%	30.3%	11.7%	7.6%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

[a] Based on self-report from respondents regarding the level of monthly payment they would be able to afford.

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Table A-20. Affordable Housing Cost for New Units, Renters, 1992, 1997, 2003, 2006, 2011, and 2016

	County	Year	Total Will Move[b]	Affordable Monthly Housing Cost[a]								
				Less than $200	$200 to $499	$500 to $799	$800 to $1,099	$1,100 to $1,399	$1,400 to $1,699	$1,700 to $1,999	$2,000 to $3,000	More than $3,000
Plan to Rent	Honolulu	1992	67,086	1.5%	2.8%	29.6%	35.1%	16.3%	9.6%	2.8%	2.3%	0.0%
		1997	52,128	2.0%	7.5%	26.1%	31.6%	16.7%	10.6%	3.1%	2.4%	0.0%
		2003	38,156	4.4%	10.2%	19.0%	24.9%	11.4%	11.4%	10.3%	5.2%	3.2%
		2006	40,585	0.0%	7.8%	13.6%	21.1%	13.3%	9.5%	8.8%	6.7%	5.0%
		2011	46,396	0.0%	2.2%	14.6%	22.5%	18.7%	12.2%	6.6%	18.5%	4.7%
		2016	67,065	3.3%	5.0%	8.7%	21.9%	12.2%	13.2%	8.9%	20.2%	6.7%
	Maui	1992	4,956	0.9%	7.6%	53.2%	29.2%	6.8%	2.2%	0.2%	0.0%	0.0%
		1997	6,188	4.6%	18.7%	41.7%	21.8%	5.1%	4.5%	1.8%	1.9%	0.0%
		2003	5,007	8.0%	11.0%	38.6%	22.2%	9.0%	8.0%	0.0%	1.7%	1.5%
		2006	7,265	0.0%	10.2%	12.9%	19.9%	12.5%	17.3%	5.2%	9.1%	3.6%
		2011	7,751	3.1%	5.2%	8.1%	30.8%	14.3%	18.9%	8.6%	7.2%	3.9%
		2016	9,178	4.3%	4.6%	13.7%	16.0%	17.3%	17.7%	6.3%	16.9%	3.3%
	Hawaii	1992	3,563	0.1%	6.6%	23.8%	32.4%	25.2%	9.7%	1.0%	1.0%	0.0%
		1997	5,090	6.0%	15.5%	26.5%	31.6%	15.3%	2.9%	0.6%	1.7%	0.0%
		2003	5,069	7.8%	5.3%	17.7%	33.2%	10.0%	11.2%	3.8%	11.0%	0.0%
		2006	7,659	0.0%	18.3%	16.5%	19.1%	10.7%	9.9%	5.8%	8.6%	1.6%
		2011	6,294	4.8%	10.5%	21.0%	22.9%	8.1%	8.8%	12.5%	7.6%	3.8%
		2016	10,410	12.3%	8.5%	22.1%	24.4%	5.4%	8.1%	6.0%	10.3%	2.8%
	Kauai	1992	2,017	1.0%	8.2%	30.3%	21.4%	22.2%	17.0%	0.0%	0.0%	0.0%
		1997	2,412	6.7%	16.2%	43.0%	24.3%	4.4%	3.7%	1.8%	0.0%	0.0%
		2003	2,045	4.2%	2.2%	13.8%	34.9%	15.7%	15.0%	2.5%	11.7%	0.0%
		2006	3,177	0.0%	9.1%	5.2%	17.7%	15.3%	25.0%	4.5%	7.1%	4.9%
		2011	3,525	3.4%	5.3%	8.1%	14.9%	15.7%	16.7%	7.1%	25.9%	2.9%
		2016	3,179	6.6%	2.4%	10.9%	20.9%	12.2%	17.6%	9.2%	11.3%	8.9%
	State	1992	77,622	1.4%	3.4%	30.8%	34.2%	16.3%	9.3%	2.5%	2.0%	0.0%
		1997	65,818	2.7%	9.5%	28.2%	30.4%	15.0%	9.2%	2.7%	2.2%	0.0%
		2003	50,277	5.1%	9.5%	20.6%	25.9%	11.2%	11.2%	8.3%	5.7%	2.6%
		2006	58,686	0.0%	9.5%	13.4%	20.5%	13.0%	11.4%	7.8%	7.2%	4.4%
		2011	63,697	1.3%	3.8%	14.1%	23.2%	16.6%	13.0%	7.6%	16.1%	4.3%
		2016	89,832	4.6%	5.3%	10.9%	21.4%	12.0%	13.4%	8.3%	18.3%	5.9%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, and 2016

[a] Based on self-report from respondents regarding the level of monthly payment they would be able to afford.

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Table A-21. Preferred Location of New Housing Unit, 2016

Preferred Next Location	County of Residence									
	Honolulu		Maui		Hawaii		Kauai		State	
	Count	Pct.	Count	Pct.	Count	Pct.	Count	Pct.	Count	Pct.
HONOLULU										
PUC	38,128	44.4%	379	2.4%	856	5.2%	125	2.7%	39,488	32.2%
Central O'ahu	16,372	19.1%	6	0.0%			36	0.8%	16,414	13.4%
East Honolulu	7,974	9.3%	50	0.3%	223	1.4%			8,248	6.7%
Leeward O'ahu	10,635	12.4%	29	0.2%	193	1.2%	29	0.6%	10,886	8.9%
Windward O'ahu	8,778	10.2%	104	0.7%	52	0.3%	14	0.3%	8,947	7.3%
O'ahu , any	266	0.3%	86	0.5%	25	0.2%	64	1.4%	441	0.4%
HAWAI'I										
South Kona-Ka'ū	523	0.6%	78	0.5%	616	3.8%	89	1.9%	1,306	1.1%
Puna	88	0.1%	44	0.3%	1,141	7.0%	4	0.1%	1,276	1.0%
North & South Hilo	856	1.0%	107	0.7%	5,806	35.5%	31	0.7%	6,800	5.5%
North Hawai'i	376	0.4%	31	0.2%	1,966	12.0%	60	1.3%	2,431	2.0%
North Kona	662	0.8%	87	0.6%	3,429	21.0%	11	0.2%	4,188	3.4%
Waimea (Hawai'i Island)		0.0%		0.0%	1,064	6.5%		0.0%		0.0%
Hawai'i Island, any					252	1.5%			252	0.2%
MAUI										
Hana	550	0.6%	233	1.5%	17	0.1%	784	16.7%	1,583	1.3%
Makawao-Pukalani-Kula	10	0.0%	3,747	23.8%	89	0.5%	7	0.1%	3,852	3.1%
Wailuku-Kahului	256	0.3%	4,052	25.7%	18	0.1%			4,325	3.5%
Paia-Haiku			1,061	6.7%			6	0.1%	1,067	0.9%
Kihei-Makena	91	0.1%	2,973	18.9%	112	0.7%	240	5.1%	3,415	2.8%
West Maui			1,583	10.1%	157	1.0%	246	5.3%	1,986	1.6%
Molokai			256	1.6%			10	0.2%	266	0.2%
Lanai			156	1.0%					156	0.1%
Maui, any	195	0.2%	631	4.0%	139	0.9%	14	0.3%	979	0.8%
KAUA'I										
Waimea (Kaua'i)							225	4.8%	1,289	1.1%
Koloa							536	11.5%	536	0.4%
Lihue			17	0.1%			844	18.0%	861	0.7%
Kawaihau	122	0.1%	39	0.2%	108	0.7%	595	12.7%	864	0.7%
Hanalei					79	0.5%	266	5.7%	344	0.3%
Kaua'i, any			4	0.0%	8	0.0%	447	9.5%	459	0.4%
Total	*85,880*	*83.4%*	*15,751*	*89.7%*	*16,349*	*80.9%*	*4,681*	*72.6%*	*122,663*	*83.4%*
Total No Preference	17,066	16.6%	1,818	10.3%	3,853	19.1%	1,764	27.4%	24,500	16.6%
Total Effective Demand Move	102,946	100.0%	17,569	100.0%	20,202	100.0%	6,445	100.0%	147,163	100.0%

Source: Housing Demand Survey, 2016

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APPENDIX B: DETAILED DATA WORKSHEETS

Table B-1. Home Ownership Rates, 1990-2014

	County				
	Hawai'i	Honolulu	Kaua'i	Maui	State
1990	61.1	52.6	58.6	57.5	53.9
1992	61.4	52.7	59.7	57.4	54.5
1997	63.8	54.2	61.2	57.4	56.1
1999	64.2	54.5	61.3	57.4	56.4
2000	64.5	54.6	61.4	57.4	56.5
2003	66.1	54.9	62.0	58.3	57.2
2004	66.9	57.2	62.9	58.5	59.0
2005	67.2	57.6	64.0	58.6	59.4
2006	67.2	58.9	65.2	61.4	60.7
2007	66.0	56.9	66.6	58.6	58.9
2008	64.8	57.5	63.7	57.8	58.9
2009	65.7	56.0	65.0	58.1	58.1
2010	66.2	57.6	65.0	58.8	59.3
2011	65.9	56.9	63.6	58.3	58.7
2012	65.1	56.4	62.9	58.1	58.2
2013	65.7	55.5	62.6	58.1	57.6
2014	65.8	54.9	62.7	57.3	57.1

Sources: 1990 and 2000, U.S. Census; Honolulu 2003, 2004, ACS; Honolulu, Hawai'i, and Maui Counties from ACS, 2005; ACS 2007-2008 (3-yr Estimate), ACS 2009-2014 (5-yr Estimate) Table B25003; all other estimated by SMS

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Table B-2. Vacancy Rates, by State: 1986 to 2015

	Rental Rate		Homeowner Rate	
	U.S.	Hawai'i	U.S.	Hawai'i
1986	7.7	5.7	1.6	0.8
1987	7.7	6.5	1.7	1.1
1988	7.7	6.3	1.6	0.4
1989	7.4	6.6	1.8	1.0
1990	7.2	6.6	1.7	0.8
1991	7.4	5.8	1.7	1.4
1992	7.4	5.8	1.5	2.5
1993	7.3	6.8	1.4	3.0
1994	7.4	7.4	1.5	2.0
1995	7.6	6.3	1.5	2.0
1996	7.8	6.0	1.6	1.4
1997	7.7	7.1	1.6	1.6
1998	7.9	6.9	1.7	1.3
1999	8.1	7.6	1.7	1.8
2000	8.0	5.3	1.6	0.9
2001	8.4	8.2	1.8	0.8
2002	8.9	7.3	1.7	0.9
2003	9.8	8.9	1.8	1.2
2004	10.2	9.7	1.7	1.3
2005	9.8	5.1	1.9	0.6
2006	9.7	5.5	2.4	1.0
2007	9.7	6.3	2.7	1.7
2008	10.0	7.2	2.8	1.7
2009	10.6	9.2	2.6	1.9
2010	10.2	8.1	2.6	1.9
2011	9.5	9.4	2.5	2.2
2012	8.7	10.2	2.0	2.3
2013	8.3	10.1	2.0	1.8
2014	7.6	8.3	1.9	1.6
2015	7.1	8.7	1.8	1.5

Source: Homeownership and Vacancy Rate Survey, 1986-2015

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Table B-3. Vacancy Categories, 2009 - 2014

Statewide	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacant and Available Units	Total Available Units (Housing Stock)	Current Residence Elsewhere	Seasonal
2009	505,087	437,976	67,111	23,496	461,472	12,633	29,786
2010	512,157	442,267	69,890	26,240	468,507	12,526	29,955
2011	516,394	445,513	70,881	28,163	473,676	11,582	29,564
2012	519,811	447,453	72,358	28,193	475,646	11,310	30,624
2013	522,164	449,771	72,393	27,155	476,926	11,350	31,854
2014	524,852	450,299	74,553	27,221	477,520	11,160	33,054
% chg. from 2010-2014	2.5%	1.8%	6.7%	3.7%	1.9%	-10.9%	10.3%

Source: ACS 2009 – 2014 Table DP04, B25007

Table B-3 summarizes the current housing vacancy status for the State of Hawai‘i over the years of 2009-2014. The total housing units shows us how many total housing units there are in the State of Hawai‘i, regardless of whether they are occupied or vacant. In 2014, there were 524,852 housing units as opposed to 505,087 in 2009, which was an increase of 2.5%. Of the 524,852 housing units, 450,299 (85.8%) of them are occupied by households and the remaining 74,553 (14.2%) units are vacant. Not all of the vacant units are available for sale, or for rent to the housing market. Vacant and available units excluded vacant units that are not available to the residents. In 2014, vacant and available units account for only 36.5% of the total vacant housing units in contrast to 35.0% in 2009, an increase of only 1.5 percentage point over the past five years. Summing the vacant and available units with the occupied housing units define the total housing stock. In 2014, the number of vacant and available housing units was about 5.7% of the total housing stock. This reflects an increase of only 0.6 percentage point since 2009.

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APPENDIX C: LAND USE REGULATION INDEX

Table C-1. Wharton Residential Land Use Regulation Index by State

Rank	State	Index Value[a]	Observations
1	Hawai'i	2.32	1
2	Rhode Island	1.58	17
3	Massachusetts	1.56	79
4	New Hampshire	1.36	32
5	New Jersey	0.88	104
6	Maryland	0.79	18
7	Washington	0.74	49
8	Maine	0.68	44
9	California	0.59	182
10	Arizona	0.58	40
11	Colorado	0.48	48
12	Delaware	0.48	5
13	Connecticut	0.38	65
14	Pennsylvania	0.37	182
15	Florida	0.37	987
16	Vermont	0.35	24
17	Minnesota	0.08	80
18	Oregon	0.08	42
19	Wisconsin	0.07	93
20	Michigan	0.02	111
21	New York	-0.01	93
22	Utah	-0.07	41
23	New Mexico	-0.11	16
24	Illinois	-0.19	139
25	Virginia	-0.19	35
26	Georgia	-0.21	56
27	North Carolina	-0.35	64
28	Montana	-0.36	6
29	Ohio	-0.36	135
30	Texas	-0.45	165
31	Nevada	-0.45	7
32	Wyoming	-0.45	7
33	North Dakota	-0.54	8
34	Kentucky	-0.57	28
35	Idaho	-0.63	19
36	Tennessee	-0.68	41
37	Nebraska	-0.68	22
38	Oklahoma	-0.70	36
39	South Carolina	-0.76	30
40	Mississippi	-0.82	21
41	Arkansas	-0.86	23
42	West Virginia	-0.90	15
43	Alabama	-0.94	37
44	Iowa	-0.99	59
45	Indiana	-1.01	47
46	Missouri	-1.03	67
47	South Dakota	-1.04	11
48	Louisiana	-1.06	19
49	Alaska	-10.7	7
50	Kansas	-1.13	46

Source: Gyourko, Joseph, Albert Saiz, and Anita A. Summers, 2007. A New Measure of the Local Regulatory Environment for Housing Markets: The Wharton Residential Land Use Regulatory Index. The Wharton School, University of Pennsylvania, Final Version: March 29, 2007.

Note: [a] The Wharton Residential Land Use Regulatory Index is an aggregate measure of the eleven sub-indexes that intended to capture the stringency of local regulatory environment across the U.S.

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APPENDIX D: SPECIAL NEEDS HOUSING

Table D-1. Special Needs Population and Housing Summary, City & County of Honolulu, 2011

CITY & COUNTY OF HONOLULU

Special Needs Population	Total SN Pop. Count	% of Total Population	Affordable Housing Inventory	HH In Need of Supportive Housing	Unmet Housing Need
Elderly	169,361	17.8%	4603		
Frail elderly	5,281	0.6%			
Exiting offender	1,376	0.1%			
Persons with alcohol or other drug addictions	98,848	10.4%			
Persons with disabilities	87,950	9.2%			
Persons with developmental disabilities	1,700	0.2%			
Persons with HIV/AIDS	1,624	0.2%			
Persons with severe mental illness	47,660	5.0%	144		
Victims of domestic violence		0.0%			
Youth exiting foster care	128	<0.1%			
Total			226 SN		

Table D-2. Special Needs Population and Housing Summary, County of Hawai'i, 2011

COUNTY OF HAWAII

Special Needs Population	Total SN Pop. Count	% of Total Population	Affordable Housing Inventory	HH In Need of Supportive Housing	Unmet Housing Need
Elderly	34,368	18.6%	651		
Frail elderly	1,674	0.9%			
Exiting offenders	267	0.1%			
Persons with alcohol or other drug addictions	17,749	9.6%			
Persons with disabilities	22,004	11.9%			
Persons with developmental disabilities	330	0.2%			
Persons with HIV/AIDS	315	0.2%			
Persons with severe mental illness	9,254	5.0%	46		
Victims of domestic violence	1,078	0.6%			
Youth exiting foster care	20	<0.1%			
Total			89 SN		

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Table D-3. Special Needs Population and Housing Summary, County of Maui, 2011

COUNTY OF MAUI

Special Needs Population	Total SN Pop. Count	% of Total Population	Affordable Housing Inventory	HH In Need of Supportive Housing	Unmet Housing Need
Elderly	25,328	16.4%	684		
Frail elderly	1,021	0.7%			
Exiting offenders	223	0.1%			
Persons with alcohol or other drug addictions	12,108	7.8%			
Persons with disabilities	13,186	8.5%			
Persons with developmental disabilities	276	0.2%			
Persons with HIV/AIDS	264	0.2%			
Persons with severe mental illness	7,742	5.0%	53		
Victims of domestic violence		0.0%			
Youth exiting foster care	17	<0.1%			
Total			95 SN		

Table D-4. Special Needs Population and Housing Summary, County of Kaua'i, 2011

COUNTY OF KAUAI

Special Needs Population	Total SN Pop. Count	% of Total Population	Affordable Housing Inventory	HH In Need of Supportive Housing	Unmet Housing Need
Elderly	12,594	18.8%	246		
Frail elderly	725	1.1%			
Exiting offenders	97	0.1%			
Persons with alcohol or other drug addictions	5,884	8.8%			
Persons with disabilities	7,295	10.9%			
Persons with developmental disabilities	120	0.2%			
Persons with HIV/AIDS	115	0.2%			
Persons with severe mental illness	3,355	5.0%	41		
Victims of domestic violence		0.0%			
Youth exiting foster care	7	<0.1%			
Total			27 SN		

Sources:
Elderly data from Census 2010
Frail elderly data from HPS Housing Demand Survey 2011
Exiting offenders' data from Bureau of Justice Statistics, Probation and Parole in the United States-2009. Not available at the county level so State data was distributed according to proportion of the population.
Substance abuse data from SAMHSA, Office of Applied Studies, National Survey on Drug Use and Health, 2006-2008
Persons with disabilities data from ACS 2009
Persons with developmental disabilities data from DDD, CMISB – Report to the 2009 Legislature pursuant to Act 303, SLH 2006
HIV/AIDS data from 2011 HIV/AIDS Surveillance Report
Mental illness data from Hawai'i Department of Health, Adult Mental Health Division
Domestic violence data from the Hawai'i Department of Human Services (DHS)

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Table D-5. AMHD Statewide Current and Planned Housing Inventory, 2004-2012

	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
24-Hour Group Homes										
Oahu	36	53	68	75	24	16	32	24	16	344
Maui	0	8	0	8	16	0	8	8	0	48
Hawaii	24	0	24	8	24	16	8	8	8	120
Kauai	0	10	0	0	8	8	8	0	0	34
Total	60	71	92	91	72	40	56	40	24	546
8-16 Hour Group Homes										
Oahu	57	24	14	44	32	16	32	16	16	251
Maui	5	6	0	8	18	8	0	8	8	61
Hawaii	16	0	20	8	16	8	8	8	8	92
Kauai	4	0	5	0	9	0	8	0	0	26
Total	82	30	39	60	75	32	48	32	32	430
Semi-Independent Living										
Oahu	55	72	5	0	0	0	5	0	5	142
Maui	21	0	-5	0	0	5	0	5	0	26
Hawaii	30	0	5	5	5	0	0	0	5	50
Kauai	18	-4	0	0	0	0	0	5	0	19
Total	124	68	5	5	5	5	5	10	10	237
Licensed TLP										
Oahu	0	0	0	0	40	0	5	0	0	45
Maui	0	0	0	0	0	8	0	0	0	8
Hawaii	0	0	0	0	0	16	0	5	0	21
Kauai	0	0	0	0	0	0	5	0	0	5
Total	0	0	0	0	40	24	10	5	0	79
Licensed Specialized Residential										
Oahu	37	-15	0	0	16	0	0	0	0	38
Maui	0	0	0	0	0	0	0	0	0	0
Hawaii	0	0	0	0	0	0	0	0	0	0
Kauai	0	0	0	0	0	0	0	0	0	0
Total	37	-15	0	0	16	0	0	0	0	38
Licensed Specialized Residential (Dual)										
Oahu	69	0	8	0	5	0	5	0	5	92
Maui	0	4	4	0	0	0	5	0	5	18
Hawaii	0	0	0	0	0	16	0	0	0	16
Kauai	0	0	0	0	0	0	0	0	0	0
Total	69	4	12	0	5	16	10	0	10	126
Licensed Crisis Residential										
Oahu	19	-3	0	0	0	0	0	0	0	16
Maui	8	-4	4	0	0	0	0	0	0	8
Hawaii	5	4	0	8	0	0	0	0	0	17
Kauai	0	0	0	0	5	0	0	0	0	5
Total	32	-3	4	8	5	0	0	0	0	46
Safe Haven (Homeless)										
Oahu	25	0	0	0	0	0	0	0	0	25
Maui	0	0	0	0	12	0	0	0	0	12
Hawaii	0	0	0	0	0	0	0	0	0	0
Kauai	0	0	0	0	0	0	5	0	0	5
Total	25	0	0	0	12	0	5	0	0	42

Source: State of Hawai'i Adult Mental Health Division, *Community Housing Plan for Adults with Severe and Persistent Mental Illness, 2008-2012*. Nov. 2007. p.22.

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Table D-5. AMHD Statewide Current and Planned Housing Inventory, 2004-2012 (continued)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Supported Housing / Bridge Subsidy										
Oahu	185	0	0	0	0	50	0	50	0	285
Maui	50	0	0	0	0	40	0	25	0	115
Hawaii	70	0	0	0	0	40	0	30	0	140
Kauai	27	0	0	0	0	10	0	5	0	42
Total	332	0	0	0	0	140	0	110	0	582
Consumers Moved from Bridge to Section 8					8					
Oahu	67	26	50	45	35	25	25	25	25	323
Maui	13	15	8	20	20	30	18	15	10	149
Hawaii	5	12	7	25	25	25	15	10	10	134
Kauai	5	2	3	15	10	15	10	8	7	75
Total	90	55	68	105	90	95	68	58	52	681
Shelter Plus Care to Rental Subsidies (Homeless)										
Oahu	85	144	12	0	0	14	20	20	25	320
Maui	0	0	18	0	0	0	12	0	14	44
Hawaii	0	24	10	14	0	18	0	14	12	92
Kauai	0	0	0	10	0	0	0	10	0	20
Total	85	168	40	24	0	32	32	44	51	476
Consumers Moved from Shelter Plus Care to Section 8										
Oahu	0	15	20	35	25	25	20	25	20	185
Maui	0	0	1	1	8	10	10	12	10	52
Hawaii	0	0	7	7	15	15	15	15	10	84
Kauai	0	0	0	0	3	3	5	3	5	19
Total	0	15	28	43	51	53	50	55	45	340
Office of Social Ministry in partnership with HPHA and AMHD										
Beyond Shelter Apts.	0	0	41	0	0	0	0	0	0	41
Kihei Pua	0	0	72	0	0	0	0	0	0	72
Ponahawaiola Apts.	0	0	28	0	0	0	0	0	0	28
Total	0	0	141	0	0	0	0	0	0	141
Total Housing Capacity-Year										
Total Housing	936	393	429	336	371	437	284	354	224	3,764

Source: State of Hawai'i Adult Mental Health Division, *Community Housing Plan for Adults with Severe and Persistent Mental Illness, 2008-2012*. Nov. 2007. p.22.

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Table D-6. Housing Affordability Estimates, 2016

	State	Counties			
		Hawai'i	Honolulu	Kauai	Maui
Housing Wage	$34.22	$22.96	$38.17	$23.81	$24.73
Housing Costs					
2-bedroom fair market rent	$1,780	$1,194	$1,984	$1.238	$1,286
Annual income needed to afford 2BR FMR	$71,184	$47,760	$79,400	$49,520	$51,440
FT jobs at mini wage needed to afford 2BR	4.0	2.7	4.5	2.8	2.9
Area Median Income (AMI)					
Annual AMI	$82,123	$57,600	$87,900	$74,300	$81,500
Monthly rent affordable at AMI	$2,053	$1,440	$2,198	$1,858	$2,038
30% of AMI	$24,637	$17,280	$26,370	$22,290	$24,450
Monthly rent affordable at 30% of AMI	$616	$432	$659	$557	$611
Renter Households					
Renter households (2010-2014)	192,984	22,101	139,799	8,349	22,691
% of total households (2011-2014)	43%	34%	45%	37%	43%
Estimated hourly mean renter wage (2016)	$14.53	$10.45	$15.39	$13.52	$13.41
Monthly rent affordable at mean renter wage	$755	$543	$800	$703	$697
Full-time jobs at mean renter wage needed to afford 2BR	2.4	2.2	2.5	1.8	1.8

Source. National Low-Income Housing Coalition "Out Of Reach Report, 2016" Hawai'i data.

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Table D-7. Public Housing Units Numbers, 2003 – 2015

Hawai'i Public Housing Authority										
Public Housing Data										
			2003	2006	2007	2011	2012	2013	2014	2015
Number of Projects Managed by HPHA	State, as reported		81			84	85	85	85	85
	State, sum of counties	Properties						78	82	83
	Honolulu	Properties						43	44	44
	Hawai'i	Properties						18	20	21
	Kaua'i	Properties						10	11	11
	Maui	Properties						7	7	7
Number of Units Managed by HPHA	State, as reported					5,581	6,195	6,195	6,916	6,196
	State, sum of counties	Units						6,055	5,713	5,410
	Honolulu	Units						4,854	4,417	4,110
	Hawai'i	Units						651	721	725
	Kaua'i	Units						322	347	347
	Maui	Units						228	228	228
Types of Units	Income Level	Units 80% AMI or below				5,581	6,196	6,196	6,196	5,410
		Units 30% AMI and below				2,232	2,478	2,478	2,478	2,478
	Funding Agency	Federal (HUD subsidized)		5,300		4,717	5,331	5,331	5,332	5,332
		State (No Subsidy)		860		864	864	864	864	864
	Resident Types	Units Suited to Families				3,699	2,539	2,980	2,870	2,776
		Units For Elderly, and Special Needs persons				3,987	2,459	2,080	2,012	2,041
Service	Individuals Served		14,000	14,000		15,000	13,500	18,500	20,000	13,600
	Families Served		6,200	6,200		5,600	5,100	6,100	6,100	6,100
Average Housing Assistance Payment/mo.	All Parties Served						$286.24	$286.24	$264.31	$295.67
	Federal Families						$321	$321	$257	$304
	Federal Elderly						$215	$215	$249	$251
	State Family						$290	$290	$353	$393
	State Elderly						$240	$240	$298	$299
Planned Additions	Projects									11
	New Units									8,045
	Reservations	Completed by 2016								-
		Completed by 2017								1,920
		Completed by 2018								900
		Completed by 2019								4,825
		Completed by 2020								400

Source. HPHA Annual Reports, 2003-2015

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Table D-8. Public Housing Units Numbers, 2000 – 2015

Hawai'i Public Housing Authority										
Housing Voucher Program Data										
Program		Element	2003	2006	2007	2011	2012	2013	2014	2015
Section 8 Housing Voucher Program	All Programs	Vouchers								
		Average Housing Assistance Payment		$535	$643	$1,444	$1,160	$980	$949	$960
		Average Tenant Payment		$0	$0	$0	$387	N/A	N/A	$321
	HUD Housing Choice Vouchers (S8)	Vouchers	3,058	1,958	1,864	1,773	1,379	2,000	1,921	1,816
		Average Housing Assistance Payment		$616.02	$729.46	$1,700	$1,299	$1,100	$1,063	$1,081
		Average Tenant Payment					$332			$335
	Elderly Disabled Vouchers	Vouchers					165	175	163	159
		Average Housing Assistance Payment					$1,144	$900	$896	$895
		Average Tenant Payment					$289			$256
	Affairs Supportive Housing	Vouchers	54			140	134	250	310	392
		Average Housing Assistance Payment				$800	$1,030	$750	$729	$743
		Average Tenant Payment					$298			$187
	State Rent Supplement Program	Vouchers	600	400	389	300	416	217	190	160
		Average Housing Assistance Payment	$160	$140.30	$230	$230	$749	$200	$200	$181
		Average Tenant Payment					$640			$558

Source: Hawai'i Public Housing Authority Annual Reports.

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Table D-9. Adult Resident Care Home Numbers, 2016

Adult Resident Care Home (ARCH)												
	Statewide				Hawai'i County				Honolulu County			
	# of Facilities	Capacity	Vacancies	Vacancy as a % of Capacity	# of Facilities	Capacity	Vacancies	Vacancy as a % of Capacity	# of Facilities	Capacity	Vacancies	Vacancy as a % of Capacity
ARCH I	218	984	526	53%	25	99	26	26%	172	793	450	57%
ARCH II	4	109	85	78%	0				3	87	65	75%
Total ARCH I & II	222	1,093	611	56%	25	99	26	26%	175	880	515	59%
EXP	231	1,133	620	55%	26	126	57	45%	202	987	550	56%
ARCH II - EXP	31	440	263	60%	0				31	440	263	60%
Total EXP	262	1,573	883	56%	26	126	57	45%	233	1,427	813	57%
Total ARCH	484	2,666	1,494	56%	51	225	83	37%	408	2,307	1,328	58%

Adult Resident Care Home (ARCH)								
	Kaua'i County				Maui County			
	# of Facilities	Capacity	Vacancies	Vacancy as a % of Capacity	# of Facilities	Capacity	Vacancies	Vacancy as a % of Capacity
ARCH I	9	37	21	57%	12	55	29	53%
ARCH II	0				1	22	20	91%
Total ARCH I & II	9	37	21	57%	13	77	49	64%
EXP	1	10	3	30%	2	10	10	100%
ARCH II - EXP	0				0			
Total EXP	1	10	3	30%	2	10	10	100%
Total ARCH	10	47	24	51%	15	87	59	68%

ARCH I	Resident requires minimal assistance with activities of daily living (total capacity of 1 to 5 residents)
ARCH II	Same as ARCH I except total capacity is 6 or more residents
EXP	Resident requires 24 hours assistance with the normal activities of daily living and/or may require skilled nursing services (total capacity of 1 to 5 residents)
ARCH II - EXP	Same as EXP except total capacity is greater than 6 residents

Source: State of Hawai'i, Department of Health, Office of Health Care Insurance, State Licensing Section, Updated May 13. 2016.

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Table D-10. Median Rent for SFD and MFD by Number of Bedrooms, County of Hawai'i, 2009-2015

Hawai'i County	Median Rent										
	1BR	2BR	3BR	4 or more BR	Total SFD	1BR	2BR	3BR	4 or more BR	Total MFD	Total Units
2009-Q1	N/A	$605	$1,249	$1,810	$1,221	$912	$1,302	$2,112	$1,555	$1,470	$1,363
2009-Q2	$748	$788	$1,388	$1,823	$1,187	$1,001	$1,309	$1,785	$1,581	$1,419	$1,303
2009-Q3	$809	$902	$1,429	$1,813	$1,238	$1,014	$1,199	$1,600	$1,594	$1,352	$1,295
2009-Q4	$908	$1,016	$1,330	$1,810	$1,266	$981	$1,185	$1,428	$1,596	$1,297	$1,282
2010-Q1	$943	$1,074	$1,251	$1,948	$1,304	$900	$1,243	$1,385	$1,620	$1,287	$1,295
2010-Q2	$1,012	$1,103	$1,299	$1,905	$1,330	$855	$1,218	$1,415	$1,676	$1,291	$1,310
2010-Q3	$952	$1,188	$1,423	$1,737	$1,325	$813	$1,260	$1,548	$1,585	$1,301	$1,313
2010-Q4	$951	$1,203	$1,438	$1,833	$1,356	$794	$1,324	$1,570	$1,737	$1,356	$1,356
2011-Q1	$916	$1,248	$1,447	$2,003	$1,404	$851	$1,249	$1,437	$1,915	$1,363	$1,383
2011-Q2	$894	$1,240	$1,391	$1,981	$1,376	$902	$1,149	$1,520	$1,896	$1,367	$1,372
2011-Q3	$936	$1,288	$1,328	$2,028	$1,395	$965	$1,172	$1,490	$1,989	$1,404	$1,400
2011-Q4	$906	$1,140	$1,269	$1,887	$1,301	$870	$1,064	$1,326	$1,852	$1,278	$1,289
2012-Q1	$812	$1,009	$1,242	$1,703	$1,191	$849	$1,077	$1,238	$1,646	$1,203	$1,197
2012-Q2	$821	$1,018	$1,268	$1,594	$1,175	$812	$1,122	$1,219	$1,725	$1,220	$1,197
2012-Q3	$912	$1,130	$1,349	$1,690	$1,270	$818	$1,123	$1,292	$1,941	$1,294	$1,282
2012-Q4	$969	$1,276	$1,408	$1,771	$1,356	$901	$1,215	$1,425	$1,923	$1,366	$1,361
2013-Q1	$1,015	$1,357	$1,388	$1,922	$1,420	$939	$1,155	$1,543	$2,012	$1,412	$1,416
2013-Q2	$1,063	$1,311	$1,499	$1,862	$1,434	$918	$1,221	$1,488	$2,022	$1,412	$1,423
2013-Q3	$1,031	$1,153	$1,506	$1,850	$1,385	$888	$1,180	$1,457	$2,048	$1,393	$1,389
2013-Q4	$918	$1,109	$1,438	$1,876	$1,335	$956	$1,235	$1,519	$1,949	$1,415	$1,375
2014-Q1	$813	$1,005	$1,374	$1,869	$1,265	$976	$1,342	$1,438	$1,818	$1,393	$1,329
2014-Q2	$794	$1,091	$1,372	$1,827	$1,271	$1,074	$1,397	$1,576	$1,968	$1,504	$1,387
2014-Q3	$845	$1,227	$1,426	$1,905	$1,350	$1,145	$1,469	$1,613	$2,189	$1,604	$1,477
2014-Q4	$839	$1,297	$1,462	$1,981	$1,395	$1,083	$1,451	$1,760	$2,346	$1,660	$1,527
2015-Q1	$910	$1,380	$1,456	$2,098	$1,461	$1,126	$1,399	$1,685	$2,147	$1,589	$1,525
2015-Q2	$1,003	$1,366	$1,638	$2,131	$1,534	$1,139	$1,520	$1,718	$2,064	$1,610	$1,572
2015-Q3	$996	$1,304	$1,579	$2,076	$1,489	$1,134	$1,458	$1,634	$2,310	$1,634	$1,562
2015-Q4	$1,057	$1,297	$1,461	$2,088	$1,476	$1,212	$1,554	$1,771	$2,475	$1,753	$1,614

Source: RentRange®, 2009-2015.

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Table D-11. Median Rent for SFD and MFD by Number of Bedrooms, City and County of Honolulu, 2009-2015

Honolulu County	Median Rent										
	1BR	2BR	3BR	4 or more BR	Total SFD	1BR	2BR	3BR	4 or more BR	Total MFD	Total Units
2009-Q1	$1,291	$1,725	$2,320	$2,688	$2,006	$1,346	$1,592	$2,044	$2,029	$1,753	$1,879
2009-Q2	$1,359	$1,704	$2,283	$2,647	$1,998	$1,272	$1,623	$1,985	$1,850	$1,682	$1,840
2009-Q3	$1,326	$1,722	$2,175	$2,702	$1,981	$1,254	$1,616	$2,043	$1,936	$1,712	$1,847
2009-Q4	$1,205	$1,683	$2,177	$2,714	$1,945	$1,235	$1,598	$2,014	$1,968	$1,704	$1,824
2010-Q1	$1,163	$1,661	$2,173	$2,619	$1,904	$1,211	$1,569	$1,989	$1,813	$1,645	$1,775
2010-Q2	$1,184	$1,705	$2,253	$2,611	$1,938	$1,215	$1,600	$2,011	$1,976	$1,700	$1,819
2010-Q3	$1,159	$1,614	$2,221	$2,435	$1,857	$1,166	$1,549	$2,055	$2,124	$1,723	$1,790
2010-Q4	$1,196	$1,630	$2,142	$2,333	$1,825	$1,155	$1,538	$1,992	$1,998	$1,671	$1,748
2011-Q1	$1,325	$1,604	$2,261	$2,482	$1,918	$1,165	$1,568	$2,099	$2,002	$1,709	$1,813
2011-Q2	$1,391	$1,680	$2,369	$2,742	$2,045	$1,267	$1,663	$2,095	$2,145	$1,793	$1,919
2011-Q3	$1,358	$1,665	$2,316	$2,759	$2,025	$1,256	$1,700	$2,095	$2,411	$1,866	$1,945
2011-Q4	$1,367	$1,634	$2,208	$2,782	$1,998	$1,287	$1,651	$2,103	$2,414	$1,864	$1,931
2012-Q1	$1,404	$1,651	$2,234	$2,798	$2,022	$1,285	$1,679	$2,135	$2,426	$1,881	$1,951
2012-Q2	$1,315	$1,731	$2,273	$2,883	$2,051	$1,317	$1,740	$2,247	$2,549	$1,963	$2,007
2012-Q3	$1,367	$1,845	$2,331	$3,001	$2,136	$1,330	$1,730	$2,147	$2,393	$1,900	$2,018
2012-Q4	$1,364	$1,767	$2,282	$2,943	$2,089	$1,332	$1,700	$2,184	$2,296	$1,878	$1,984
2013-Q1	$1,403	$1,804	$2,333	$2,957	$2,124	$1,336	$1,718	$2,259	$2,412	$1,931	$2,028
2013-Q2	$1,231	$1,850	$2,387	$3,005	$2,118	$1,366	$1,791	$2,281	$2,480	$1,980	$2,049
2013-Q3	$1,194	$1,722	$2,232	$2,930	$2,019	$1,298	$1,661	$2,192	$2,454	$1,901	$1,960
2013-Q4	$1,085	$1,582	$2,122	$2,850	$1,910	$1,290	$1,619	$2,136	$2,312	$1,839	$1,875
2014-Q1	$1,082	$1,639	$2,156	$2,877	$1,938	$1,347	$1,702	$2,251	$2,470	$1,943	$1,940
2014-Q2	$1,186	$1,722	$2,353	$2,928	$2,047	$1,388	$1,775	$2,368	$2,585	$2,029	$2,038
2014-Q3	$1,281	$1,806	$2,530	$3,163	$2,195	$1,428	$1,804	$2,484	$2,685	$2,100	$2,148
2014-Q4	$1,307	$1,826	$2,546	$3,176	$2,214	$1,436	$1,813	$2,448	$2,791	$2,122	$2,168
2015-Q1	$1,355	$1,819	$2,538	$3,223	$2,234	$1,384	$1,811	$2,384	$2,913	$2,123	$2,178
2015-Q2	$1,394	$1,951	$2,642	$3,453	$2,360	$1,437	$1,903	$2,521	$3,131	$2,248	$2,304
2015-Q3	$1,432	$1,904	$2,672	$3,338	$2,336	$1,525	$1,966	$2,604	$3,081	$2,294	$2,315
2015-Q4	$1,408	$1,854	$2,628	$3,238	$2,282	$1,502	$1,908	$2,579	$3,031	$2,255	$2,268

Source: RentRange®, 2009-2015.

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Table D-12. Median Rent for SFD and MFD by Number of Bedrooms, County of Kauai, 2009-2015

Kaua'i County	Median Rent										
	1BR	2BR	3BR	4 or more BR	Total SFD	1BR	2BR	3BR	4 or more BR	Total MFD	Total Units
2009-Q1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2009-Q2	N/A	N/A	$2,484	N/A	$2,484	$902	$1,503	$1,703	N/A	$1,369	$1,815
2009-Q3	N/A	$1,485	$2,268	$1,717	$1,823	$948	$1,447	$1,755	N/A	$1,383	$1,603
2009-Q4	N/A	$1,500	$2,082	$1,818	$1,800	$1,064	$1,466	$1,821	N/A	$1,450	$1,625
2010-Q1	N/A	$1,510	$2,087	$1,841	$1,813	$1,161	$1,485	$1,930	N/A	$1,525	$1,669
2010-Q2	$1,194	$1,412	$1,878	$1,773	$1,564	$1,068	$1,486	$1,837	N/A	$1,464	$1,521
2010-Q3	$1,246	$1,372	$1,669	$1,702	$1,497	$1,000	$1,356	$1,742	N/A	$1,366	$1,441
2010-Q4	$1,274	$1,400	$1,542	$1,642	$1,465	$1,032	$1,271	$1,753	N/A	$1,352	$1,416
2011-Q1	$1,275	$1,443	$1,632	$1,657	$1,502	$1,105	$1,336	$1,771	N/A	$1,404	$1,460
2011-Q2	$1,329	$1,405	$1,792	$1,788	$1,579	$1,158	$1,387	$1,787	N/A	$1,444	$1,521
2011-Q3	$1,330	$1,526	$1,720	$1,932	$1,627	$1,239	$1,417	$1,723	$1,925	$1,576	$1,602
2011-Q4	$1,254	$1,656	$1,744	$2,054	$1,677	$1,134	$1,377	$1,710	$1,807	$1,507	$1,592
2012-Q1	$1,141	$1,540	$1,687	$2,152	$1,630	$1,163	$1,455	$1,669	$1,853	$1,535	$1,582
2012-Q2	$1,080	$1,641	$1,695	$2,138	$1,638	$1,135	$1,502	$1,729	$1,906	$1,568	$1,603
2012-Q3	$1,040	$1,635	$1,753	$1,945	$1,593	$1,085	$1,353	$1,851	$1,809	$1,525	$1,559
2012-Q4	$1,058	$1,491	$1,764	$1,765	$1,520	$1,075	$1,244	$1,732	$1,843	$1,473	$1,497
2013-Q1	$1,130	$1,375	$1,807	$1,834	$1,537	$1,169	$1,355	$1,781	$1,760	$1,516	$1,526
2013-Q2	$1,116	$1,400	$2,003	$2,031	$1,638	$1,152	$1,473	$1,971	$1,948	$1,636	$1,637
2013-Q3	$1,206	$1,548	$2,237	$2,242	$1,808	$1,135	$1,589	$1,986	$2,140	$1,713	$1,760
2013-Q4	$1,261	$1,479	$2,308	$2,153	$1,800	$1,168	$1,590	$1,880	$2,244	$1,721	$1,760
2014-Q1	$1,173	$1,391	$2,049	$2,058	$1,668	$1,172	$1,513	$1,741	$2,071	$1,624	$1,646
2014-Q2	$1,173	$1,491	$1,868	$2,188	$1,680	$1,214	$1,565	$1,868	$2,223	$1,718	$1,699
2014-Q3	$1,237	$1,595	$1,967	$2,373	$1,793	$1,193	$1,660	$2,079	$2,420	$1,838	$1,815
2014-Q4	$1,195	$1,694	$1,853	$2,445	$1,797	$1,185	$1,640	$2,041	$2,335	$1,800	$1,799
2015-Q1	$1,170	$1,748	$1,760	$2,557	$1,809	$1,096	$1,552	$1,949	$2,244	$1,710	$1,759
2015-Q2	$1,130	$1,638	$1,751	$2,536	$1,764	$1,083	$1,464	$2,038	$2,167	$1,688	$1,726
2015-Q3	$1,181	$1,594	$1,850	$2,616	$1,810	$1,184	$1,555	$2,116	$2,049	$1,726	$1,768
2015-Q4	$1,286	$1,548	$2,006	$2,586	$1,856	$1,242	$1,675	$2,013	$2,152	$1,770	$1,813

Source: RentRange®, 2009-2015.

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Table D-13. Median Rent for SFD and MFD by Number of Bedrooms, County of Maui, 2009-2015

Maui county	Median Rent										
	1BR	2BR	3BR	4 or more BR	Total SFD	1BR	2BR	3BR	4 or more BR	Total MFD	Total Units
2009-Q1	$783	$1,612	$2,399	$3,154	$1,987	$1,171	$1,534	$2,520	N/A	$1,742	$1,882
2009-Q2	$876	$1,433	$2,005	$2,712	$1,756	$1,229	$1,630	$2,207	$1,898	$1,741	$1,749
2009-Q3	$1,003	$1,481	$2,052	$2,870	$1,852	$1,187	$1,515	$2,021	$1,838	$1,640	$1,746
2009-Q4	$1,002	$1,458	$2,027	$2,840	$1,832	$1,229	$1,441	$1,906	$1,671	$1,562	$1,697
2010-Q1	$990	$1,494	$1,966	$2,811	$1,815	$1,123	$1,375	$1,786	$1,765	$1,512	$1,664
2010-Q2	$966	$1,553	$1,918	$2,643	$1,770	$1,065	$1,277	$1,724	$1,984	$1,513	$1,641
2010-Q3	$939	$1,490	$1,926	$2,509	$1,716	$999	$1,297	$1,787	$1,981	$1,516	$1,616
2010-Q4	$926	$1,386	$1,858	$2,531	$1,675	$957	$1,326	$1,900	$2,139	$1,581	$1,628
2011-Q1	$990	$1,362	$1,982	$2,591	$1,731	$1,033	$1,451	$1,911	$2,198	$1,648	$1,690
2011-Q2	$1,114	$1,532	$2,017	$2,498	$1,790	$1,080	$1,358	$1,975	$1,969	$1,595	$1,693
2011-Q3	$1,187	$1,639	$1,983	$2,426	$1,809	$1,084	$1,358	$2,018	$1,887	$1,587	$1,698
2011-Q4	$1,074	$1,630	$1,817	$2,376	$1,724	$1,049	$1,297	$1,847	$2,122	$1,579	$1,651
2012-Q1	$992	$1,553	$1,885	$2,481	$1,728	$1,108	$1,401	$1,980	$2,344	$1,708	$1,718
2012-Q2	$1,061	$1,474	$1,983	$2,676	$1,798	$1,163	$1,438	$2,048	$2,428	$1,769	$1,784
2012-Q3	$1,010	$1,391	$1,922	$2,684	$1,752	$1,106	$1,499	$1,981	$2,201	$1,697	$1,724
2012-Q4	$1,029	$1,460	$1,778	$2,503	$1,692	$1,132	$1,444	$1,803	$2,053	$1,608	$1,650
2013-Q1	$1,134	$1,614	$1,798	$2,411	$1,739	$1,141	$1,453	$1,726	$2,018	$1,585	$1,662
2013-Q2	$1,108	$1,536	$1,977	$2,649	$1,818	$1,188	$1,650	$1,989	$2,336	$1,791	$1,804
2013-Q3	$1,149	$1,551	$1,944	$2,594	$1,809	$1,182	$1,641	$2,159	$2,644	$1,906	$1,858
2013-Q4	$1,154	$1,464	$1,767	$2,565	$1,738	$1,124	$1,575	$2,211	$2,765	$1,919	$1,828
2014-Q1	$1,136	$1,455	$1,637	$2,436	$1,666	$1,142	$1,571	$2,197	$2,521	$1,858	$1,762
2014-Q2	$1,091	$1,511	$1,582	$2,454	$1,659	$1,230	$1,710	$2,333	$2,572	$1,961	$1,810
2014-Q3	$1,126	$1,500	$1,744	$2,554	$1,731	$1,270	$1,667	$2,373	$2,763	$2,019	$1,875
2014-Q4	$1,210	$1,587	$1,908	$2,431	$1,784	$1,203	$1,599	$2,335	$2,875	$2,003	$1,893
2015-Q1	$1,171	$1,609	$2,019	$2,380	$1,795	$1,227	$1,615	$2,174	$2,860	$1,969	$1,882
2015-Q2	$1,104	$1,481	$2,160	$2,465	$1,802	$1,205	$1,624	$2,148	$2,798	$1,944	$1,873
2015-Q3	$1,141	$1,516	$2,220	$2,713	$1,897	$1,286	$1,665	$2,353	$2,774	$2,020	$1,959
2015-Q4	$1,179	$1,438	$2,139	$2,853	$1,902	$1,209	$1,648	$2,334	$2,749	$1,985	$1,944

Source: RentRange®, 2009-2015.

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Table D-14. Median Sales Price for Single-Family Dwellings by County, 2000-2014
[In thousand dollars, rounded to the nearest thousand]

Year	County				State
	Hawai‘i	Honolulu	Kauai	Maui	
2000	175	298	255	275	260
2001	188	300	287	298	269
2002	194	335	328	375	310
2003	235	385	366	440	360
2004	290	465	499	560	440
2005	385	590	639	678	560
2006	421	630	675	690	599
2007	395	645	650	630	595
2008	345	625	615	575	560
2009	278	580	470	498	498
2010	260	600	498	460	488
2011	246	579	455	432	470
2012	260	625	459	470	500
2013	295	650	529	530	544
2014	315	675	533	570	575

Source: *The State of Hawai‘i Data Book 2014.*

Table D-15. Median Sale Price for Condominium Units by County, 2000-2014
[In thousand dollars]

Year	County				State
	Hawai‘i	Honolulu	Kauai	Maui	
2000	135	125	150	195	140
2001	140	132	162	197	145
2002	166	153	210	207	165
2003	185	175	287	241	185
2004	275	208	375	310	230
2005	370	269	435	385	299
2006	426	310	405	510	339
2007	395	325	565	550	350
2008	370	325	545	549	348
2009	277	305	330	450	319
2010	260	305	270	378	310
2011	213	300	237	310	290
2012	258	315	290	358	318
2013	250	332	310	374	333
2014	280	350	346	415	351

Source: *The State of Hawai‘i Data Book 2014.*

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APPENDIX E: CONSOLIDATED PLAN HOUSING GOALS

Table E-1. Five-Year Consolidated Plan Housing Goals: 2015 - 2020

	Support	Build/Rehab	Financial Assistance	Other Assistance
Hawai'i, Kaua'i and Maui County[120]	Home Ownership	Construct/rehab for sale housing (1 housing unit) Self-help affordable housing (62 housing units)	Financial assistance to homebuyer (1 household)	
	Low Income Rentals	Construct new rental units (11 housing units) Rehab rental unit (1 housing unit)	Tenant-based Rental Assistance (TBRA) (100 Households)	
	Homeless		Rapid Rehousing financial assistance (275 households) Prevent homelessness financial assistance (150 persons)	Emergency shelter operations (8,800 persons assisted) Transitioning homeless to permanent housing (1,830 persons) Rapid Rehousing relocation & stabilization services (400 households) Prevent homelessness services (150 persons)
	Special Needs Housing	Construct new special needs rental units (25 housing units) Rehab special needs rental units (3 housing units) Rehab transitional housing units (33 housing units)	HOPWA tenant rental assistance (75 households)	Emergency shelter operations to house victims of DV (3,100 persons assisted) HOPWA supportive services (2,400 persons assisted)
C&C Honolulu[121]	Home Ownership		Financial assistance to homebuyers (50 households) Housing rehab assistance (50 housing units)	
	Low Income Rentals	Housing development (400 households)		LMI services (50 persons)
	Homeless	Housing First Housing (250 households) Renovate homeless shelters (5 shelters)	Homeless prevention financial assistance (30 persons)	Housing First Services (250 households) Homeless Services (3,750 persons)
	Special Needs Housing			Senior Services (50 persons) Youth Services (50 persons) Domestic Violence Services (50 persons)
Statewide	Home Ownership	1 Affordable for-sale unit 62 self-help affordable housing units	51 financial assistance to homebuyers 50 housing rehab assistance	
	Low Income Rentals	12 rental housing units 400 Housing development	100 Tenant-based Rental Assistance (TBRA) Households	50 persons LMI services
	Homeless	250 households Housing First 5 homeless shelters renovated	275 Rapid Rehousing households 180 Prevent homeless households	11,900 persons Emergency shelter operations 3,750 Homeless services 1,830 persons and 650 households Transitioning to permanent housing services
	Special Needs Housing		75 HOPWA TBRA households	2,550 persons Other services

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[120] Based on the State of Hawai'i Consolidated Plan for Program Years 2015 through 2019 (primarily focusing on Hawai'i, Kaua'i and Maui Counties)

[121] Based on City & County of Honolulu Consolidated Plan for Program Years 2015 through 2020

Table E-2. State and Counties Consolidated Plan 2015 Annual Goals

	Support	Build/Rehab	Financial Assistance	Other Assistance
Hawai'i, Kaua'i and Maui County[122]	Home Ownership	Construct new or acquire/rehab of existing affordable for-sale housing (6 housing units) Self-help housing (8 housing units)	Down payment/closing cost assistance and gap loans through homebuyer loan program (1 household)	
	Low Income Rentals	Construct/rehab affordable rental housing (10 housing units)	Tenant- based rental assistance (20 households)	
	Homeless	Construct/rehab new transitional housing for homeless (32 housing units)	Rapid Rehousing – financial assistance (580 persons) Homeless Prevention – financial assistance to persons/families at risk of homelessness (30 persons)	ES Operations (1,655 persons) Transitioning Homeless to PH (580 persons) Rapid Rehousing – Housing relocation & stabilization services (78 Households) Homeless Prevention – relocation & stabilizations services (30 persons)
	Special Needs Housing	Construct/rehab affordable rentals for special needs population – (36 housing units)	HOPWA – financial assistance through tenant based rental assistance (15 households)	DV ES Operations (620 persons) HOPWA Supportive Services (516 persons)
C&C Honolulu[123]	Home Ownership		Financial assistance to LMI homebuyers (10 housing units) Loan assistance for rehab existing homes (17 housing units)	
	Low Income Rentals	Construct/rehab affordable and special needs rental housing (52 housing units)	Services to at-risk of homelessness (1,333 persons) Tenant Based Rental Assistance homeless prevention (497 persons)	Services to benefit LMI (185 persons)
	Homeless	Acquire/rehab building or units to support Housing First	Housing First Tenant Based Rental Assistance (50 households)	Homeless Services (2,348 persons)
	Special Needs Housing		Tenant Based Rental Assistance (155 households)	
Statewide	Home Ownership	6 affordable houses 8 self help	1 housing unit down payment/closing cost assistance 10 housing units financial assistance to LMI 17 housing units loan assistance to rehab existing homes.	
	Low Income Rentals	88 affordable rentals	517 persons tenant based rental assistance	Services (185 persons)
	Homeless	32 transitional housing	835 persons Housing First/Rapid Rehousing Rental financial assistance 3,006 persons Transition services to permanent housing including Rapid Rehousing	4,613 persons and 78 households Homeless Services
	Special Needs Housing	36 affordable rentals 32 transitional housing		DV ES Operations (620 persons) HOPWA Supportive Services (516 persons)

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[122] Based on the State of Hawai'i Consolidated Plan for Program Years 2015 through 2019 (primarily focusing on Hawai'i, Kaua'i and Maui Counties)

[123] Based on City & County of Honolulu Consolidated Plan for Program Years 2015 through 2020

APPENDIX F: GLOSSARY

Adequately Housed: Households that are not classified as at-risk for homelessness or hidden homeless.

50% Hawaiian: An individual is 50 percent Hawaiian if they claimed that status in the Housing Demand Survey. Only Respondents were asked to self-report ethnic status. A household is classified as 50 percent Hawaiian if the household includes at least one adult member who is 50 percent or more Hawaiian. Respondents were asked if there were other members of the household who were 50 percent or more Hawaiian. 50 percent Hawaiian households may or may not be DHHL beneficiaries (lessees or applicants).

ADLs: Activities of Daily Living, which include assistance with eating, bathing, getting dressed, getting in or out of bed, or getting to the toilet.

Acceptable Bathrooms: The number of bathrooms that are absolutely required in a new unit. Typically, an acceptable bathroom is a more accurate measure of housing characteristic for planning than first-choice preferred bedrooms.

Acceptable Bedrooms: The number of bedrooms that are absolutely required in a new unit. Typically, an acceptable bedroom is a more accurate measure of housing characteristic for planning than first-choice preferred bedrooms.

Affordable Housing: refers to the generalized concept of housing that residents have sufficient income and financial resources to be able to purchase or rent.

In the U.S., commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for owners, and usually include utility costs. When the monthly carrying costs of a home exceed 30–35 percent of household income, then the housing is considered unaffordable for that household.

Affordable Housing Cost: The average dollar amount that a respondent reported they would be able to pay per month for a new housing unit.

Apartment: Refers to apartment building that contains residential suites in which each individual unit is leased to different occupants.

Applicant Only: Households in which at least one adult member has applied for, but has not yet been awarded, land from the Department of Hawaiian Home Lands.

At Risk for Homelessness: Households in which members would become homeless is less than three months if they suddenly lost their primary source of income. Also called “precariously housed,” these people are three monthly paychecks away from homelessness.

Available Down Payment: The amount of money available to be used as a cash down payment for new housing.

Churn Rate: For any given period of time, the number of participants who discontinue their use of a service divided by the average number of total participants. Churn rate provides insight into the growth or decline of the subscriber base, as well as the average length of participation in the service.

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COL %: Represents the percentage of the column total for an individual cell in a table [Also referred to as **Count Percent** or vertical percent].

Condominium/Condo: An apartment building with five units or more in which each owner owns a unit and holds a joint ownership in common areas with other owners in the building.

Contract Type: Refers to the two major ownership contracts: leasehold and fee simple.

Count Percent: [See **Col %**].

Crowding Ratio: The average number of household members per bedroom per household.

Crowding Ratio by Bedrooms: Number of persons per bedroom. Does not include any rooms other than bedrooms. Households with more than 1.01 persons per bedroom are considered overcrowded [See also **Overcrowded**].

Crowding Ratio by Rooms: Number of persons per room. Includes all rooms other than closets, hallways, utility rooms, foyers, and lanais.

DHHL: Department of Hawaiian Home Lands. This state agency has been responsible for administering the land trust that in 1921 established about 200,000 acres of land for homesteading by Native Hawaiians. For more information visit: http://www.Hawai'i.gov/dhhl/.

Doubled-up: Housing units that are occupied by two or more families or groups of persons who are not related by birth, marriage, or adoption.

Elderly: A person 62 years of age or older.

Elderly Alone: Single member households, member is 62 years of age or older.

Elderly Couple: Two-member households, male and female, at least one or which is 62 years of age or older.

Emancipated foster youth: Youth who are aging out of the foster care system.

Equity Gap Funding: The amount of money needed to cover development costs for new or existing affordable rental or mixed-use project or projects for economic development activities directly related to affordable housing. These funds are intended to cover the difference between the projected

Exiting offender: Inmates released from the prison system.

Fee Simple: A fee simple estate is the least limited interest and the most complete and absolute ownership inland. It is of indefinite duration, freely transferable and inheritable. The phrase "fee simple absolute" came about because the estate is of potentially infinite duration (thus "fee"); there are no limitations on its inheritability (thus "simple"); and it is indefeasible and cannot be divested (thus "absolute").

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Frail elderly: Elderly afflicted with physical or mental disabilities that may interfere with the ability to perform activities of daily living independently (i.e., bathing, dressing, toileting, and meal preparation).

Group quarters: A place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. Services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

Guamanian or Chamorro: Ethnicity of persons from Guam or the Mariana Islands region.

HH: Household, person residing in a housing unit for five or more months of the year.

Hidden Homeless: Households in which more than one family share accommodations. These households include families that are doubled up (two or more families or groups of persons who are related by birth, marriage or adoption) and those that are sharing (two or more families or groups whose members are not related by birth, marriage, or adoption).

Homestead Land: Land entrusted by the Hawaiian Homes Commission Act for homesteading by Native Hawaiians. This trust is current administered by the Department of Hawaiian Homelands

Honolulu PUC: Honolulu Primary Urban Center, census tracts 4.01 thru 72, 75.02, and 75.06. For information on Census Tracts visit: http://factfinder.census.gov/home/saff/main.html?_lang=en

HUD: U.S. Department of Housing and Urban Development. HUD's mission is to increase home ownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships -- particularly with faith-based and community organizations that leverage resources and improve HUD's ability to be effective on the community level. For more information visit: http://www.hud.gov/

HUD Income Guidelines: [See **HUD Income Limits**]

HUD Income Limits: Calculates income as percentage of the HUD median income for a household of a given size in a given geographic area. For information on the HUD median income and HUD income limits visit: http://www.huduser.org/datasets/il/il06/BRIEFING-MATERIALs.pdf

HUD Median Income: The median income for a household of a given size in a specific geographic area. For detailed information on the HUD median income and HUD income limits visit: http://www.huduser.org/datasets/il/il06/BRIEFING-MATERIALs.pdf

IADLs: Instrumental Activities for Daily Living which include preparing meals, taking medications, making phone calls or managing money.

Imputation: A method of replacing missing values for specific variables in survey work. SMS uses a multivariate regression technique to replace missing values with the best estimate of the value for each case, based on reported values of several other related variables. For the Housing Demand Survey, imputation was applied to age and household income.

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Income: Self-reported household income for all sources, for all employed persons in the household, estimated before taxes, for the calendar year preceding the survey (2005). [See also **Imputation**].

Income as a % of HUD Median: [See **HUD Income Limits**].

Income Per Household Member: Household income divided by the number of persons living in the household.

Intention to Move: The desire to seek a new housing unit at some time in the future. Includes the desire to seek a new ownership units and the desire to seek a new rental unit.

Leasehold: A less than freehold estate by which a tenant possesses real property. In a lease situation, the tenant possesses a leasehold and the landlord possesses the reversion estate; i.e. when the lease terminates, the property will revert to the landlord.

Lessee and Applicant: A classification of households used in the Native Hawaiian tabulations and reports referring to a household in which at least one member is a DHHL lessee and at least one is an applicant for a land award from DHHL.

Lessee Only: A households occupied by virtue of a Department of Hawaiian Home Lands lease, and having no adult member who is on a DHHL awards applicant list.

Military Housing Privatization Initiative:

In order to house active duty military personnel and their families, the Department of Defense (DoD) has traditionally relied on two methods. In locations where the local housing supply was adequate, the DoD provided military members with a stipend, the Basic Allowance for Housing (BAH), to defray the cost of residential housing near military installations. For those locations where local housing was extremely expensive or unavailable, quarters were built within the military installations to house military personnel and their dependents.

In 1996, a third option was created through the Military Housing Privatization Initiative (MHPI). Because many of the military family housing properties built during the 1950s and 1960s were old and deteriorating, the DoD partnered with private developers to take on the projects since they had the experience and expertise to do the job faster, cheaper, and better. Under the MHPI, private developers renovate or replace old, substandard military housing and, in some instances, build additional units. The developers then become the owners and managers of those properties and the landlords for the military families in those homes. Most important, military families get updated, repaired or newly constructed homes that will be maintained for the next fifty years.

The MHPI program has made on-base privatized housing part of the local competitive housing market. Privatized housing operates similarly to any other private rental property business and the resulting competition can impact the local rental market and housing demand.

MFD: Multi-Family Dwelling. This includes townhouses, apartments, duplexes, and multiplexes.

Multi-Generation Household With Elderly Member: Households with at least two generations present and at least one member 62 years of age or older.

Non-Hawaiian: A non-Hawaiian individual is a person that reports no Hawaiian ancestry.

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O‘ahu SF Ads: The number of advertisements for single-family homes in the City & County of Honolulu.

O‘ahu SF Rents: The number of advertisements for single-family homes for rent in the City & County of Honolulu.

Occupy without Payment: A type of tenancy in which the respondent occupies a housing units without payment of cash rent. Includes persons living in rent-free public units, those living in private sector, family-owned units, property managers occupying units in exchange for services, clerics living in church owner units, military dependents in on-base units, etc. Does not include individuals who have paid off their mortgage.

Other Vacant: This category includes units held for settlement of an estate, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Overcrowded: A household with more than 1.01 persons per room.

Permanent Supportive Housing: Housing with indefinite leasing or rental with appropriate services for persons with higher acuity.

Persons with Alcohol or Other Drug Addictions: Persons whose impairment or disability is due to alcoholism or drug addiction.

Persons with Developmental Disability: Persons with a severe, chronic disability that: (1) is attributable to a mental or physical impairment or combination of mental and physical impairments; (2) is manifested before the individual attains age 22; (3) is likely to continue indefinitely; (4) results in substantial functional limitations in three or more of the following areas of major life activity: self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living; economic self-sufficiency; and (5) reflects the individual's need for a combination and sequence of special interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated. An individual from birth to age nine, inclusive, who has a substantial developmental delay or specific congenital or acquired condition, may be considered to have a developmental disability without meeting three or more of the criteria described above, if the individual, without services and supports, has a high probability of meeting those criteria later in life.

Persons with Disabilities: Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

Persons with HIV/AIDS: A person with the disease of acquired immunodeficiency syndrome or related diseases, or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome, including infection with the human immunodeficiency virus (HIV).

Persons with severe mental illness: Persons with a severe and persistent mental or emotional impairment that seriously limits his or her ability to live independently, and which impairment could be improved by more suitable housing conditions.

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PLANNED HOUSING UNITS: Planned housing units are those that are registered or on record at government agencies as being scheduled for completion by a specified date. The official list of such units usually includes permitted or confirmed units, public and private sector. A major interest in planned units relates to their value in estimating future housing supply, often but not always including its relationship to housing demand.

Potential Movers: Households in which the Housing Demand Survey respondent reported an interested in moving to a new unit in the future.

Potential Owners: Households in which the Housing Demand Survey respondent reported intent to own their next home.

Potential Renters: Households in which the Housing Demand Survey respondent reported intent to rent their next unit.

Precariously Housed: [See **At Risk for Homelessness**]

Preferred Bathrooms: The number of bathrooms desired in a new unit.

Preferred Bedrooms: The number of bedrooms desired in a new unit.

Seniors: See **Elderly**

Shelter to Income Ratio: The percentage of total monthly household income that is used to pay for shelter costs (rent or mortgage payments). In this study, a shelter-to-income ratio in excess of .30 is considered to indicate some level of financial disadvantages. A shelter-to-income ratio in excess of .40 indicates severe financial disadvantage.

Short-term Rental: A rental period for a residential unit lasting 30 days or less; also called transient rentals.

Single Family Dwelling (SFD): A single-family detached dwelling unit

Sustainable Housing: Housing that designed to be affordable in perpetuity. Affordability is defined as having a sales or rental price below market values – usually at or below the price affordable to a family with a household income at the median or at specific HUD income qualification levels. Perpetuity is accomplished through limited equity arrangements incorporated in the deed or lease agreement. [See also: **Sustainable Lease**]

Sustainable Lease: A housing contract that does not include ownership of the land. The perpetuity is accomplished through a lease agreement. Sustainable lease contracts may be used to eliminate high down payments, can allow property to be passed on to heirs, require no ground rent, and typically have a lease term greater than 60 years. [See also **Leasehold** and **Fee Simple**]
Tenancy: There are three types of tenancy: own, rent, and occupy without payment

Townhouse: Side by side housing units that do not meet the definition of single-family dwellings

Unit Condition: Self-reported assessment of the overall condition of the current unit, rated on a scale from excellent to poor.

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Unit Type: There several different types of units reported in the Housing Demand Survey including: single-family detached units, duplexes, multiplexes, townhouses, condominiums, and apartments. We note that condominium in an ownership regime and not a unit type. Since nearly all condominiums in Hawai‘i are multifamily units, this classification allows a distinction between condominium apartments and standard apartments in multi-family buildings.

Victims of Domestic Violence: Victims of felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic, violence or family violence laws of the jurisdiction.

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APPENDIX G: HAWAIʻI STATE PLANNING ACT (SELECTED SECTIONS)

All state agencies, including the Office of Planning, are guided by two statewide planning documents (1) the Hawaiʻi State Planning Act, which is a broad policy document that sets the table for all activities, programs, and decisions made by local and state agencies; and (2) the New Day Comprehensive Plan, which outlines the Administration's priorities.

The Hawaiʻi State Planning Act was signed into law in 1978 to "improve the planning process in this state, to increase the effectiveness of government and private actions, to improve coordination among different agencies and levels of government, to provide for wise use of Hawaiʻi's resources and to guide the future development of the state" (HRS § 226-1). The Act is codified under HRS Chapter 226.

The Act sets forth the Hawaiʻi state plan, which is a long-range comprehensive plan that includes an overall theme, goals, objectives, policies, priority guidelines, and implementation mechanisms. The Hawaiʻi state plan:

- Serves as a guide for the future long-range development of the state
- Identifies the goals, objectives, policies, and priorities for the state
- Provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources
- Improves coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities
- Establishes a system for plan formulation and program coordination to provide for an integration of all major state, and county activities

§226-102 Overall direction. The State shall strive to improve the quality of life for Hawaiʻi's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern that merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education. [L 1978, c 100, pt of §2; am L 1986, c 276, §29]

§226-104 Population growth and land resources priority guidelines. (a) Priority guidelines to effect desired statewide growth and distribution:
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.

§226-106 Affordable housing. Priority guidelines for the provision of affordable housing:
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.
(3) Improve information and analysis relative to land availability and suitability for housing.
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaiʻi's low- and moderate-income households, gap group households, and residents with special needs.
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaiʻi's people for the purchase of initial owner- occupied housing.
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.

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(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.
(8) Give higher priority to the provision of quality housing that is affordable for Hawai‘i's residents and less priority to development of housing intended primarily for individuals outside of Hawai‘i. [L 1986, c 276, §33; am L 1989, c 250, §3]

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APPENDIX I: COUNTY AND DISTRICTS TABLES – CITY AND COUNTY OF HONOLULU

The tables presented in Appendix I, referred to in prior iterations of the HHPS as the "B Tables" or "County Districts Tables", provide detailed demographic and housing related data for the County and its districts. This data is taken from the Housing Demand Survey 2016.

Table I-1. Unit Descriptions, County and Districts of Honolulu, 2016

	Honolulu Districts								
	ʻEwa	Koʻolauloa	Koʻolaupoko	Central Oʻahu	North Shore	Waiʻanae	Honolulu (PUC)	East Honolulu	Total
TOTAL HOUSEHOLDS	30,370	3,688	36,169	38,278	18,408	11,666	161,214	17,666	317,459
TENANCY									
Own	51.4%	33.9%	60.1%	59.2%	36.7%	38.2%	54.6%	72.6%	54.6%
Rent	42.4%	62.5%	30.4%	36.3%	56.1%	54.8%	40.4%	22.5%	39.7%
Other	6.2%	3.6%	9.5%	4.5%	7.2%	7.1%	5.0%	4.9%	5.7%
UNIT TYPE									
Single family house	65.1%	75.8%	73.0%	60.0%	60.2%	48.5%	45.1%	77.8%	55.2%
Townhouse	16.8%		7.2%	17.6%	10.1%	5.1%	3.2%	6.7%	7.3%
Condominium	6.2%	10.0%	4.5%	3.6%	2.3%	14.3%	22.2%	7.0%	14.0%
Duplex/Multiplex	3.1%	0.8%	6.3%	2.2%	13.8%	17.7%	8.0%	0.8%	6.8%
Apartment	8.9%	5.2%	6.4%	12.6%	9.9%	13.9%	18.7%	4.6%	14.0%
Co-op			1.1%	0.1%	1.4%		0.6%		0.5%
Other		8.2%	1.5%	3.9%	1.4%	0.4%	2.1%	2.9%	2.1%
Not reported					0.9%			0.2%	0.1%
NUMBER OF BEDROOMS									
Studio or One	4.7%	22.5%	12.8%	13.2%	9.6%	24.6%	22.6%	7.8%	17.1%
Two	20.7%	28.4%	18.0%	23.4%	23.7%	17.5%	30.4%	17.7%	25.6%
Three	44.8%	27.4%	39.9%	38.3%	37.6%	26.3%	26.1%	41.0%	32.4%
Four plus	29.8%	21.6%	29.3%	25.1%	29.2%	31.7%	21.0%	33.5%	24.8%
NUMBER OF BATHROOMS									
1 bathroom	17.0%	36.4%	25.1%	31.1%	37.1%	49.8%	41.1%	9.0%	34.0%
2 bathrooms	7.6%	13.8%	5.7%	4.6%	5.9%	4.6%	7.9%	5.9%	7.0%
3 bathrooms	35.2%	30.0%	34.6%	40.7%	27.5%	22.2%	29.2%	39.0%	32.0%
4+ bathrooms	40.2%	19.7%	34.6%	23.7%	29.6%	23.5%	21.7%	46.0%	27.1%

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Table I-2. Households Demographics, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Ko‘olauloa	Ko‘olaupoko	Central O‘ahu	North Shore	Wai‘anae	Honolulu (PUC)	East Honolulu	Total
TOTAL HOUSEHOLDS	30,370	3,688	36,169	38,278	18,408	11,666	161,214	17,666	317,459
YEARS IN CURRENT UNIT									
Less than 1 year	13.8%	4.3%	8.6%	4.5%	15.6%	6.4%	6.7%	6.4%	7.7%
1 to 5 years	42.5%	48.9%	23.6%	17.7%	35.5%	54.0%	27.6%	22.7%	28.7%
6 to 10 years	16.5%	10.6%	10.5%	10.6%	7.5%	13.7%	17.6%	19.7%	15.2%
More than 10 years	27.1%	36.2%	57.3%	67.3%	41.5%	25.9%	48.2%	51.2%	48.4%
HOUSEHOLD TYPES									
Single Member	10.9%	16.8%	22.6%	29.0%	16.4%	23.0%	25.9%	22.0%	23.5%
Married couple, no children	15.2%	27.9%	22.6%	18.4%	13.2%	14.8%	20.8%	31.7%	20.2%
Parent(s) & children	21.0%	8.1%	13.6%	11.3%	23.6%	21.3%	11.5%	13.2%	13.8%
Unrelated Roomates	6.5%	1.1%	3.7%	2.3%	2.8%	1.8%	7.3%	4.3%	5.5%
Multiple Families	46.2%	46.0%	37.5%	38.9%	44.0%	38.2%	33.6%	28.8%	36.5%
Parent(s) and Adult Child(ren)			0.1%	0.1%			0.8%		0.4%
Undetermined	0.3%					0.9%			0.1%
KIDS IN HOUSEHOLD									
At least 1 child	42.3%	16.5%	25.2%	27.4%	50.8%	44.0%	22.3%	24.8%	27.7%
No children	57.7%	83.5%	74.8%	72.6%	49.2%	56.0%	77.7%	75.2%	72.3%
SENIORS IN HOUSEHOLD									
Single Person HH, 60+	4.1%	13.7%	10.9%	20.7%	8.6%	16.0%	9.9%	12.8%	11.1%
2+ HH Members, All 60+	1.3%	19.6%	11.5%	13.4%	4.8%	4.4%	7.5%	14.1%	8.3%
2+ HH Members, Only Some 60+	55.1%	49.4%	37.1%	45.0%	46.1%	59.3%	33.9%	43.5%	40.0%
No 60+ HH Members	39.5%	17.4%	40.5%	20.9%	40.6%	20.4%	48.6%	29.5%	40.6%

Source: Housing Demand Survey, 2016.

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Table I-3. Financial Characteristics, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Ko‘olauloa	Ko‘olaupoko	Central O‘ahu	North Shore	Wai‘anae	Honolulu (PUC)	East Honolulu	Total
TOTAL HOUSEHOLDS	30,370	3,688	36,169	38,278	18,408	11,666	161,214	17,666	317,459
HOUSEHOLD INCOME									
less than $15,000	2.0%	22.9%	7.5%	11.6%	19.3%	17.8%	9.2%	3.5%	9.4%
$15,000 to $24,999	3.6%	4.7%	4.0%	12.9%	4.4%	13.0%	5.4%	2.3%	6.0%
$25,000 to $49,999	18.8%	19.2%	16.2%	17.6%	20.9%	29.1%	17.5%	9.9%	17.7%
$50,000 to $74,999	25.0%	19.6%	18.7%	17.6%	23.3%	18.3%	22.6%	14.8%	21.2%
$75,000 to $99,999	15.3%	15.9%	14.1%	11.2%	10.3%	10.4%	16.9%	17.1%	15.1%
more than $100,000	35.3%	17.6%	39.4%	29.2%	21.7%	11.4%	28.5%	52.4%	30.6%
HUD INCOME LEVELS									
Less than 30%	7.4%	25.5%	11.0%	19.6%	24.2%	34.0%	15.2%	5.2%	15.3%
30-50%	12.6%	18.0%	10.6%	17.6%	19.9%	22.5%	8.1%	7.7%	11.3%
50-60%	10.7%	4.7%	5.8%	4.9%	7.0%	8.7%	6.8%	4.3%	6.7%
60-80%	22.0%	3.8%	12.5%	11.6%	17.4%	11.6%	15.9%	11.6%	15.1%
80-120%	12.9%	32.4%	14.1%	13.9%	9.1%	11.6%	18.1%	9.1%	15.5%
120-140%	13.1%	5.8%	22.6%	15.6%	10.2%	7.6%	13.3%	19.2%	14.5%
140-180%	10.9%	3.7%	8.5%	7.3%	7.4%	2.2%	7.9%	16.5%	8.4%
More than 180%	10.3%	6.1%	15.0%	9.5%	4.7%	1.8%	14.9%	26.5%	13.3%
SHELTER-TO-INCOME RATIO									
No shelter cost	8.2%	10.2%	23.3%	24.3%	12.5%	16.5%	23.7%	26.4%	21.3%
less than 30 percent	35.8%	33.4%	34.7%	32.0%	27.3%	29.5%	41.2%	33.0%	37.1%
30 to 40 percent	12.4%	3.6%	15.0%	10.6%	9.1%	8.8%	11.0%	12.8%	11.4%
Over 40 percent	36.1%	49.0%	20.3%	25.1%	47.6%	42.3%	18.6%	21.9%	24.4%
Not reported	7.5%	3.8%	6.9%	8.0%	3.5%	2.9%	5.4%	5.9%	5.9%

Source: Housing Demand Survey, 2016.

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Table I-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Ko‘olauloa	Ko‘olaupoko	Central O‘ahu	North Shore	Wai‘anae	Honolulu (PUC)	East Honolulu	Total
TOTAL HOUSEHOLDS	30,370	3,688	36,169	38,278	18,408	11,666	161,214	17,666	317,459
HH THAT ARE DOUBLED UP									
Yes	14.8%	11.1%	10.7%	10.7%	13.7%	19.7%	11.4%	9.9%	11.9%
No	85.2%	88.9%	89.3%	89.3%	86.3%	80.3%	88.6%	90.1%	88.1%
PERSONS PER BEDROOM									
Less than 2.00	91.8%	90.7%	95.0%	92.6%	87.8%	86.5%	85.2%	93.4%	88.6%
2.00 or more	8.2%	9.3%	5.0%	7.4%	12.2%	13.5%	14.8%	6.6%	11.4%
HH THAT ARE CROWDED, DOUBLED UP, OR BOTH									
Either or Both	21.5%	19.9%	15.1%	15.8%	21.4%	30.9%	23.2%	16.2%	21.0%
Neither	78.5%	80.1%	84.9%	84.2%	78.6%	69.1%	76.8%	83.8%	79.0%
HIDDEN HOMELESS AND AT RISK OF HOMELESSNESS									
At Risk for Homelessness	50.6%	70.1%	37.8%	51.7%	62.2%	65.8%	42.3%	34.5%	45.6%
Hidden Homeless	7.2%	2.9%	7.7%	4.7%	4.2%	7.7%	5.8%	4.1%	5.9%
Has Adequate Housing	42.2%	27.0%	54.5%	43.6%	33.6%	26.5%	51.9%	61.4%	48.5%

Source: Housing Demand Survey, 2016.

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Table I-5. Intention to Move, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Koʻolauloa	Koʻolaupoko	Central Oʻahu	North Shore	Waiʻanae	Honolulu (PUC)	East Honolulu	Total
TOTAL HOUSEHOLDS	30,370	3,688	36,169	38,278	18,408	11,666	161,214	17,666	317,459
WANT TO MOVE									
Yes or Not Sure	57.8%	41.1%	39.2%	34.0%	52.4%	48.7%	43.7%	44.3%	44.0%
No or Not Sure	42.2%	58.9%	60.8%	66.0%	47.6%	51.3%	56.3%	55.7%	56.0%
FINAL DEMAND MOVERS[a]	17,566	1,517	14,187	13,005	9,646	5,680	70,401	7,820	139,823
SOONEST WILL MOVE									
Within 1 Year	23.8%	3.9%	10.0%	18.2%	21.5%	43.1%	20.4%	13.6%	19.8%
1 to 2 Years	20.4%	11.0%	23.1%	17.1%	29.6%	23.7%	16.3%	13.1%	18.3%
3 to 5 Years	18.7%	44.0%	22.4%	22.6%	25.2%	9.0%	17.6%	32.7%	20.0%
More Than 5 Years	15.8%	5.9%	16.2%	17.9%	14.0%	11.5%	15.9%	18.5%	15.8%
PLANNED NEXT LOCATION									
Moving In Hawaiʻi or Not Sure	58.6%	83.7%	80.9%	71.9%	50.7%	75.4%	83.3%	81.8%	76.9%
Moving Out-of-State	41.4%	16.3%	19.1%	28.1%	49.3%	24.6%	16.7%	18.2%	23.1%
EFFECTIVE DEMAND MOVERS[b]	12,137	1,311	14,824	11,120	5,348	4,759	79,829	7,604	136,933

Source: Housing Demand Survey, 2016

[a] Final Demand Movers are those who will move and have an idea about the time frame of their move.

[b] Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

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Table I-6. Mover Tenancy Preferences, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Ko‘olauloa	Ko‘olaupoko	Central O‘ahu	North Shore	Wai‘anae	Honolulu (PUC)	East Honolulu	Total
EFFECTIVE DEMAND MOVERS	12,137	1,311	14,824	11,120	5,348	4,759	79,829	7,604	136,933
PLANNED NEXT TENANCY									
Plan to Buy	59.8%	58.3%	54.5%	51.1%	45.6%	46.6%	42.3%	52.3%	46.9%
Plan to Rent or Other	40.2%	41.7%	45.5%	48.9%	54.4%	53.4%	57.7%	47.7%	53.1%
CERTAIN TO BUY									
Certain to Buy	67.6%	23.2%	80.4%	79.6%	67.3%	66.6%	75.5%	77.7%	74.5%
Might Have To Rent	24.9%	72.0%	10.3%	11.2%	18.4%	31.8%	11.8%	16.5%	15.0%
Not Sure	7.5%	4.9%	9.3%	9.2%	14.3%	1.6%	12.7%	5.8%	10.5%
WOULD BUY IF AFFORDABLE									
Yes	90.8%	85.9%	63.0%	52.2%	86.8%	73.7%	64.7%	42.4%	65.5%
No	1.7%		37.0%	46.0%		21.2%	20.5%	50.0%	23.3%
Not Sure	7.5%	14.1%		1.8%	13.2%	5.0%	14.8%	7.6%	11.3%

Source: Hawai‘i Demand Survey, 2016
Base for Preferred Next Tenancy is all effective demand households.
Base for Certain to Buy is all effective demand households that prefer to purchase their next home.
Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

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Table I-7. Buyer Unit Preferences, County and Districts of Honolulu, 2016

	Honolulu Districts								
	Ewa	Koolauloa	Koolaupoko	Central Oahu	North Shore	Waianae	Honolulu (PUC)	East Honolulu	Total
TOTAL BUYER HOUSEHOLDS	7,260	764	8,073	5,679	2,439	2,217	33,758	3,978	64,168
PREFERRED UNIT TYPE									
Single family home	76.8%	95.1%	52.6%	61.0%	74.1%	84.8%	52.6%	43.1%	57.9%
Townhouse	9.0%		4.7%	9.5%			7.0%	2.1%	6.2%
Condo	12.2%	0.0%	20.4%	19.6%	25.9%	3.9%	35.7%	39.6%	28.0%
Other			1.0%					1.8%	0.2%
Not Sure	2.1%	4.9%	21.4%	9.9%		11.4%	4.8%	13.4%	7.6%
PREFERRED NUMBER OF BEDROOMS									
Studio or One	0.7%		3.4%	6.2%		2.0%	3.1%	4.6%	3.0%
Two	7.1%	76.8%	32.0%	32.4%	19.9%	16.6%	41.0%	30.6%	33.4%
Three	42.9%	5.1%	36.5%	36.6%	68.2%	29.5%	41.8%	43.0%	41.0%
Four plus	49.2%	18.0%	28.1%	24.9%	11.9%	51.9%	14.0%	21.9%	22.5%
MINIMUM ACCEPTABLE BEDROOMS									
One	7.7%		1.0%	5.0%	16.0%	2.4%	7.2%	5.3%	6.3%
Two	62.1%	22.2%	70.0%	59.0%	76.1%	61.0%	74.6%	71.5%	69.7%
Three	11.5%		19.0%	28.4%	7.9%	19.6%	12.7%	19.0%	15.1%
Four plus	18.7%	77.8%	10.1%	7.6%	0.0%	17.0%	5.6%	4.2%	8.9%
PREFERRED NUMBER OF BATHROOMS									
One	2.5%			7.3%		2.0%	3.9%	4.6%	3.3%
One and one-half	1.5%		5.4%	8.7%	5.6%	29.8%	15.8%	3.0%	11.4%
Two	38.3%	82.0%	52.7%	60.9%	69.0%	30.1%	53.5%	60.5%	52.9%
Two and one-half	23.0%		24.5%	7.1%	24.1%	19.8%	15.4%	7.0%	16.5%
Three	31.2%		14.2%	11.1%	1.3%	17.0%	8.2%	11.1%	11.9%
Three and one-half	3.6%		1.6%	4.5%			1.7%	10.8%	2.6%
Four or more		18.0%	1.6%	0.4%		1.4%	1.6%	3.0%	1.5%
MINIMUM ACCEPTABLE BATHROOMS									
One	20.6%	82.0%	24.5%	23.3%	50.1%	26.7%	26.8%	31.0%	27.4%
One and one-half	24.8%		23.6%	25.0%	18.2%	11.6%	17.7%	8.6%	19.0%
Two	40.9%		48.1%	44.2%	31.7%	46.3%	47.1%	44.5%	44.7%
Two and one-half	1.5%		1.3%	5.5%		13.4%	6.6%	9.8%	5.1%
Three	12.2%			2.0%		2.0%	1.0%	6.1%	2.7%
Three and one-half			0.70%				0.80%		0.5%
Four or more		18.00%	1.70%						0.5%

Source: Hawai'i Demand Survey, 2016

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Table I-8. Renter Unit Preferences, County and Districts of Honolulu, 2016

	Honolulu Districts								
	Ewa	Koolauloa	Koolaupoko	Central Oahu	North Shore	Waianae	Honolulu (PUC)	East Honolulu	Total
TOTAL RENTER HOUSEHOLDS	2,566	330	4,205	3,570	1,889	2,291	30,589	2,207	47,647
PREFERRED UNIT TYPE									
Single family house	52.2%	51.6%	30.6%	34.2%	43.7%	42.8%	26.0%	13.5%	29.6%
Townhouse	21.3%		12.0%	10.3%	2.7%		4.8%	2.1%	6.2%
Condo	10.4%		9.5%	2.0%	9.1%		11.3%	6.5%	9.5%
Apartment	16.1%	48.4%	30.6%	48.0%	22.6%	52.6%	44.0%	67.2%	42.3%
Other				2.6%	22.0%				1.1%
Not Sure			17.3%	2.9%		4.6%	13.8%	10.7%	11.4%
PREFERRED NUMBER OF BEDROOMS									
Studio or One	10.6%		4.9%	30.9%	24.2%	12.9%	20.7%	44.8%	20.3%
Two	35.4%	3.2%	40.2%	15.2%	32.7%	31.7%	37.8%	48.1%	35.9%
Three	36.9%	51.6%	42.6%	48.8%	34.9%	27.5%	34.4%	7.0%	34.9%
Four plus	17.2%	45.3%	12.3%	5.1%	8.3%	27.8%	7.2%	0.0%	9.0%
MINIMUM ACCEPTABLE BEDROOMS									
One		51.1%	23.4%	20.6%	19.9%	17.1%	25.9%		22.9%
Two	74.8%	20.9%	56.9%	62.1%	40.7%	57.3%	70.5%	100.0%	66.0%
Three	25.2%	28.0%	19.7%	9.4%	39.4%				6.7%
Four plus				7.9%		25.6%	3.6%		4.5%
PREFERRED NUMBER OF BATHROOMS									
One	23.3%		8.7%	39.2%	45.0%	31.1%	18.4%	52.9%	22.5%
One and one-half	20.7%	10.4%	31.1%	13.3%	12.7%	20.9%	25.9%	9.9%	23.5%
Two	46.3%	89.6%	38.4%	41.2%	39.7%	38.0%	42.0%	32.0%	41.5%
Two and one-half	9.7%		9.5%	2.6%	2.7%	0.8%	3.2%	5.3%	4.0%
Three			9.8%	3.7%		9.2%	9.0%		7.4%
Four or more			2.5%				1.5%		1.2%
MINIMUM ACCEPTABLE BATHROOMS									
One	7.5%	69.8%	75.4%	48.5%	90.9%	67.8%	58.0%	85.9%	58.7%
One and one-half	44.3%	30.2%	6.5%	19.2%	5.7%	6.9%	12.3%	14.1%	13.8%
Two	48.2%		18.0%	32.3%	3.4%	6.2%	29.6%		26.6%
Two and one-half						19.1%			0.8%

Source: Hawai'i Demand Survey, 2016
Base for Total Renter Households are effective demand households who plan to rent.

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Table I-9. Preferred Next Location, County and Districts of Honolulu, 2016

	Honolulu Districts								
	Ewa	Koolauloa	Koolaupoko	Central Oahu	North Shore	Waianae	Honolulu (PUC)	East Honolulu	Total
PREFERRED LOCATION OF NEXT UNIT - BUYERS									
PUC	14.9%		18.6%	20.9%	14.3%	5.6%	54.7%	28.3%	37.1%
Central Oahu	9.6%	5.1%	10.0%	58.1%	64.9%	1.6%	10.6%	1.6%	15.8%
East Honolulu	8.2%		3.0%	2.0%	2.7%		10.3%	44.4%	9.7%
Leeward Oahu	35.5%			5.2%	5.6%	74.2%	2.7%		8.7%
Windward Oahu	4.7%	76.8%	46.9%	0.4%	1.9%		0.2%	18.3%	8.7%
South Kona-Kau								0.4%	0.0%
Puna						1.9%			0.1%
North & South Hilo			1.3%	1.3%			1.3%		0.9%
North Hawaii	2.7%				7.5%				0.6%
North Kona	5.4%					2.0%			0.7%
Hana							1.3%		0.7%
Makawao-Pukalani-Kula			0.1%						0.0%
Wailuku-Kahului	0.7%								0.1%
Kawaihau					3.2%	2.0%			0.2%
Oahu, any							0.7%		0.4%
No Preference	18.4%	18.0%	20.0%	12.2%		12.7%	18.2%	7.0%	16.4%
Total Effective Demand Buyers	7,260	764	8,073	5,679	2,439	2,217	33,758	3,978	64,168
PREFERRED LOCATION OF NEXT UNIT - RENTERS									
PUC	2.5%		2.3%	13.6%	10.7%	10.4%	59.5%	6.5%	40.8%
Central Oahu	10.8%	51.4%		53.0%	72.7%	27.9%	9.6%		15.3%
East Honolulu							5.5%	39.0%	5.4%
Leeward Oahu	50.2%			25.2%		35.5%	3.7%	27.1%	9.9%
Windward Oahu		4.3%	40.6%	1.1%		4.5%	3.8%		6.4%
South Kona-Kau		3.2%					1.6%		1.1%
Puna					2.4%				0.1%
North & South Hilo								11.3%	0.5%
North Kona						2.7%	0.5%		0.5%
Hana							1.8%		1.2%
Wailuku-Kahului			4.9%						0.4%
Kihei-Makena	3.2%								0.2%
Kawaihau	10.4%								0.6%
Maui, any	7.6%								0.4%
No Preference	15.3%	41.2%	52.1%	7.2%	14.1%	19.0%	13.8%	16.2%	17.4%
Total Effective Demand Renters	2,566	330	4,205	3,570	1,889	2,291	30,589	2,207	47,647

Source: Hawai'i Demand Survey, 2016

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Table I-10. Current and Affordable Housing Payment, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Ko‘olauloa	Ko‘olaupoko	Central O‘ahu	North Shore	Wai‘anae	Honolulu (PUC)	East Honolulu	Total
AVERAGE CURRENT MORTGAGE AMOUNT									
Single Family Unit	$2,745	$2,653	$2,277	$2,191	$2,171	$1,627	$2,254	$2,916	$2,353
Multi-Family Unit	$2,185	$2,500	$2,007	$1,690	$1,050	$1,318	$1,662	$2,768	$1,753
All Units	$2,585	$2,645	$2,222	$2,061	$1,942	$1,540	$1,950	$2,945	$2,140
AVERAGE CURRENT RENT AMOUNT									
Two-Bedroom Unit	$2,062	$2,120	$1,646	$1,434	$1,765	$1,204	$1,714	$1,309	$1,688
All Units	$2,210	$1,379	$1,637	$1,268	$2,175	$1,348	$1,538	$2,211	$1,652
AFFORDABLE MORTGAGE PAYMENT									
Less than $500	1.5%		2.4%	2.2%		8.6%	0.6%		1.3%
$500 to $799	4.9%		2.4%	3.3%		11.1%	1.8%	5.3%	2.9%
$800 to $1,099	5.0%	10.0%	9.1%	12.2%		19.7%	2.6%	2.0%	5.2%
$1,100 to $1,399	5.6%		13.9%	4.8%	18.6%	17.6%	8.5%	2.2%	8.7%
$1,400 to $1,699	11.2%		5.4%	11.0%	9.7%	11.4%	17.2%	5.9%	13.0%
$1,700 to $1,999	5.7%		14.1%	6.4%	20.4%	6.7%	17.7%		13.2%
$2,000 to $2,999	42.7%	72.0%	22.2%	31.9%	23.1%	23.4%	25.4%	24.1%	28.0%
$3,000 to $3,999	10.5%		21.0%	14.4%			8.6%	34.6%	11.8%
$4,000 or more	5.7%	18.0%	6.7%	6.6%	16.0%	1.3%	6.7%	14.0%	7.3%
Not Sure	7.3%		2.8%	7.1%	12.3%		10.9%	11.9%	8.7%
Average Affordable Mortgage	$1,708	$2,027	$1,704	$1,677	$1,823	$1,070	$1,697	$2,188	$1,711
AFFORDABLE RENT PAYMENT									
Less than $300	0.5%			2.5%		13.1%	3.4%		3.0%
$300 to $499			2.2%	4.5%	10.7%	18.3%	2.9%	18.0%	4.5%
$500 to $799			9.4%	33.3%	5.0%	6.1%	6.3%		7.7%
$800 to $1,099	42.3%	20.3%	10.1%	8.7%	27.8%	26.8%	21.5%	39.3%	22.0%
$1,100 to $1,399	3.8%	17.9%	9.2%	17.2%	5.1%	10.5%	11.5%	6.8%	10.9%
$1,400 to $1,699	1.9%	48.8%	15.0%	9.4%	20.9%	6.3%	13.2%	5.7%	12.6%
$1,700 to $1,999	1.8%		18.6%	2.6%	3.9%	1.3%	8.7%	6.5%	7.9%
$2,000 to $2,499	14.8%	5.8%	17.2%	6.8%	9.1%	13.2%	14.5%	11.9%	13.7%
$2,500 to $2,999	16.0%			4.3%	12.9%		7.1%		6.2%
$3,000 or more	16.9%	7.2%	1.4%	6.7%			6.5%	4.8%	6.0%
Not Sure	2.1%		16.6%	4.0%	4.6%	4.4%	4.5%	7.1%	5.5%
Average Affordable Rent	$1,915	$1,556	$1,557	$1,283	$1,417	$962	$1,588	$1,252	$1,529

Source: Hawai‘i Demand Survey, 2016

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Table I-11. Down Payment and Real Estate Ownership, County and Districts of Honolulu, 2016

	Honolulu Districts								
	‘Ewa	Ko‘olauloa	Ko‘olaupoko	Central O‘ahu	North Shore	Wai‘anae	Honolulu (PUC)	East Honolulu	Total
AMOUNT AVAILABLE FOR DOWN PAYMENT									
None	14.2%		0.9%	8.7%		22.0%	2.2%		4.5%
Less than $5,000	7.4%		2.8%	2.6%	18.6%	27.7%	1.5%		3.9%
$5,000 to 14,999	15.1%		6.0%	5.6%	2.7%	12.1%	7.7%	10.5%	8.2%
$15,000 to $24,999	12.0%	10.0%	6.0%	8.8%	21.8%	13.2%	7.6%	0.4%	8.4%
$25,000 to $39,999	7.6%		14.8%	9.7%			11.5%	2.7%	9.8%
$40,000 to $59,999	9.6%		10.4%	13.3%	30.4%	2.1%	11.3%	4.5%	11.0%
$60,000 to $99,999	3.4%		10.3%	2.7%	6.5%	1.9%	14.7%	18.5%	10.9%
$100,000 or more	20.9%	90.0%	41.5%	35.6%	5.9%	13.0%	33.8%	49.9%	33.2%
Not Sure	9.7%		7.4%	13.1%	14.1%	8.1%	9.8%	13.4%	10.0%
Average Amount for Down Payment	$50,708	$137,246	$89,169	$78,156	$40,637	$29,244	$82,370	$108,544	$77,793
OWN OTHER RESIDENTIAL PROPERTY									
Yes	9.3%	21.5%	22.6%	9.7%	13.2%	7.4%	18.2%	21.4%	16.4%
No	90.7%	78.5%	77.4%	90.3%	86.8%	92.6%	81.8%	78.6%	83.6%

Source: Hawai‘i Demand Survey, 2016

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APPENDIX J: COUNTY AND DISTRICTS TABLES – MAUI COUNTY

The tables presented in Appendix J, referred to in prior HHPS as the "B Tables" or "County Districts Tables", provide detailed demographic and housing related data for the County and its districts. This data is taken from the Housing Demand Survey 2016.

Table J-1. Unit Descriptions, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei-Mākena	West Maui	Island of Moloka'i	Island of Lāna'i	Total
TOTAL HOUSEHOLDS	542	9,729	17,060	4,755	11,371	7,850	2,568	1,183	55,058
TENANCY									
Own	50.3%	61.6%	54.6%	59.9%	54.6%	53.1%	72.3%	52.4%	56.8%
Rent	47.8%	35.3%	39.5%	36.3%	41.7%	45.4%	22.6%	47.0%	39.2%
Other	1.9%	3.1%	6.0%	3.8%	3.8%	1.5%	5.0%	0.6%	4.0%
UNIT TYPE									
Single family house	92.3%	86.5%	76.2%	90.4%	59.3%	53.1%	85.6%	68.1%	72.9%
Townhouse	1.9%	0.2%	2.3%	0.3%	2.0%	2.5%	0.5%	1.8%	1.6%
Condominium		0.9%	4.1%		21.0%	16.8%	4.5%	0.5%	8.4%
Duplex/Multiplex	4.7%	4.3%	5.9%	2.7%	4.1%	6.0%	1.6%	2.1%	4.7%
Apartment	1.1%	1.3%	8.9%		6.1%	18.8%	3.7%	12.3%	7.4%
Co-op				0.7%	0.3%	0.7%			0.2%
Other		6.4%	2.2%	5.9%	7.2%	2.1%	4.2%	15.2%	4.7%
Not reported		0.4%	0.4%						0.2%
NUMBER OF BEDROOMS									
Studio or One	29.6%	15.3%	13.6%	11.9%	14.0%	25.6%	17.1%	15.3%	15.9%
Two	38.1%	14.8%	22.5%	25.3%	36.3%	26.1%	19.8%	38.2%	25.1%
Three	22.6%	43.8%	40.0%	39.3%	38.7%	25.7%	47.7%	32.7%	38.3%
Four plus	9.6%	26.0%	23.8%	23.5%	11.0%	22.6%	15.4%	13.7%	20.6%
NUMBER OF BATHROOMS									
1 bathroom	68.8%	30.6%	35.9%	36.5%	27.0%	46.6%	40.5%	46.0%	35.5%
2 bathrooms	6.4%	3.0%	3.4%	10.0%	10.1%	3.6%	4.0%	8.0%	5.5%
3 bathrooms	22.9%	31.6%	31.5%	31.4%	41.7%	26.3%	46.7%	37.6%	33.6%
4+ bathrooms	1.8%	34.8%	29.2%	22.1%	21.2%	23.5%	8.8%	8.5%	25.4%

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Table J-2. Households Demographics, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei-Mākena	West Maui	Island of Moloka‘i	Island of Lāna‘i	Total
TOTAL HOUSEHOLDS	542	9,729	17,060	4,755	11,371	7,850	2,568	1,183	55,058
YEARS IN CURRENT UNIT									
Less than 1 year	9.1%	6.1%	7.8%	6.5%	10.5%	8.3%	3.0%	1.0%	7.7%
1 to 5 years	13.1%	31.0%	32.0%	34.1%	33.4%	27.5%	16.9%	20.2%	30.5%
6 to 10 years	23.1%	20.4%	22.2%	15.1%	17.0%	22.4%	18.3%	11.1%	19.8%
More than 10 years	54.7%	42.5%	38.0%	44.3%	39.1%	41.8%	61.8%	67.7%	42.0%
HOUSEHOLD TYPES									
Single Member	55.9%	22.2%	20.6%	21.8%	22.8%	28.7%	36.3%	29.5%	23.9%
Married couple, no children		26.2%	20.1%	13.2%	23.9%	23.8%	23.8%	35.7%	22.2%
Parent(s) & children	11.4%	16.1%	16.5%	12.9%	14.0%	7.0%	13.3%	9.6%	13.9%
Unrelated Roomates	7.1%	6.5%	3.4%	12.5%	10.0%	8.0%	0.7%	4.7%	6.7%
Multiple Families	25.6%	29.0%	39.2%	39.6%	25.9%	31.5%	25.0%	20.5%	32.4%
Parent(s) and Adult Child(ren)						0.6%			0.1%
Undetermined			0.2%		3.5%	0.4%	0.8%		0.9%
KIDS IN HOUSEHOLD									
At least 1 child	30.5%	30.3%	35.5%	29.6%	25.6%	22.0%	22.7%	17.8%	29.1%
No children	69.5%	69.7%	64.5%	70.4%	74.4%	78.0%	77.3%	82.2%	70.9%
SENIORS IN HOUSEHOLD									
Single Person HH, 60+	27.9%	7.3%	10.3%	10.5%	7.4%	15.3%	17.4%	26.1%	10.7%
2+ HH Members, All 60+		17.2%	10.8%	17.5%	11.7%	9.7%	15.6%	31.5%	13.1%
2+ HH Members, Only Some 60+	42.2%	51.8%	57.0%	58.7%	57.5%	54.9%	39.6%	37.7%	54.7%
No 60+ HH Members	29.9%	23.7%	21.9%	13.4%	23.3%	20.2%	27.4%	4.7%	21.5%

Source: Housing Demand Survey, 2016.

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Table J-3. Financial Characteristics, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei-Mākena	West Maui	Island of Moloka‘i	Island of Lāna‘i	Total
TOTAL HOUSEHOLDS	542	9,729	17,060	4,755	11,371	7,850	2,568	1,183	55,058
HOUSEHOLD INCOME									
less than $15,000	51.9%	8.7%	11.3%	12.5%	8.6%	11.1%	20.4%	14.1%	11.3%
$15,000 to $24,999	4.7%	7.0%	7.7%	9.1%	7.0%	6.6%	9.5%	15.4%	7.6%
$25,000 to $49,999	23.2%	18.9%	21.9%	27.8%	20.3%	27.4%	29.8%	34.8%	23.0%
$50,000 to $74,999	9.3%	15.5%	21.4%	18.9%	25.7%	21.9%	15.1%	18.7%	20.6%
$75,000 to $99,999	3.2%	15.7%	9.3%	11.2%	14.7%	14.0%	8.2%	7.9%	12.2%
more than $100,000	7.7%	34.2%	28.3%	20.5%	23.7%	19.0%	17.0%	9.0%	25.2%
HUD INCOME LEVELS									
Less than 30%	54.0%	13.0%	15.6%	16.6%	14.2%	15.4%	25.0%	23.1%	15.9%
30-50%	14.5%	8.7%	17.5%	17.0%	11.5%	13.8%	15.8%	25.3%	14.2%
50-60%	5.9%	4.7%	4.5%	3.4%	3.5%	5.6%	5.0%	6.9%	4.5%
60-80%	5.3%	13.1%	11.9%	20.9%	16.8%	16.2%	13.0%	14.9%	14.6%
80-120%	13.0%	12.6%	13.6%	12.6%	14.9%	17.9%	10.4%	10.9%	14.0%
120-140%	0.7%	14.5%	10.8%	10.9%	13.1%	10.6%	14.4%	7.1%	11.9%
140-180%		10.0%	10.2%	7.6%	10.2%	8.4%	5.2%	7.7%	9.3%
More than 180%	6.5%	23.4%	16.0%	11.0%	15.8%	12.2%	11.2%	4.3%	15.7%
SHELTER-TO-INCOME RATIO									
No shelter cost	21.8%	15.2%	16.1%	17.8%	7.6%	13.8%	29.9%	29.2%	15.0%
less than 30 percent	16.8%	36.7%	35.5%	31.1%	36.7%	33.9%	38.7%	29.1%	35.2%
30 to 40 percent	30.5%	12.7%	11.4%	12.8%	11.9%	14.3%	11.5%	11.0%	12.4%
Over 40 percent	23.7%	29.6%	30.3%	33.8%	39.1%	30.3%	15.1%	25.7%	31.4%
Not reported	7.3%	5.9%	6.7%	4.5%	4.7%	7.6%	4.9%	5.0%	6.0%

Source: Housing Demand Survey, 2016.

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Table J-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei-Mākena	West Maui	Island of Moloka‘i	Island of Lāna‘i	Total
TOTAL HOUSEHOLDS	542	9,729	17,060	4,755	11,371	7,850	2,568	1,183	55,058
HH THAT ARE DOUBLED UP									
Yes	20.6%	12.2%	13.7%	13.5%	16.3%	16.5%	9.2%	10.3%	14.1%
No	79.4%	87.8%	86.3%	86.5%	83.7%	83.5%	90.8%	89.7%	85.9%
PERSONS PER BEDROOM									
Less than 2.00	76.7%	92.3%	88.8%	94.9%	91.1%	85.7%	93.8%	90.7%	90.2%
2.00 or more	23.3%	7.7%	11.2%	5.1%	8.9%	14.3%	6.2%	9.3%	9.8%
HH THAT ARE CROWDED, DOUBLED UP, OR BOTH									
Either or Both	31.1%	18.7%	22.7%	17.4%	22.0%	25.5%	14.3%	16.8%	21.4%
Neither	68.9%	81.3%	77.3%	82.6%	78.0%	74.5%	85.7%	83.2%	78.6%
HIDDEN HOMELESS AND AT RISK OF HOMELESSNESS									
At Risk for Homelessness	57.5%	42.7%	48.2%	53.7%	45.0%	46.3%	46.8%	54.5%	46.9%
Hidden Homeless	18.0%	4.6%	5.5%	5.8%	6.7%	6.7%	3.4%	6.6%	5.8%
Has Adequate Housing	24.5%	52.7%	46.3%	40.5%	48.3%	47.0%	49.8%	38.9%	47.2%

Source: Housing Demand Survey, 2016.

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Table J-5. Intention to Move, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei-Mākena	West Maui	Island of Moloka‘i	Island of Lāna‘i	Total
TOTAL HOUSEHOLDS	542	9,729	17,060	4,755	11,371	7,850	2,568	1,183	55,058
WANT TO MOVE									
Yes or Not Sure	24.5%	41.6%	38.3%	35.6%	48.4%	41.5%	21.2%	14.2%	39.7%
No or Not Sure	75.5%	58.4%	61.7%	64.4%	51.6%	58.5%	78.8%	85.8%	60.3%
FINAL DEMAND MOVERS[a]	133	4,052	6,527	1,694	5,502	3,256	545	168	21,877
SOONEST WILL MOVE									
Within 1 Year	51.7%	17.5%	16.0%	16.2%	25.1%	28.0%	30.1%	5.2%	20.6%
1 to 2 Years	13.0%	18.2%	24.5%	15.8%	22.8%	11.7%	19.9%	6.0%	19.9%
3 to 5 Years	11.6%	23.8%	19.5%	19.7%	17.8%	21.8%	5.2%	23.4%	19.9%
MoreThan 5 Years	12.9%	22.1%	14.7%	16.5%	17.0%	16.0%	25.2%	14.8%	17.1%
PLANNED NEXT LOCATION									
Moving In Hawai‘i or Not Sure	100.0%	85.7%	86.0%	77.6%	79.4%	73.1%	65.6%	84.5%	81.3%
Moving Out-of-State		14.3%	14.0%	22.4%	20.6%	26.9%	34.4%	15.5%	18.7%
EFFECTIVE DEMAND MOVERS[b]	133	3,824	6,299	1,371	4,585	2,657	415	149	19,434

Source: Housing Demand Survey, 2016

[a] Final Demand Movers are those who will move and have an idea about the time frame of their move.
[b] Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

Source: Housing Demand Survey, 2016
[a] Final Demand Movers are those who will move and have an idea about the time frame of their move.
[b] Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

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Table J-6. Mover Tenancy Preferences, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei-Mākena	West Maui	Island of Moloka‘i	Island of Lāna‘i	Total
EFFECTIVE DEMAND MOVERS	133	3,824	6,299	1,371	4,585	2,657	415	149	19,434
PLANNED NEXT TENANCY									
Plan to Buy	38.4%	47.0%	47.3%	48.4%	48.6%	48.0%	37.3%	13.2%	47.2%
Plan to Rent or Other	61.6%	53.0%	52.7%	51.6%	51.4%	52.0%	62.7%	86.8%	52.8%
CERTAIN TO BUY									
Certain to Buy	83.7%	69.7%	74.1%	87.7%	67.2%	66.4%	92.7%	100.0%	71.9%
Might Have To Rent		12.4%	19.8%	7.9%	29.2%	17.8%			19.0%
Not Sure	16.3%	18.0%	6.1%	4.4%	3.6%	15.9%	7.3%		9.1%
WOULD BUY IF AFFORDABLE									
Yes	94.2%	92.2%	80.7%	49.9%	78.4%	89.8%	83.5%	90.3%	81.6%
No	5.8%	7.1%	19.3%	38.7%	19.0%	10.2%	13.3%	9.7%	16.7%
Not Sure		0.7%		11.4%	2.7%		3.2%		1.6%

Source: Hawai‘i Demand Survey, 2016
Base for Preferred Next Tenancy is all effective demand households.
Base for Certain to Buy is all effective demand households that prefer to purchase their next home.
Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

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Table J-7. Buyer Unit Preferences, County and Districts of Maui, 2016

	Maui County								
	Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kihei-Makena	West Maui	Island of Molokai	Island of Lanai	Total
TOTAL BUYER HOUSEHOLDS	51	1,798	2,981	664	2,230	1,274	155	20	9,172
PREFERRED UNIT TYPE									
Single family home	100.0%	82.0%	90.9%	88.3%	61.6%	77.6%	92.7%	100.0%	80.1%
Townhouse			2.3%		11.9%				3.6%
Condo		9.9%	6.8%		16.3%	20.7%			10.9%
Other		0.5%		9.4%	4.3%		7.3%		1.9%
Not Sure		7.5%		2.3%	6.0%	1.7%			3.3%
PREFERRED NUMBER OF BEDROOMS									
Studio or One				3.4%	4.3%				1.3%
Two	16.3%	17.2%	10.1%	17.3%	27.7%	19.6%	31.7%	45.4%	18.1%
Three	71.8%	49.0%	59.7%	52.9%	53.0%	64.2%	55.8%	54.6%	56.1%
Four plus	11.9%	28.8%	30.3%	26.5%	15.0%	16.2%	12.5%		23.6%
MINIMUM ACCEPTABLE BEDROOMS									
One		11.0%	6.7%	14.1%	11.1%				7.9%
Two	40.3%	67.9%	54.6%	62.8%	59.3%	60.5%	83.8%	100.0%	60.1%
Three	59.7%	15.8%	35.1%	15.3%	25.2%	38.0%	16.2%		28.0%
Four plus		5.4%	3.6%	7.8%	4.3%	1.5%			3.7%
PREFERRED NUMBER OF BATHROOMS									
One			0.4%	3.4%	7.3%	9.3%	22.0%		3.8%
One and one-half		10.5%	1.6%	6.3%	5.9%	3.9%	1.7%		5.1%
Two	88.1%	58.3%	61.2%	64.6%	62.7%	59.8%	49.7%	60.5%	61.0%
Two and one-half		14.9%	16.5%	1.9%	15.5%	3.8%		39.5%	12.8%
Three	11.9%	9.2%	18.8%	5.2%	8.6%	6.7%	26.6%		11.8%
Three and one-half			1.4%	13.7%		14.2%			3.4%
Four or more		3.0%		5.0%		2.3%			1.3%
MINIMUM ACCEPTABLE BATHROOMS									
One	88.1%	34.7%	41.1%	55.5%	29.5%	35.0%	46.1%	100.0%	37.9%
One and one-half		9.4%	11.7%	6.4%	23.3%	12.0%	17.1%		13.6%
Two	11.9%	48.0%	32.7%	20.3%	45.8%	34.0%	36.8%		37.8%
Two and one-half		0.2%	14.4%	17.7%	1.5%				6.7%
Three		7.8%				19.0%			4.0%

Source: Hawai'i Demand Survey, 2016

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Table J-8. Renter Unit Preferences, County and Districts of Maui, 2016

	Maui County								
	Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kihei-Makena	West Maui	Island of Molokai	Island of Lanai	Total
TOTAL RENTER HOUSEHOLDS	53	1,392	2,491	547	1,902	1,195	125	79	7,783
PREFERRED UNIT TYPE									
Single family house	100.0%	49.2%	56.0%	87.0%	38.8%	71.9%	50.9%	66.5%	55.5%
Townhouse		10.8%	1.3%		3.5%	3.7%	1.9%		3.8%
Condo		6.2%	2.6%	5.0%	16.3%	5.7%			7.1%
Apartment		17.3%	29.7%	2.7%	21.8%	14.1%	28.5%	33.5%	21.1%
Other		8.5%	4.6%		6.6%				4.6%
Not Sure		8.0%	5.8%	5.2%	13.0%	4.6%	18.6%		7.8%
PREFERRED NUMBER OF BEDROOMS									
Studio or One		8.7%	10.8%	24.5%	16.0%	3.2%	28.5%		11.6%
Two	67.1%	44.5%	38.3%	24.5%	56.5%	42.0%	47.9%	4.9%	43.5%
Three		40.0%	42.7%	35.4%	24.9%	47.2%	21.9%	39.6%	37.4%
Four plus	32.9%	6.8%	8.2%	15.6%	2.7%	7.5%	1.7%	55.5%	7.6%
MINIMUM ACCEPTABLE BEDROOMS									
One		41.7%	23.5%	14.2%	30.2%	15.8%	65.5%	20.1%	25.8%
Two		45.5%	54.2%	50.1%	69.8%	56.3%	34.5%	43.1%	54.3%
Three	100.0%	12.9%	22.2%	35.6%		21.0%		10.3%	18.0%
Four plus						6.8%		26.5%	1.9%
PREFERRED NUMBER OF BATHROOMS									
One	94.2%	12.1%	26.2%	29.1%	21.6%	10.1%	33.6%		20.6%
One and one-half		7.2%	8.0%	5.0%	20.5%	23.9%	38.2%		13.5%
Two	5.8%	71.1%	53.8%	52.0%	54.3%	54.9%	28.2%	85.7%	56.7%
Two and one-half		7.7%	6.1%	5.2%	2.7%			14.3%	4.5%
Three		1.9%	5.9%	8.6%	0.8%	10.1%			4.6%
Four or more						1.0%			0.2%
MINIMUM ACCEPTABLE BATHROOMS									
One	100.0%	90.0%	65.9%	60.1%	53.9%	55.0%	100.0%	90.2%	67.1%
One and one-half			9.6%		17.0%	35.3%			12.1%
Two		10.0%	20.0%	39.9%	29.1%	9.7%		9.8%	19.3%
Two and one-half			4.5%						1.4%

Source: Hawai'i Demand Survey, 2016
Base for Total Renter Households are effective demand households who plan to rent.

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Table J-9. Preferred Next Location, County and Districts of Maui, 2016

	Maui County								
	Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kihei-Makena	West Maui	Island of Molokai	Island of Lanai	Total
PREFERRED LOCATION OF NEXT UNIT - BUYERS									
PUC			3.3%		2.2%				1.6%
East Honolulu			0.6%			2.5%			0.6%
South Kona-Kau							12.6%		0.2%
Puna					2.0%				0.5%
North & South Hilo				4.4%		1.1%			0.5%
North Hawaii		2.7%							0.5%
Hana	71.8%		1.3%						0.8%
Makawao-Pukalani-Kula		55.1%	11.3%	14.5%	10.4%	3.8%	9.6%	15.1%	18.8%
Wailuku-Kahului	28.2%	6.3%	66.1%	6.3%	4.7%	6.4%			25.3%
Paia-Haiku		7.4%	5.7%	48.3%	4.7%	3.9%			8.5%
Kihei-Makena		2.5%	1.3%		65.4%				16.8%
West Maui		1.9%	2.8%			58.3%			9.4%
Molokai							54.3%		0.9%
Lanai						3.8%		17.0%	0.6%
Lihue							11.1%		0.2%
Kawaihau					1.7%				0.4%
Maui, any		3.9%	1.1%	14.5%	1.3%	3.8%	12.5%		3.2%
No Preference		20.3%	6.5%	12.1%	7.6%	16.3%		67.9%	11.2%
Total Effective Demand Buyers	51	1,798	2,981	664	2,230	1,274	155	20	9,173
PREFERRED LOCATION OF NEXT UNIT - RENTERS									
PUC			4.6%	2.7%			79.3%		3.0%
Central Oahu		0.3%		0.5%					0.1%
Leeward Oahu								20.8%	0.2%
South Kona-Kau			2.3%						0.7%
North & South Hilo	5.8%		1.7%				3.2%		0.6%
North Hawaii								4.8%	0.0%
North Kona					0.8%	4.5%			0.9%
Hana	94.2%		0.5%						0.8%
Makawao-Pukalani-Kula		63.4%	15.5%	43.5%	9.0%	4.7%			22.3%
Wailuku-Kahului		1.4%	60.5%	5.4%	6.2%	10.8%			23.2%
Paia-Haiku		9.5%	0.2%	33.2%		5.9%			5.0%
Kihei-Makena		0.3%	2.0%		58.0%	14.5%			17.1%
West Maui		8.3%	2.3%		2.3%	46.0%			9.9%
Molokai						2.3%	15.9%		0.6%
Lanai			0.7%					74.4%	1.0%
Oahu, any			0.9%						0.3%
Maui, any		3.5%	3.7%		7.3%	4.2%			4.2%
Kauai any			0.2%						0.1%
No Preference		13.4%	4.8%	14.8%	16.3%	7.0%	1.7%		10.0%
Total Effective Demand Renters	53	1,392	2,491	547	1,902	1,195	125	79	7,784

Source: Hawai'i Demand Survey, 2016

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Table J-10. Current and Affordable Housing Payment, County and Districts of Maui, 2016

	Maui County								
	Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kihei-Makena	West Maui	Island of Molokai	Island of Lanai	Total
AVERAGE CURRENT MORTGAGE AMOUNT									
Single Family Unit	$604	$2,194	$2,019	$1,898	$2,552	$2,245	$1,075	$1,424	$2,100
Multi-Family Unit		$3,102	$1,666		$1,577	$1,873	$650	$4,000	$1,729
All Units	$604	$2,230	$1,997	$1,891	$2,237	$2,098	$1,048	$1,570	$2,045
AVERAGE CURRENT RENT AMOUNT									
Two-Bedroom Unit	$682	$1,491	$1,228	$1,669	$1,638	$1,437	$633	$1,428	$1,429
All Units	$957	$1,532	$1,393	$1,598	$1,656	$1,338	$612	$1,099	$1,444
AFFORDABLE MORTGAGE PAYMENT									
Less than $500	50.0%		0.3%		2.3%	2.5%	9.8%		1.4%
$500 to $799	28.2%	4.2%	1.2%	12.3%			19.0%		2.6%
$800 to $1,099		2.2%	12.5%	7.4%	0.6%	8.2%	19.2%	74.1%	7.2%
$1,100 to $1,399	21.8%	4.1%	11.5%	5.3%	9.8%	7.2%	10.1%		8.6%
$1,400 to $1,699		16.5%	17.1%	11.9%	16.2%	12.4%	12.8%	21.2%	15.6%
$1,700 to $1,999		9.8%	6.4%	3.9%	9.6%	8.1%	4.7%		7.7%
$2,000 to $2,999		25.4%	28.7%	43.5%	29.7%	30.3%	12.9%	4.7%	29.1%
$3,000 to $3,999		18.7%	9.5%	2.8%	19.3%	15.4%			13.5%
$4,000 or more		7.7%	7.5%	5.6%	6.0%	13.8%			7.6%
Not Sure		11.5%	5.4%	7.2%	6.3%	2.1%	11.5%		6.5%
Average Affordable Mortgage	$356	$1,842	$1,623	$1,533	$1,809	$1,870	$868	$833	$1,708
AFFORDABLE RENT PAYMENT									
Less than $300		3.3%	4.7%	16.9%	4.2%	3.4%	1.7%	5.5%	5.3%
$300 to $499	5.2%	7.4%	2.8%	1.2%	4.5%	6.3%	15.4%	14.1%	4.7%
$500 to $799		11.9%	17.9%	13.5%	17.0%	10.6%	39.1%	5.2%	15.1%
$800 to $1,099	10.4%	16.8%	20.9%	13.1%	7.6%	10.3%	13.3%	21.2%	14.4%
$1,100 to $1,399		5.4%	19.2%	6.8%	15.9%	26.4%	28.5%	8.0%	15.8%
$1,400 to $1,699	54.9%	26.7%	11.3%	17.4%	23.0%	9.6%		14.4%	17.2%
$1,700 to $1,999		3.5%	0.7%	14.1%	10.7%	6.7%		6.0%	5.9%
$2,000 to $2,499	29.5%	22.2%	8.0%	5.0%	7.9%	10.8%			10.5%
$2,500 to $2,999		0.3%	8.0%	5.9%	2.0%	6.1%			4.5%
$3,000 or more		1.3%	0.7%	4.7%	5.3%	2.8%	1.9%		2.6%
Not Sure		1.1%	5.7%	1.4%	1.9%	7.1%		25.7%	4.0%
Average Affordable Rent	$1,631	$1,382	$1,255	$1,307	$1,399	$1,401	$859	$973	$1,334

Source: Hawai'i Demand Survey, 2016

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Table J-11. Down Payment and Real Estate Ownership, County and Districts of Maui, 2016

	Maui County								
	Hāna	Makawao-Pukalani-Kula	Wailuku-Kahului	Paia-Haiku	Kīhei – Mākena	West Maui	Island of Moloka‘i	Island of Lāna‘i	Total
AMOUNT AVAILABLE FOR DOWN PAYMENT									
None		2.5%	7.5%	3.0%	3.2%	4.4%	7.8%		4.7%
Less than $5,000	66.3%	6.3%	6.8%	10.8%	4.4%		14.5%		5.9%
$5,000 to 14,999		13.2%	11.8%	3.9%	10.0%	15.1%	30.4%		11.6%
$15,000 to $24,999	21.8%	6.3%	8.5%		10.7%	9.0%		17.0%	8.0%
$25,000 to $39,999		3.4%	10.1%	14.8%	10.2%	11.8%	18.8%	5.3%	9.5%
$40,000 to $59,999		7.7%	6.0%	14.3%	10.5%	3.4%	12.9%		7.8%
$60,000 to $99,999		10.7%	7.3%	2.0%	5.3%	6.4%			6.7%
$100,000 or more		36.0%	22.7%	34.0%	34.5%	47.3%		8.9%	31.4%
Not Sure	11.9%	13.9%	19.5%	17.2%	11.2%	2.5%	15.5%	68.8%	14.3%
Average Amount for Down Payment	$7,448	$81,722	$61,279	$78,766	$76,598	$87,360	$18,901	$60,476	$72,994
OWN OTHER RESIDENTIAL PROPERTY									
Yes	0.6%	19.7%	12.1%	15.6%	22.7%	11.5%	23.0%	11.6%	16.2%
No	99.4%	80.3%	87.9%	84.4%	77.3%	88.5%	77.0%	88.4%	83.8%

Source: Hawai‘i Demand Survey, 2016

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APPENDIX K: COUNTY AND DISTRICTS TABLES – HAWAIʻI COUNTY

The tables in Appendix K, referred to in prior HHPS as the "B Tables" or "County Districts Tables", provide detailed demographic and housing related data for the County and its districts. This data is taken from the Housing Demand Survey 2016.

Table K-1. Unit Descriptions, County and Districts of Hawai'i, 2016

	Hawaiʻi Districts					
	South Kona to Kaʻū	Puna	North and South Hilo	North Hawaiʻi	North Kona	Total
TOTAL HOUSEHOLDS	8,165	15,386	19,051	10,203	14,184	66,989
TENANCY						
Own	78.0%	73.1%	60.5%	74.2%	50.8%	65.6%
Rent	19.8%	20.3%	30.8%	22.6%	46.3%	29.1%
Other	2.1%	6.6%	8.7%	3.2%	3.0%	5.4%
UNIT TYPE						
Single family house	88.6%	96.2%	82.5%	86.5%	69.6%	84.2%
Townhouse	0.3%	1.1%	1.4%	2.3%	3.1%	1.7%
Condominium	0.2%		1.7%	5.1%	11.3%	3.7%
Duplex/Multiplex		0.6%	1.2%	0.7%	4.1%	1.4%
Apartment	6.9%		9.6%	2.4%	10.5%	6.2%
Co-op			0.5%	1.2%		0.3%
Other	4.0%	1.6%	3.1%	1.6%	1.4%	2.3%
Not reported		0.5%		0.1%		0.1%
NUMBER OF BEDROOMS						
Studio or One	13.2%	12.8%	12.7%	9.6%	13.0%	12.4%
Two	32.3%	25.4%	12.5%	19.7%	30.4%	22.8%
Three	39.7%	46.6%	50.3%	55.2%	38.3%	46.4%
Four plus	14.8%	15.2%	24.5%	15.5%	18.3%	18.5%
NUMBER OF BATHROOMS						
1 bathroom	33.9%	31.5%	23.3%	21.7%	27.7%	27.1%
2 bathrooms	12.9%	3.1%	7.5%	4.3%	4.3%	6.0%
3 bathrooms	43.4%	32.6%	41.9%	39.8%	43.8%	40.1%
4+ bathrooms	9.8%	32.7%	27.3%	34.2%	24.2%	26.8%

Source: Housing Demand Survey, 2016.

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Table K-2. Households Demographics, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
TOTAL HOUSEHOLDS	8,165	15,386	19,051	10,203	14,184	66,989
YEARS IN CURRENT UNIT						
Less than 1 year	2.9%	5.8%	6.0%	14.0%	9.2%	7.5%
1 to 5 years	19.0%	28.5%	24.6%	25.4%	32.8%	26.6%
6 to 10 years	24.7%	20.5%	14.7%	14.0%	19.1%	18.1%
More than 10 years	53.4%	45.2%	54.7%	46.5%	39.0%	47.8%
HOUSEHOLD TYPES						
Single Member	40.0%	27.7%	20.0%	26.7%	26.0%	26.5%
Married couple, no children	24.8%	21.5%	27.0%	29.6%	28.9%	26.3%
Parent(s) & children	3.9%	18.7%	11.5%	14.9%	15.0%	13.5%
Unrelated Roomates	5.3%	6.1%	5.7%	4.4%	7.2%	5.9%
Multiple Families	25.9%	24.9%	35.7%	24.3%	22.5%	27.5%
Parent(s) and Adult Child(ren)			0.1%		0.3%	0.1%
Undetermined		1.1%	0.0%			0.3%
KIDS IN HOUSEHOLD						
At least 1 child	18.7%	32.7%	22.1%	24.3%	25.2%	25.1%
No children	81.3%	67.3%	77.9%	75.7%	74.8%	74.9%
SENIORS IN HOUSEHOLD						
Single Person HH, 60+	27.9%	14.0%	10.2%	18.6%	11.4%	14.8%
2+ HH Members, All 60+	20.1%	13.1%	15.1%	18.0%	18.8%	16.5%
2+ HH Members, Only Some 60+	33.0%	47.6%	49.2%	42.8%	42.3%	44.4%
No 60+ HH Members	19.0%	25.3%	25.6%	20.5%	27.5%	24.4%

Source: Housing Demand Survey, 2016.

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Table K-3. Financial Characteristics, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
TOTAL HOUSEHOLDS	8,165	15,386	19,051	10,203	14,184	66,989
HOUSEHOLD INCOME						
less than $15,000	36.5%	16.8%	9.6%	10.6%	15.5%	15.9%
$15,000 to $24,999	13.0%	12.8%	10.1%	7.1%	10.6%	10.7%
$25,000 to $49,999	27.3%	31.8%	28.5%	19.0%	27.7%	27.5%
$50,000 to $74,999	11.0%	18.2%	15.8%	26.8%	15.3%	17.3%
$75,000 to $99,999	3.6%	11.4%	10.1%	16.4%	10.6%	10.7%
more than $100,000	8.7%	9.1%	26.0%	20.0%	20.4%	18.0%
HUD INCOME LEVELS						
Less than 30%	39.3%	21.1%	12.0%	10.6%	17.9%	18.5%
30-50%	17.0%	14.3%	8.6%	8.6%	15.2%	12.3%
50-60%	5.4%	7.6%	10.7%	5.8%	6.1%	7.6%
60-80%	13.3%	14.8%	17.0%	11.1%	11.4%	13.9%
80-120%	8.1%	15.8%	7.9%	12.4%	6.7%	10.2%
120-140%	3.7%	6.4%	8.7%	17.2%	10.3%	9.2%
140-180%	2.9%	10.8%	6.0%	7.8%	8.2%	7.5%
More than 180%	10.3%	9.4%	29.2%	26.4%	24.2%	20.9%
SHELTER-TO-INCOME RATIO						
No shelter cost	44.2%	33.7%	25.9%	19.4%	16.6%	27.0%
less than 30 percent	26.3%	39.3%	39.9%	40.3%	35.2%	37.2%
30 to 40 percent	12.7%	11.2%	11.2%	8.7%	8.0%	10.3%
Over 40 percent	12.9%	15.3%	15.6%	19.2%	32.2%	19.3%
Not reported	3.9%	0.4%	7.3%	12.3%	8.0%	6.2%

Source: Housing Demand Survey, 2016.

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Table K-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
TOTAL HOUSEHOLDS	8,165	15,386	19,051	10,203	14,184	66,989
HH THAT ARE DOUBLED UP						
Yes	10.0%	8.3%	17.7%	11.4%	5.6%	11.1%
No	90.0%	91.7%	82.3%	88.6%	94.4%	88.9%
PERSONS PER BEDROOM						
Less than 2.00	97.0%	94.6%	93.1%	91.3%	88.3%	92.6%
2.00 or more	3.0%	5.4%	6.9%	8.7%	11.7%	7.4%
HH THAT ARE CROWDED, DOUBLED UP, OR BOTH						
Either or Both	12.4%	12.1%	20.9%	17.3%	14.6%	16.0%
Neither	87.6%	87.9%	79.1%	82.7%	85.4%	84.0%
HIDDEN HOMELESS AND AT RISK OF HOMELESSNESS						
At Risk for Homelessness	65.5%	53.9%	39.5%	35.1%	56.7%	48.9%
Hidden Homeless	4.8%	3.7%	5.9%	8.8%	2.3%	5.0%
Has Adequate Housing	29.7%	42.4%	54.6%	56.1%	41.0%	46.1%

Source: Housing Demand Survey, 2016.

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Table K-5. Intention to Move, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
TOTAL HOUSEHOLDS	8,165	15,386	19,051	10,203	14,184	66,989
WANT TO MOVE						
Yes or Not Sure	23.6%	40.3%	37.6%	38.3%	39.0%	36.9%
No or Not Sure	76.4%	59.7%	62.4%	61.7%	61.0%	63.1%
FINAL DEMAND MOVERS[a]	1,930	6,199	7,172	3,910	5,534	24,745
SOONEST WILL MOVE						
Within 1 Year	14.0%	22.3%	22.6%	26.9%	18.8%	21.7%
1 to 2 Years	22.2%	14.1%	18.2%	16.9%	20.9%	17.9%
3 to 5 Years	5.5%	15.9%	20.7%	11.3%	24.4%	17.4%
More Than 5 Years	27.4%	24.5%	18.3%	15.3%	12.8%	18.9%
PLANNED NEXT LOCATION						
Moving In Hawai'i or Not Sure	63.7%	84.4%	79.6%	87.1%	87.9%	82.5%
Moving Out-of-State	36.3%	15.6%	20.4%	12.9%	12.1%	17.5%
EFFECTIVE DEMAND MOVERS[b]	1,476	6,339	6,983	4,144	5,628	24,570

Source: Housing Demand Survey, 2016

[a] Final Demand Movers are those who will move and have an idea about the time frame of their move.
[b] Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

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Table K-6. Mover Tenancy Preferences, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
EFFECTIVE DEMAND MOVERS	1,476	6,339	6,983	4,144	5,628	24,570
PLANNED NEXT TENANCY						
Plan to Buy	75.0%	40.7%	48.2%	35.6%	51.2%	46.4%
Plan to Rent or Other	25.0%	59.3%	51.8%	64.4%	48.8%	53.6%
CERTAIN TO BUY						
Certain to Buy	81.1%	78.6%	92.6%	79.2%	88.0%	85.4%
Might Have To Rent	6.2%	13.8%	5.9%	14.5%	4.8%	8.6%
Not Sure	12.7%	7.6%	1.5%	6.3%	7.2%	6.0%
WOULD BUY IF AFFORDABLE						
Yes	36.8%	65.6%	73.6%	86.9%	84.7%	76.1%
No	29.7%	22.4%	20.7%	13.1%	10.7%	17.2%
Not Sure	33.5%	12.0%	5.7%		4.6%	6.7%

Source: Housing Demand Survey, 2016
Base for Preferred Next Tenancy is all effective demand households.

Base for Certain to Buy is all effective demand households that prefer to purchase their next home.

Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home

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Table K-7. Buyer Unit Preferences, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
TOTAL BUYER HOUSEHOLDS	1,107	2,579	3,366	1,474	2,882	11,408
PREFERRED UNIT TYPE						
Single family home	89.8%	76.6%	82.7%	76.1%	79.2%	80.3%
Townhouse			1.1%			0.3%
Condo		16.8%	7.0%	5.9%	6.4%	8.3%
Other			3.8%			1.1%
Not Sure	10.2%	6.6%	5.4%	18.0%	14.3%	10.0%
PREFERRED NUMBER OF BEDROOMS						
Studio or One	1.1%		2.9%		1.2%	1.3%
Two	13.7%	28.6%	25.9%	28.8%	14.5%	22.8%
Three	56.7%	61.6%	62.2%	62.0%	62.7%	61.6%
Four plus	28.4%	9.9%	9.0%	9.2%	21.6%	14.3%
MINIMUM ACCEPTABLE BEDROOMS						
One		14.1%	11.9%	0.5%	10.6%	9.3%
Two	71.7%	72.3%	57.6%	70.4%	70.2%	67.4%
Three	3.1%	11.5%	28.1%	22.8%	19.2%	18.7%
Four plus	25.2%	2.1%	2.4%	6.3%		4.7%
PREFERRED NUMBER OF BATHROOMS						
One	1.1%		0.5%	7.0%	1.1%	1.4%
One and one-half			6.1%	4.1%	8.3%	4.4%
Two	63.8%	70.6%	70.1%	47.5%	68.1%	66.2%
Two and one-half	8.9%	12.5%	6.4%	24.2%	4.6%	9.9%
Three	14.1%	13.5%	10.0%	9.8%	14.0%	12.2%
Three and one-half		1.7%	6.9%	7.4%	3.9%	4.4%
Four or more	12.1%	1.7%				1.6%
MINIMUM ACCEPTABLE BATHROOMS						
One	46.5%	18.7%	32.1%	13.3%	33.2%	28.3%
One and one-half	1.7%	6.9%	15.1%	14.6%	18.3%	12.5%
Two	31.1%	68.6%	48.5%	61.4%	39.7%	51.0%
Two and one-half	4.4%	0.7%	4.3%		6.2%	3.4%
Three	4.8%	3.5%			2.7%	2.0%
Three and one-half	2.1%			7.6%		1.1%
Four or more	9.4%	1.7%		3.1%		1.7%

Source: Hawai'i Demand Survey, 2016

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Table K-8. Renter Unit Preferences, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
TOTAL RENTER HOUSEHOLDS	245	1,339	2,373	981	2,248	7,186
PREFERRED UNIT TYPE						
Single family house	44.5%	75.3%	56.4%	59.9%	57.4%	60.3%
Townhouse			4.9%	1.7%	7.8%	4.3%
Condo			4.9%	1.7%	7.8%	4.3%
Apartment	51.7%		13.6%	28.3%	25.5%	18.1%
Other		21.1%	15.4%		0.2%	9.1%
Not Sure	3.8%	3.6%	9.7%	7.7%	5.9%	6.9%
PREFERRED NUMBER OF BEDROOMS						
Studio or One		18.1%	8.5%		14.9%	10.8%
Two	63.2%	21.5%	48.9%	40.6%	32.0%	37.9%
Three	14.8%	46.6%	37.1%	36.7%	39.5%	38.8%
Four plus	22.0%	13.7%	5.5%	22.7%	13.6%	12.5%
MINIMUM ACCEPTABLE BEDROOMS						
One		21.9%	22.2%	14.7%	7.6%	15.7%
Two	40.3%	55.2%	56.8%	58.7%	75.9%	62.5%
Three	59.7%	17.9%	20.4%	7.4%	14.9%	17.0%
Four plus					1.6%	0.5%
PREFERRED NUMBER OF BATHROOMS						
One		21.4%	17.1%	37.2%	5.2%	16.3%
One and one-half		24.9%	13.9%	4.1%	4.7%	11.2%
Two	100.0%	50.5%	66.1%	58.7%	82.6%	68.5%
Two and one-half			1.5%		2.5%	1.3%
Three		3.2%	1.0%		4.2%	2.2%
Four or more			0.4%		0.9%	0.4%
MINIMUM ACCEPTABLE BATHROOMS						
One	88.8%	73.4%	76.4%	79.3%	65.0%	72.5%
One and one-half		18.6%	19.9%	15.0%	4.9%	12.4%
Two	11.2%	8.0%	3.7%	5.7%	30.1%	15.1%
Two and one-half						

Source: Hawai'i Demand Survey, 2016
Base for Total Renter Households are effective demand households who plan to rent.

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Table K-9. Preferred Next Location, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
PREFERRED LOCATION OF NEXT UNIT - BUYERS						
PUC		3.3%	5.5%	1.4%		2.6%
Central O'ahu					3.0%	0.8%
East Honolulu			6.1%	1.2%		2.0%
Leeward O'ahu			0.7%			0.2%
Windward O'ahu		2.0%				0.5%
South Kona-Ka'ū	8.0%	6.8%	0.3%		1.2%	2.7%
Puna	2.5%	17.9%	6.8%			6.3%
North & South Hilo	4.5%	34.8%	58.3%	3.4%		26.0%
North Hawai'i		10.1%	2.9%	52.5%	2.8%	10.6%
North Kona	23.8%	1.7%		5.5%	63.5%	19.4%
Hāna		0.7%				0.1%
Wailuku-Kahului			0.5%			0.2%
Kīhei-Mākena					3.0%	0.8%
Waimea		6.9%	5.0%	9.7%	2.9%	5.0%
Kawaihau					3.0%	0.8%
Maui, any		2.0%			0.5%	0.6%
Hawai'i Island any	0.8%		2.4%			0.8%
No Preference	60.5%	13.8%	11.4%	26.4%	20.1%	20.9%
Total Effective Demand Buyers	1,107	2,579	3,366	1,474	2,882	11,408
PREFERRED LOCATION OF NEXT UNIT - RENTERS						
PUC		2.9%	8.1%	26.1%	1.0%	7.1%
Leeward O'ahu			4.7%		3.2%	2.5%
South Kona-Ka'ū	29.7%					1.0%
Puna	3.8%	28.1%	1.6%			5.9%
North & South Hilo		28.1%	74.9%			30.0%
North Hawai'i				24.6%	4.6%	4.8%
North Kona	29.4%	10.0%		0.5%	60.2%	21.8%
Makawao-Pukalani-Kula			0.4%		3.5%	1.2%
Kihei-Mākena			1.1%			0.4%
West Maui			6.6%			2.2%
Waimea		13.2%		13.8%	7.0%	6.6%
Hanalei	29.7%				0.3%	1.1%
Maui, any					3.3%	1.0%
Hawai'i Island any	7.4%	10.8%				2.3%
No Preference		6.8%	2.6%	34.9%	16.8%	12.2%
Total Effective Demand Renters	245	1,339	2,373	981	2,248	7,186

Source: Hawai'i Demand Survey, 2016

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Table K-10. Current and Affordable Housing Payment, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
AVERAGE CURRENT MORTGAGE AMOUNT						
Single-Family Unit	$1,011	$1,138	$1,367	$1,672	$1,763	$1,379
Multi-Family Unit	$1,724	$1,550	$838	$1,462	$965	$1,106
All Units	$1,003	$1,140	$1,345	$1,653	$1,629	$1,357
AVERAGE CURRENT RENT AMOUNT						
Two-Bedroom Unit	$914	$1,111	$1,038	$814	$1,366	$1,153
All Units	$900	$1,120	$1,030	$1,211	$1,354	$1,164
AFFORDABLE MORTGAGE PAYMENT						
Less than $500		10.0%	9.4%		5.3%	6.4%
$500 to $799	29.3%	9.5%	15.8%	9.0%	7.1%	12.5%
$800 to $1,099	14.8%	13.2%	10.8%	1.3%	2.5%	8.3%
$1,100 to $1,399	8.6%	23.1%	18.3%	12.5%	9.7%	15.5%
$1,400 to $1,699	6.4%	17.6%	7.4%	13.6%	28.1%	15.7%
$1,700 to $1,999	7.3%	10.4%	7.3%	3.7%	4.2%	6.8%
$2,000 to $2,999	8.2%	16.2%	19.7%	30.4%	22.1%	19.8%
$3,000 to $3,999	2.4%		3.0%	8.2%	9.8%	4.7%
$4,000 or more			3.0%	7.4%	4.0%	2.9%
Not Sure	23.2%		5.3%	14.0%	7.1%	7.4%
Average Affordable Mortgage	$888	$1,029	$1,640	$1,640	$1,453	$1,228
AFFORDABLE RENT PAYMENT						
Less than $300		12.7%	16.7%		9.0%	10.5%
$300 to $499	59.4%	3.7%	5.4%	20.3%	1.0%	7.3%
$500 to $799	25.8%	26.6%	33.1%	2.1%	12.7%	20.4%
$800 to $1,099		24.6%	25.5%	34.1%	14.7%	22.1%
$1,100 to $1,399	14.8%	9.8%	3.6%	16.8%	10.5%	9.3%
$1,400 to $1,699		11.7%	6.7%	8.6%	4.2%	6.9%
$1,700 to $1,999				8.2%	11.7%	5.1%
$2,000 to $2,499		8.5%	7.2%		13.8%	8.4%
$2,500 to $2,999			1.2%		2.2%	1.1%
$3,000 or more					7.2%	2.4%
Not Sure		2.5%	0.6%	9.9%	12.8%	6.4%
Average Affordable Rent	$560	$950	$841	$1,003	$1,459	$1,070

Source: Hawai'i Demand Survey, 2016

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Table K-11. Down Payment and Real Estate Ownership, County and Districts of Hawai'i, 2016

	Hawai'i Districts					
	South Kona to Ka'ū	Puna	North and South Hilo	North Hawai'i	North Kona	Total
AMOUNT AVAILABLE FOR DOWN PAYMENT						
None	4.7%	9.9%	8.2%	8.7%	1.6%	6.6%
Less than $5,000	4.2%	12.2%	7.8%	0.7%	6.6%	7.2%
$5,000 to 14,999	33.1%	12.5%	13.4%	9.2%	10.5%	13.8%
$15,000 to $24,999	16.7%	14.1%	22.5%	12.6%	22.3%	18.7%
$25,000 to $39,999		3.7%	11.1%	1.7%	6.4%	5.9%
$40,000 to $59,999	2.9%	4.9%	1.6%	5.5%	10.0%	5.1%
$60,000 to $99,999	3.8%	8.9%	2.7%	18.1%	1.8%	6.0%
$100,000 or more	21.0%	29.2%	26.2%	32.9%	26.9%	27.4%
Not Sure	13.7%	4.6%	6.4%	10.7%	14.0%	9.2%
Average Amount for Down Payment	$49,966	$62,076	$56,143	$79,360	$64,051	$61,906
OWN OTHER RESIDENTIAL PROPERTY						
Yes	14.6%	17.0%	20.6%	18.8%	12.5%	17.0%
No	85.4%	83.0%	79.4%	81.2%	87.5%	83.0%

Source: Hawai'i Demand Survey, 2016

Draft

APPENDIX L: COUNTY AND DISTRICTS TABLES – KAUAʻI COUNTY

The tables presented in Appendix L, referred to in prior iterations of the HHPS as the "B Tables" or "County Districts Tables", provide detailed demographic and housing related data for the County and its districts. This data is taken from the Housing Demand Survey 2016.

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Table L-1. Unit Descriptions, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa-Po‘ipū-Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
TOTAL HOUSEHOLDS	2,916	2,802	2,333	4,931	7,500	2,888	23,370
TENANCY							
Own	54.7%	63.8%	72.1%	63.1%	61.1%	65.6%	62.7%
Rent	37.4%	34.0%	25.3%	33.3%	34.7%	30.2%	33.2%
Other	7.9%	2.2%	2.6%	3.7%	4.2%	4.2%	4.1%
UNIT TYPE							
Single family house	81.1%	93.7%	84.1%	64.7%	85.2%	79.5%	80.6%
Townhouse	0.2%		0.6%	8.5%		2.0%	2.1%
Condominium	0.3%	0.7%	2.8%	8.8%	2.4%	8.9%	4.1%
Duplex/Multiplex	3.2%	0.9%	4.6%	9.3%	7.7%	1.6%	5.6%
Apartment	13.2%	1.2%	5.6%	7.1%	1.9%	5.5%	5.1%
Co-op				1.0%		0.3%	0.2%
Other	1.0%	2.2%	2.3%	0.6%	2.8%	2.2%	1.9%
Not reported	1.0%	1.2%					0.3%
NUMBER OF BEDROOMS							
Studio or One	19.6%	1.7%	9.2%	8.9%	16.6%	21.5%	13.4%
Two	11.9%	15.6%	18.7%	18.4%	16.9%	21.1%	17.1%
Three	48.4%	66.3%	48.6%	53.5%	47.0%	41.5%	50.4%
Four plus	20.1%	16.4%	23.5%	19.2%	19.5%	15.9%	19.1%
NUMBER OF BATHROOMS							
1 bathroom	42.4%	23.7%	24.7%	28.0%	29.2%	25.3%	29.0%
2 bathrooms	11.3%	7.3%	2.8%	7.8%	4.4%	3.1%	6.0%
3 bathrooms	30.4%	54.4%	37.1%	34.6%	39.2%	37.1%	38.5%
4+ bathrooms	15.9%	14.5%	35.4%	29.5%	27.1%	34.6%	26.4%

Source: Housing Demand Survey, 2016.

Draft

Table L-2. Households Demographics, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē–‘Ele‘ele	Kōloa-Po‘ipū-Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
TOTAL HOUSEHOLDS	2,916	2,802	2,333	4,931	7,500	2,888	23,370
YEARS IN CURRENT UNIT							
Less than 1 year	7.9%	7.4%	5.7%	5.6%	11.5%	9.8%	8.5%
1 to 5 years	22.8%	21.7%	23.8%	30.1%	24.4%	22.4%	24.8%
6 to 10 years	12.0%	16.0%	8.3%	18.3%	16.1%	16.5%	15.3%
More than 10 years	57.3%	54.8%	62.1%	46.0%	48.0%	51.2%	51.4%
HOUSEHOLD TYPES							
Single Member	35.3%	24.7%	22.5%	19.1%	21.9%	17.9%	22.9%
Married couple, no children	17.7%	19.9%	24.1%	28.9%	24.9%	34.3%	25.3%
Parent(s) & children	12.3%	16.7%	16.5%	20.1%	13.7%	11.9%	15.3%
Unrelated Roomates	5.3%	7.6%	7.6%	2.0%	6.0%	8.5%	5.7%
Multiple Families	28.9%	31.2%	28.5%	29.7%	32.9%	26.4%	30.3%
Parent(s) and Adult Child(ren)							
Undetermined	0.5%		0.7%	0.1%	0.6%	1.0%	0.5%
KIDS IN HOUSEHOLD							
At least 1 child	22.4%	32.6%	27.0%	34.2%	28.4%	21.9%	28.5%
No children	77.6%	67.4%	73.0%	65.8%	71.6%	78.1%	71.5%
SENIORS IN HOUSEHOLD							
Single Person HH, 60+	25.6%	13.8%	16.1%	6.9%	7.8%	7.3%	11.3%
2+ HH Members, All 60+	15.2%	18.9%	17.9%	18.3%	19.6%	31.7%	20.0%
2+ HH Members, Only Some 60+	38.3%	44.9%	56.1%	56.8%	51.0%	46.1%	49.8%
No 60+ HH Members	21.0%	22.4%	9.9%	18.0%	21.6%	14.9%	18.8%

Source: Housing Demand Survey, 2016.

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Table L-3. Financial Characteristics, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa–Po‘ipū-Kalaheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
TOTAL HOUSEHOLDS	2,916	2,802	2,333	4,931	7,500	2,888	23,370
HOUSEHOLD INCOME							
less than $15,000	18.2%	10.2%	8.9%	9.0%	9.2%	12.7%	10.8%
$15,000 to $24,999	11.9%	19.0%	7.2%	5.8%	9.9%	9.4%	10.1%
$25,000 to $49,999	23.7%	22.6%	17.4%	28.2%	28.1%	31.8%	26.3%
$50,000 to $74,999	24.7%	16.5%	21.4%	20.5%	22.3%	15.3%	20.6%
$75,000 to $99,999	10.2%	8.9%	15.4%	11.7%	11.9%	7.6%	11.1%
more than $100,000	11.3%	22.8%	29.7%	24.9%	18.6%	23.2%	21.2%
HUD INCOME LEVELS							
Less than 30%	29.4%	18.4%	13.6%	15.7%	19.9%	19.7%	19.4%
30-50%	16.2%	25.8%	13.0%	18.1%	17.8%	27.1%	19.3%
50-60%	7.1%	5.9%	5.1%	4.9%	5.8%	2.3%	5.3%
60-80%	12.8%	14.2%	11.5%	14.7%	17.1%	14.0%	14.8%
80-120%	9.8%	4.9%	12.5%	6.0%	7.3%	5.5%	7.3%
120-140%	9.6%	10.0%	11.7%	16.7%	10.7%	5.7%	11.3%
140-180%	6.6%	9.8%	18.2%	11.4%	10.5%	8.7%	10.7%
More than 180%	8.6%	10.9%	14.4%	12.5%	10.8%	17.0%	12.0%
SHELTER-TO-INCOME RATIO							
No shelter cost	19.3%	26.6%	22.6%	18.5%	16.8%	29.8%	20.8%
less than 30 percent	35.1%	36.2%	37.5%	44.7%	38.4%	21.2%	36.8%
30 to 40 percent	11.4%	12.3%	14.1%	7.7%	11.6%	9.7%	10.8%
Over 40 percent	33.6%	19.1%	18.8%	24.1%	28.0%	31.1%	26.3%
Not reported	0.5%	5.8%	7.0%	5.0%	5.2%	8.2%	5.2%

Source: Housing Demand Survey, 2016.

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Table L-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa–Po‘ipū-Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
TOTAL HOUSEHOLDS	2,916	2,802	2,333	4,931	7,500	2,888	23,370
HH THAT ARE DOUBLED UP							
Yes	8.7%	19.9%	6.5%	9.9%	13.0%	8.8%	11.5%
No	91.3%	80.1%	93.5%	90.1%	87.0%	91.2%	88.5%
PERSONS PER BEDROOM							
Less than 2.00	93.5%	95.5%	95.9%	91.1%	88.7%	86.7%	91.1%
2.00 or more	6.5%	4.5%	4.1%	8.9%	11.3%	13.3%	8.9%
HH THAT ARE CROWDED, DOUBLED UP, OR BOTH							
Either or Both	14.2%	22.4%	10.4%	17.4%	23.0%	21.3%	19.2%
Neither	85.8%	77.6%	89.6%	82.6%	77.0%	78.7%	80.8%
HIDDEN HOMELESS AND AT RISK OF HOMELESSNESS							
At Risk for Homelessness	56.5%	52.6%	43.1%	46.9%	53.5%	55.7%	51.6%
Hidden Homeless	4.8%	10.4%	4.5%	5.1%	6.5%	4.5%	6.0%
Has Adequate Housing	38.6%	37.0%	52.4%	48.1%	40.0%	39.8%	42.4%

Source: Housing Demand Survey, 2016.

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Table L-5. Intention to Move, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa–Po‘ipū–Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
TOTAL HOUSEHOLDS	2,916	2,802	2,333	4,931	7,500	2,888	23,370
WANT TO MOVE							
Yes or Not Sure	24.8%	30.8%	33.5%	37.2%	38.6%	38.6%	35.1%
No or Not Sure	75.2%	69.2%	66.5%	62.8%	61.4%	61.4%	64.9%
FINAL DEMAND MOVERS[a]	724	862	781	1,834	2,896	1,114	8,211
SOONEST WILL MOVE							
Within 1 Year	25.3%	17.0%	18.3%	22.0%	21.1%	21.1%	21.1%
1 to 2 Years	11.8%	26.3%	21.3%	15.8%	25.4%	26.1%	21.6%
3 to 5 Years	18.9%	31.8%	23.6%	12.9%	21.6%	18.2%	19.9%
MoreThan 5 Years	19.9%	15.8%	24.2%	24.8%	17.6%	16.8%	19.9%
PLANNED NEXT LOCATION							
Moving In Hawai‘i or Not Sure	88.7%	68.3%	77.1%	83.1%	75.6%	80.6%	78.5%
Moving Out-of-State	11.3%	31.7%	22.9%	16.9%	24.4%	19.4%	21.5%
EFFECTIVE DEMAND MOVERS[b]	649	610	641	1,646	2,291	912	6,750

Source: Housing Demand Survey, 2016

[a] Final Demand Movers are those who will move and have an idea about the time frame of their move.
[b] Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

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Table L-6. Mover Tenancy Preferences, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa-Po‘ipū-Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
EFFECTIVE DEMAND MOVERS	649	610	641	1,646	2,291	912	6,750
PLANNED NEXT TENANCY							
Plan to Buy	32.9%	63.9%	41.2%	46.8%	45.4%	39.7%	45.0%
Plan to Rent or Other	67.1%	36.1%	58.8%	53.2%	54.6%	60.3%	55.0%
CERTAIN TO BUY							
Certain to Buy	82.6%	88.1%	90.0%	88.4%	74.2%	98.1%	84.4%
Might Have To Rent	17.4%	8.9%	8.7%	10.4%	23.5%		13.8%
Not Sure		3.1%	1.3%	1.2%	2.4%	1.9%	1.9%
WOULD BUY IF AFFORDABLE							
Yes	80.8%	100.0%	71.8%	77.7%	87.5%	78.3%	82.2%
No	19.2%		24.2%	9.2%	9.2%	18.2%	12.8%
Not Sure			4.0%	13.1%	3.3%	3.5%	5.1%

Source: Housing Demand Survey, 2016
Base for Preferred Next Tenancy is all effective demand households.
Base for Certain to Buy is all effective demand households that prefer to purchase their next home.
Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

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Table L-7. Buyer Unit Preferences, County and Districts of Kaua'i, 2016

	Kaua'i County						
	Waimea-Kekaha	Hanapēpē-'Ele'ele	Kōloa-Po'ipū-Kalāheo	Līhu'e	East Kaua'i	North Shore-Kaua'i	Total
TOTAL BUYER HOUSEHOLDS	214	390	264	770	1,040	362	3,040
PREFERRED UNIT TYPE							
Single family home	75.3%	100.0%	92.3%	77.7%	86.2%	95.7%	86.7%
Townhouse	15.1%		7.7%				1.7%
Condo				22.3%	13.8%	4.3%	10.9%
Other	9.7%						0.7%
Not Sure							
PREFERRED NUMBER OF BEDROOMS							
Studio or One			3.4%	3.7%	10.4%	2.7%	5.1%
Two	22.8%		2.9%	28.7%	21.8%	33.1%	20.5%
Three	66.7%	78.1%	71.3%	40.1%	46.2%	57.2%	53.7%
Four plus	10.5%	21.9%	22.5%	27.5%	21.6%	7.0%	20.7%
MINIMUM ACCEPTABLE BEDROOMS							
One	15.4%	25.4%	1.4%	4.0%	13.4%	10.9%	11.9%
Two	56.7%	38.3%	59.2%	50.6%	46.7%	39.0%	47.5%
Three	27.9%	33.2%	39.4%	43.5%	33.9%	47.5%	37.6%
Four plus		3.1%		1.8%	4.5%	2.6%	2.6%
PREFERRED NUMBER OF BATHROOMS							
One				7.9%	10.9%	2.2%	6.0%
One and one-half	2.9%		3.4%	4.8%	7.4%	3.9%	4.7%
Two	75.7%	48.7%	61.4%	45.7%	66.7%	52.9%	57.6%
Two and one-half		24.5%	20.5%	13.8%	9.1%	21.4%	14.1%
Three	18.1%	11.0%	14.7%	27.9%	4.9%	18.0%	14.9%
Three and one-half		15.7%					2.0%
Four or more	3.4%				1.0%	1.7%	0.8%
MINIMUM ACCEPTABLE BATHROOMS							
One	80.1%	38.9%	31.5%	34.0%	43.7%	42.5%	42.1%
One and one-half	4.5%	8.0%	1.2%	12.3%	18.2%	10.5%	11.7%
Two	13.5%	35.8%	59.7%	50.6%	36.7%	25.8%	39.0%
Two and one-half			3.9%	3.2%	1.4%	21.2%	4.2%
Three	1.8%	17.3%	3.7%				3.0%

Source: Housing Demand Survey, 2016

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Table L-8. Renter Unit Preferences, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa-Po‘ipū-Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
TOTAL RENTER HOUSEHOLDS	321	156	327	640	998	362	2,804
PREFERRED UNIT TYPE							
Single family house	75.3%	100.0%	92.3%	77.7%	86.2%	95.7%	86.7%
Townhouse	15.1%		7.7%				1.7%
Condo				21.4%	4.6%	4.3%	7.5%
Apartment				0.9%	9.2%		3.4%
Other	9.7%						0.7%
Not Sure							
PREFERRED NUMBER OF BEDROOMS							
Studio or One			3.4%	3.7%	10.4%	2.7%	5.1%
Two	22.8%		2.9%	28.7%	21.8%	33.1%	20.5%
Three	66.7%	78.1%	71.3%	40.1%	46.2%	57.2%	53.7%
Four plus	10.5%	21.9%	22.5%	27.5%	21.6%	7.0%	20.7%
MINIMUM ACCEPTABLE BEDROOMS							
One	15.4%	25.4%	1.4%	4.0%	13.4%	10.9%	11.9%
Two	56.7%	38.3%	59.2%	50.6%	46.7%	39.0%	47.5%
Three	27.9%	33.2%	39.4%	43.5%	33.9%	47.5%	37.6%
Four plus		3.1%		1.8%	4.5%	2.6%	2.6%
PREFERRED NUMBER OF BATHROOMS							
One				7.9%	10.9%	2.2%	6.0%
One and one-half	2.9%		3.4%	4.8%	7.4%	3.9%	4.7%
Two	75.7%	48.7%	61.4%	45.7%	66.7%	52.9%	57.6%
Two and one-half		24.5%	20.5%	13.8%	9.1%	21.4%	14.1%
Three	18.1%	11.0%	14.7%	27.9%	4.9%	18.0%	14.9%
Three and one-half		15.7%					2.0%
Four or more	3.4%				1.0%	1.7%	0.8%
MINIMUM ACCEPTABLE BATHROOMS							
One	80.1%	38.9%	31.5%	34.0%	43.7%	42.5%	42.1%
One and one-half	4.5%	8.0%	1.2%	12.3%	18.2%	10.5%	11.7%
Two	13.5%	35.8%	59.7%	50.6%	36.7%	25.8%	39.0%
Two and one-half			3.9%	3.2%	1.4%	21.2%	4.2%
Three	1.8%	17.3%	3.7%				3.0%

Source: Housing Demand Survey, 2016

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Table L-9. Preferred Next Location, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapepe-Eleele	Koloa-Poipu-Kalaheo	Lihue	East Kauai	North Shore-Kauai	Total
PREFERRED LOCATION OF NEXT UNIT - BUYERS							
PUC	3.2%		12.7%	2.4%	1.0%	1.9%	2.5%
Leeward Oahu	6.8%		1.2%				0.6%
Windward Oahu					1.1%		0.4%
South Kona-Kau			3.4%		1.8%		0.9%
Puna			1.4%				0.1%
North Hawaii		8.0%					1.0%
Hana				7.3%	16.9%	11.8%	9.0%
Makawao-Pukalani-Kula				0.9%			0.2%
Kihei-Makena	9.7%	3.1%	28.6%		1.9%		4.2%
West Maui				1.4%	3.0%		1.4%
Waimea	18.6%	24.6%					4.5%
Koloa	19.5%		37.2%	14.0%		1.4%	8.3%
Lihue		13.5%	3.9%	41.3%	7.9%		15.2%
Kawaihau				3.9%	28.5%		10.7%
Hanalei						21.1%	2.5%
Oahu, any			3.9%	1.8%			0.8%
Kaua‘I, any	10.1%			4.6%	4.3%	21.1%	5.9%
No Preference	32.1%	50.9%	7.7%	22.6%	33.6%	42.7%	31.8%
Total Effective Demand Buyers	214	390	264	770	1,040	362	3,040
PREFERRED LOCATION OF NEXT UNIT - RENTERS							
PUC		3.8%		0.8%	5.6%	1.4%	2.6%
Central Oahu					1.0%		0.4%
Windward Oahu					0.3%		0.1%
South Kona-Kau	8.4%				2.0%	3.9%	2.2%
North & South Hilo					1.7%		0.6%
North Hawaii					2.9%		1.0%
Hana	9.0%	8.9%	3.6%	1.0%	36.2%	27.1%	18.6%
Paia-Haiku				0.9%			0.2%
Kihei-Makena		13.5%	23.0%		1.5%		4.0%
West Maui	22.2%	39.3%	0.5%				4.8%
Molokai					1.1%		0.4%
Waimea	22.1%	16.3%					3.4%
Koloa	12.2%		40.6%	9.0%	2.7%		9.2%
Lihue	12.4%		2.9%	44.8%	3.1%	0.4%	13.1%
Kawaihau	3.6%		3.0%	0.7%	10.5%		4.7%
Hanalei					4.7%	26.1%	5.0%
Oahu, any		18.1%	3.5%				1.4%
Maui, any						3.9%	0.5%
Kaua‘i, any			4.7%	15.4%	7.2%	10.1%	7.9%
No Preference	10.2%		18.2%	27.4%	19.5%	27.0%	20.0%
Total Effective Demand Renters	321	156	327	640	998	362	2,804

Source: Housing Demand Survey, 2016

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Table L-10. Current and Affordable Housing Payment, County and Districts of Kaua'i, 2016

	Kaua'i County						
	Waimea-Kekaha	Hanapepe-Eleele	Koloa-Poipu-Kalaheo	Lihue	East Kauai	North Shore-Kauai	Total
AVERAGE CURRENT MORTGAGE AMOUNT							
Single Family Unit	$1,802	$2,129	$2,009	$1,744	$1,642	$2,352	$1,841
Multi-Family Unit	$1,624	$350	$1,380	$1,583	$923	$2,751	$1,682
All Units	$1,798	$2,109	$1,976	$1,702	$1,606	$2,439	$1,824
AVERAGE CURRENT RENT AMOUNT							
Two-Bedroom Unit	$1,298	$1,273	$1,207	$1,215	$1,428	$1,788	$1,354
All Units	$930	$856	$1,284	$1,333	$1,369	$1,583	$1,256
AFFORDABLE MORTGAGE PAYMENT							
Less than $500	1.2%	16.5%		3.4%	1.4%	7.4%	4.3%
$500 to $799	21.5%		1.3%		3.7%	2.1%	3.6%
$800 to $1,099	22.0%	8.4%	1.6%	9.3%	16.1%	4.9%	11.4%
$1,100 to $1,399	22.3%	12.8%	8.1%	2.1%	18.9%		11.1%
$1,400 to $1,699	6.3%	17.9%	7.3%	21.8%	9.3%	8.6%	12.8%
$1,700 to $1,999	1.7%		9.9%	18.4%	6.2%	8.5%	8.5%
$2,000 to $2,999	20.5%	39.5%	32.3%	35.1%	35.2%	22.8%	32.5%
$3,000 to $3,999		4.9%	9.9%		5.4%	9.7%	4.5%
$4,000 or more			11.5%	1.2%	3.2%	27.2%	5.9%
Not Sure	4.6%		18.1%	8.7%	0.7%	8.7%	5.3%
Average Affordable Mortgage	$959	$1,269	$1,932	$1,459	$1,417	$2,086	$1,486
AFFORDABLE RENT PAYMENT							
Less than $300	5.8%	39.3%	3.8%	2.7%	5.9%	5.3%	6.4%
$300 to $499			0.3%	4.5%	5.4%	4.8%	3.7%
$500 to $799	21.7%	13.5%	2.5%	25.5%	8.7%	9.7%	14.0%
$800 to $1,099	24.3%	11.1%	34.1%	10.1%	18.0%	24.6%	19.1%
$1,100 to $1,399	18.0%		8.2%	13.0%	12.0%	4.0%	10.7%
$1,400 to $1,699	13.0%	17.9%	14.8%	27.9%	13.3%	7.1%	16.4%
$1,700 to $1,999	5.5%	18.1%	5.8%	6.0%	7.9%	15.6%	8.6%
$2,000 to $2,499			12.0%	0.3%	9.1%	21.9%	7.7%
$2,500 to $2,999	4.3%			4.9%		7.0%	2.7%
$3,000 or more	2.0%		10.1%	3.3%	19.7%		8.8%
Not Sure	5.4%		8.4%	1.8%			1.9%
Average Affordable Rent	$1,156	$846	$1,535	$1,267	$1,647	$1,452	$1,422

Source: Housing Demand Survey, 2016

Note. Base for Average Current Mortgage is current owners who specified the amount of their current monthly mortgage payment. Base for Average Current Rent is current renters who specified the amount of their current monthly rent payment. Base for Affordable Mortgage Payment is effective demand movers who plan to purchase their next home. Base for Affordable Rent Payment is effective demand movers who plan to rent their next home.

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Table L-11. Down Payment and Real Estate Ownership, County and Districts of Kaua‘i, 2016

	Kaua‘i County						
	Waimea-Kekaha	Hanapēpē-‘Ele‘ele	Kōloa-Po‘ipū-Kalāheo	Līhu‘e	East Kaua‘i	North Shore-Kaua‘i	Total
AMOUNT AVAILABLE FOR DOWN PAYMENT							
None	21.7%	14.9%	5.1%	1.3%	5.7%	6.3%	7.3%
Less than $5,000	9.9%	40.7%	4.2%	8.7%	2.9%		9.2%
$5,000 to 14,999	24.5%	19.8%	9.4%	7.3%	10.6%	8.3%	11.8%
$15,000 to $24,999	13.1%	7.8%	6.7%	8.1%	20.6%	3.0%	11.9%
$25,000 to $39,999	6.8%		10.7%	14.2%	7.8%	9.9%	8.8%
$40,000 to $59,999	3.9%		25.8%	5.6%	7.8%	14.1%	8.3%
$60,000 to $99,999	13.1%		6.8%	15.9%		3.0%	5.9%
$100,000 or more	2.5%	16.8%	16.5%	26.3%	30.2%	42.9%	25.6%
Not Sure	4.6%		14.9%	12.5%	14.3%	12.5%	11.1%
Average Amount for Down Payment	$25,136	$29,945	$57,619	$71,339	$67,187	$89,824	$61,081
OWN OTHER RESIDENTIAL PROPERTY							
Yes	9.5%	5.7%	21.5%	18.2%	17.5%	18.5%	15.7%
No	90.5%	94.3%	78.5%	81.8%	82.5%	81.5%	84.3%

Source: Housing Demand Survey, 2016

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Appendix 9

2017 Homeless Service Utilization Report

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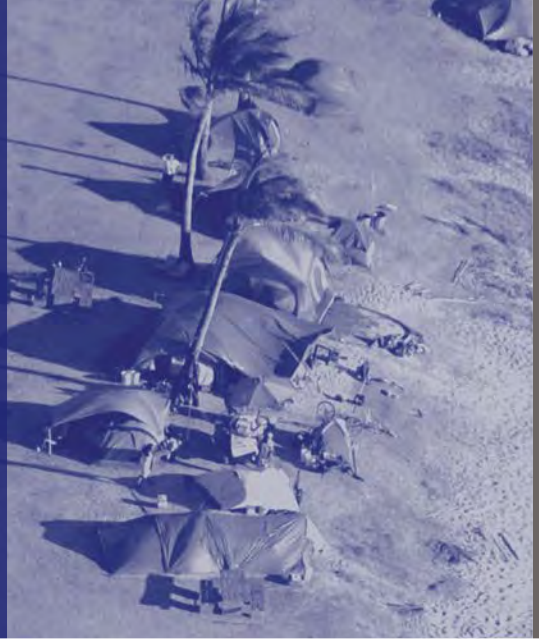

HOMELESS SERVICE UTILIZATION REPORT

HAWAI'I 2017

Draft

CENTER ON THE FAMILY

A REVIEW OF FY 2017

A total of 15,627 individuals sought homeless services in fiscal year 2017—an 11.5% increase from last fiscal year and the highest number to date. FY 2017 also saw more individuals (6,790) accessing homeless services for the first time, largely due to homeless services funded by new state contracts. Nearly all (98.7%) of the new state contracts covered by this report period were with outreach services, where providers went out to unsheltered individuals to provide resources and referrals for shelter and other services.

There was a statewide increase in homeless service utilization across all program types, with shelter services and rapid rehousing experiencing especially high numbers in comparison to previous years. Compared to last year, shelter programs served significantly more people during FY 2017 (7,313 vs. 8,343)—increasing by 14.1%—with the increase in emergency shelter users accounting for the majority of the growth. With rapid rehousing, the number of clients doubled from last year, from 973 to 2,022. As with last year, rapid rehousing programs continued to achieve the highest rate of exit to permanent housing, at 73.3%, among all program types. In the next few years, the state's continued investment in rapid rehousing program will continue to play an important role in ending homelessness.

Overall, the number of individuals who obtained permanent housing exceeded the previous peak of 3,257 individuals in FY 2015, reaching 3,582 in FY 2017. However, the rate of exit to permanent housing dropped to 36.5%, from the FY 2016's peak of 49.0%, due to more clients exiting the homeless service system and a larger percentage of unknown destinations. The increase in outreach service users exiting to an unknown destination likely contributed to this trend. This year, homeless services served more parenting youth and the percentage of those who exited to permanent housing remained stable. Unfortunately, the success of veterans and the chronically homeless exiting to permanent housing declined.

The Hawai'i homeless service system recently established a coordinated entry process with the intent to connect individuals to interventions consistently, efficiently and effectively. As a part of that process, the Vulnerability Index—Service Prioritization Decision Assistance Tool (VI-SPDAT) was adopted to assess homeless individuals' homeless service needs. From most to least vulnerable, it determines whether individuals should receive permanent supportive housing/Housing First, rapid rehousing services, or no housing intervention, respectively. For example, those who were chronically homeless (with higher VI-SPDAT scores) were placed into permanent supportive housing/Housing First.

This year's report includes data gathered from a two-year period, from July 2015 to June 2017, in which 3,932 homeless service seekers/users were assessed by VI-SPDAT. Most of the recommendations went to rapid rehousing (43.6%), rather than permanent supportive housing/Housing First (36.0%) or no housing interventions (20.4%). Only 10.6% of those recommended for rapid rehousing received such services, and only 7.2% of those recommended for permanent supportive housing enrolled in such a program. These numbers reflect the wide system gap in meeting the needs of the homeless population. It should be noted that the use of VI-SPDAT was not mandatory and that the triage process was only piloting for permanent supportive housing during this period when the Coordinated Entry System (CES) was in its early stage of development. Data presented in this report could be used as a baseline for future data to be compared to, as the processes and aspects of the CES continue to be fine-tuned or fully developed.

The 2017 **Homeless Service Utilization Report** is the 12th annual report produced by the Center on the Family at the University of Hawai'i at Mānoa and the Homeless Program Office in the Hawai'i State Department of Human Services. Utilizing data collected in the statewide Homeless Management Information System (HMIS), the annual reports have provided accurate descriptions of the many different facets of homelessness in Hawai'i. The analysis of program performance and system outcomes offers objective assessments that have informed program and policy changes in the past 12 years. Accurate data and objective analysis of the homeless service system are some of the key elements to develop solutions to end homelessness in Hawai'i. In the coming months, a new form of reporting of homeless service utilization data will be developed that will allow for a close monitoring of service needs and program performances, as well as quicker responses to address any issues the homeless service system may face. Stay tuned.

Homeless Population Count and Service Utilization

In January 2017, the Continuum of Care organizations conducted the Point-in-Time (PIT) Count and estimated that there were 7,220 homeless persons on any given night in Hawai'i, with slightly more (3,800 or 52.6%) being unsheltered than sheltered (3,420 or 47.4%). In the 12-month period from July 2016 to June 2017, the homeless service system recorded an unduplicated count of 15,627 homeless service users, with slightly more of them accessing outreach services than shelter services.

From the last report in 2016, the homeless population decreased 8.8%, but the annual number of homeless service users increased by 11.5%. The increase in service utilization disrupted the mirroring effect in the past six fiscal years where similar trends of homeless population versus services utilization were observed (see Figure 2).

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Figure 1. Trends of Homeless Population and Homeless Service Utilization, FY 2009–2017

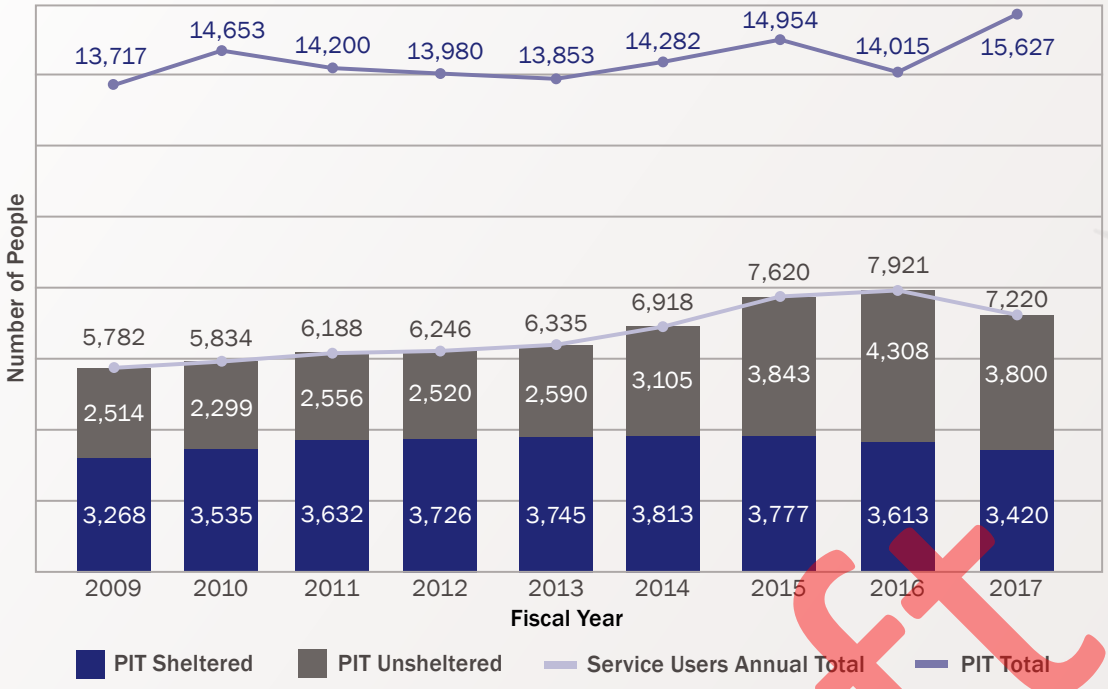
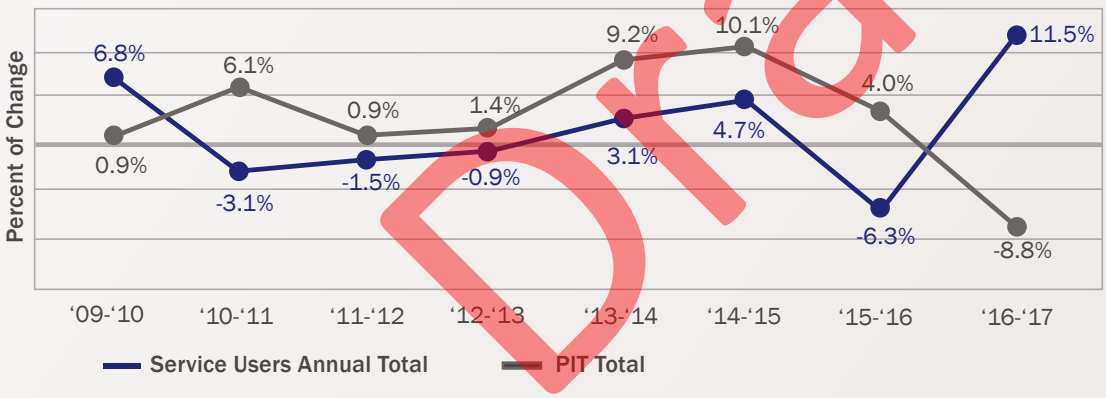


Figure 2. Percent of Change in Homeless Population vs. Homeless Service Utilization, FY 2009–2017



Note: (1) The number of homeless service clients per year is an unduplicated count of homeless persons who received services within a state fiscal year based on the statewide HMIS. Since FY 2013, this number included all clients served by the rapid rehousing, shelter and outreach programs; prior to that, the rapid rehousing program was not included because of the unavailability of data. Domestic violence shelters did not report data in the HMIS. (2) The estimated number of people experiencing homelessness on any given night in Hawai'i is based on the Point-in-Time Count conducted by the Continuum of Care organizations. The count included all homeless persons who were "sheltered" (staying in a shelter program or a domestic violence shelter) or "unsheltered" (sleeping in a place not meant for human habitation) on a specific reference night in January. (3) Not all unsheltered individuals being counted in the PIT Count accessed homeless services or were served by an organization participating in the HMIS. The 2016 PIT Count Study found that slightly over half (53.7%) of the unsheltered individuals counted did not have a match with any client records in the HMIS and were likely non-service users.

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HOMELESS SERVICE UTILIZATION REPORT 2017

References to the FY 2016 data are based on the 2016 Homeless Service Utilization Report and its Statistical Supplement. All reports and statistical supplements are available for download from http://uhfamily.hawaii.edu/publications/list.aspx.

ACKNOWLEDGMENTS

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PHOTO CREDITS

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REPORT CITATION

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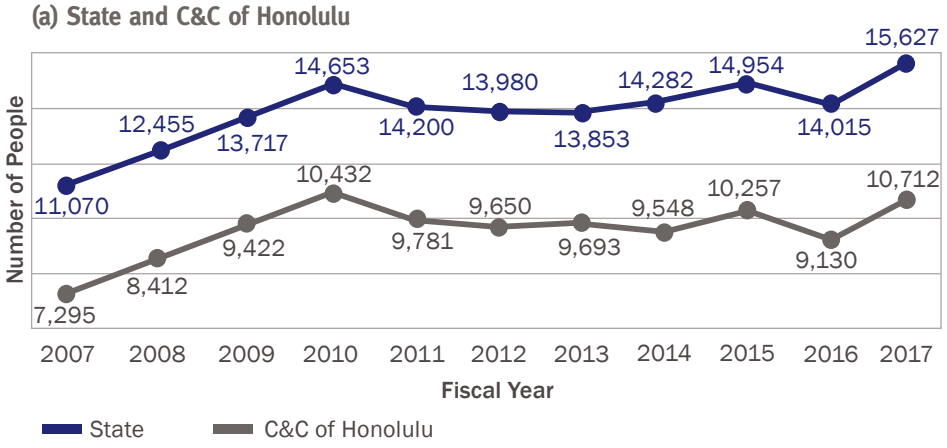
HOMELESS SERVICE SYSTEM OVERVIEW

From July 2016 to June 2017, Hawai'i's homeless service system served a total of 15,627 individuals, which was an 11.5% increase and record high captured to date in the HMIS. Three of the four counties in the state saw a significant increase in the number of homeless service users. The City and County of Honolulu served 10,712 clients, a 17.3% increase; Maui County 2,817 clients (4.3%); and Kaua'i County 654 clients (32.7%). This year, Hawai'i County was the only exception with 1,444 service users, a 14.6% decrease from last year.

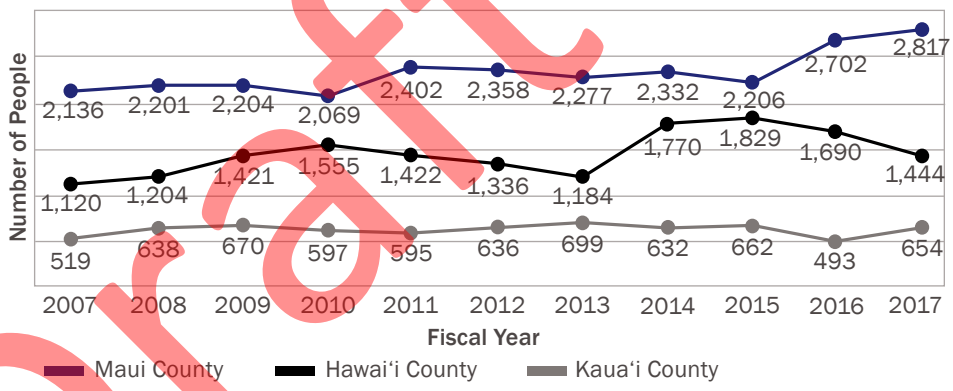
Note: The number of homeless service clients per year is an unduplicated count of homeless persons who received services within a state fiscal year based on the statewide HMIS. Since FY 2013, this number included all clients served by the rapid rehousing, shelter and outreach programs; prior to that, the rapid rehousing program was not included because of the unavailability of data.

Figure 3. Homeless Service Clients, FY 2007–2017

(a) State and C&C of Honolulu



(b) Hawai'i, Kaua'i and Maui Counties



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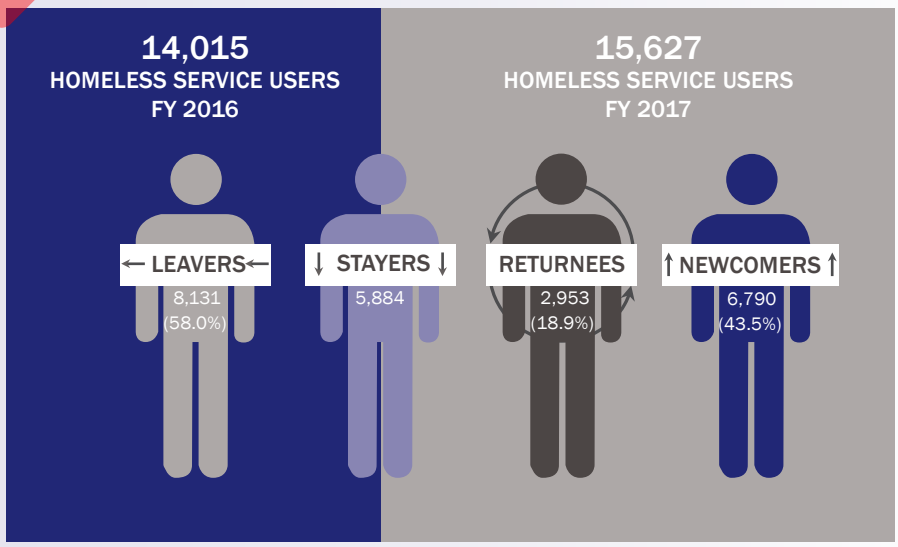
From FY 2016 to FY 2017, the total number of homeless service users increased by 1,612 (11.5%). At 6,790 clients, FY 2017 saw the highest number of people to have accessed services for the first time with 845 more "newcomers" than last year. Compared to FY 2016, there were more people in FY 2017 who sought homeless services again after exiting the system in a previous year (538 more "returnees"). There was also a smaller percentage of users who left the homeless service system (8,131 were "leavers") during FY 2016, which resulted in more people continuing to receive services (229 more "stayers") in FY 2017 than the previous year.

Figure 4. Homeless Service System: Inflow, Outflow, and Return Flow, FY 2016–2017



The majority (59.4%) of the increase in homeless service users came from the programs funded by new state contracts, of which 98.7% were served by outreach programs and 1.3% by rapid rehousing. While the outreach programs were not new, additional funding was provided through these new contracts to align their services to the PIT Count regions and to focus their efforts on housing outcomes. Most of these contracts served homeless clients in the City and County of Honolulu (40.4%), followed by Hawai'i County (9.6%), Kaua'i County (5.1%), and Maui County (4.3%). Most of the "returnees" (58.6%) and "newcomers" (76.1%) to the homeless service system were served by these new contracts.

Figure 5. Homeless Clients Served by New State Contracts as a Percentage of Total Increase, FY 2017

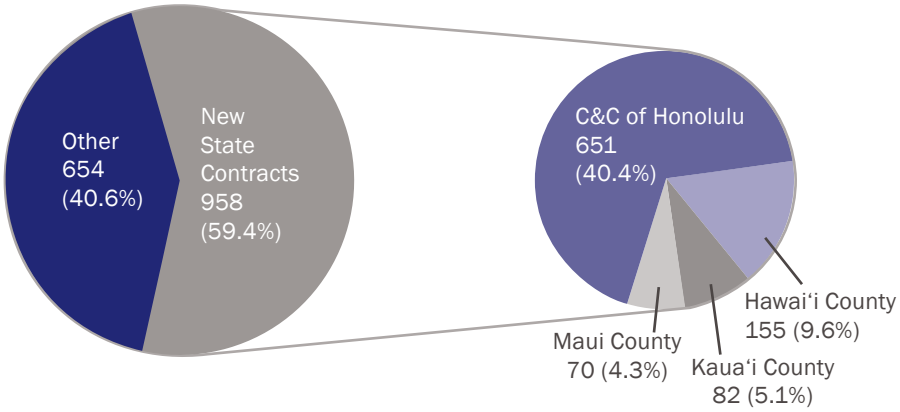
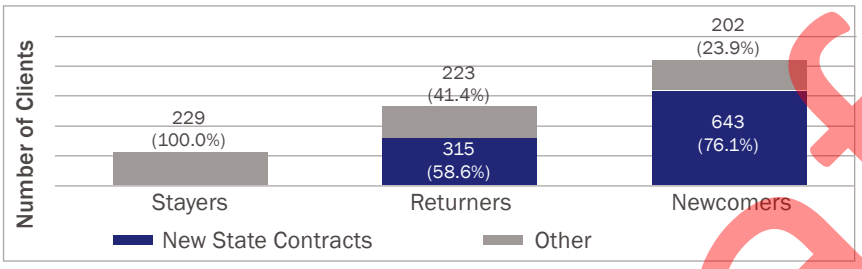
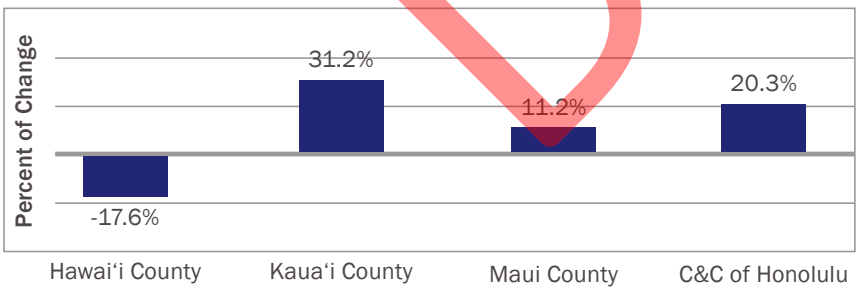


Figure 6. Homeless Clients Served by New State Contracts as a Percentage of Increase in Newcomers, Returnees, and Stayers, FY 2017



Three counties saw increases in new clients: Kaua'i County with 67 (or 31.2%), Maui County with 136 (or 11.2%), and the City and County of Honolulu with 769 (or 20.3%) more new clients in FY 2017 than FY 2016. Hawai'i County served fewer new clients than last year, with a decrease of 127 (17.6% less).

Figure 7. Percent of Change in New Clients Served by County, FY 2016–2017



Most of the 6,790 new clients were served in the City and County of Honolulu (67.2%), followed by Maui County (19.8%), Hawai'i County (8.8%), and Kaua'i County (4.2%). Just over half (52.4%) of those new to homeless services were first connected to outreach services, 38.2% referred to shelter programs, and 9.4% to rapid rehousing services. New clients came mostly from adult-only households (61.4%) than family households (38.6%), and more new clients were over (74.3%) than under (25.7%) the age of 18.

Table 1. Characteristics of New Homeless Service Clients, FY 2017

NEW CLIENTS Total	5,945	100.0%
County		
Hawai'i County	595	8.8%
Kaua'i County	282	4.2%
Maui County	1,347	19.8%
C&C of Honolulu	4,566	67.2%
Type of Program First Entered		
Outreach	3,560	52.4%
Shelter	2,592	38.2%
Rapid Rehousing	638	9.4%
Household Type		
Adult-only	4,167	61.4%
Family with children	2,623	38.6%
Age		
Under 18	1,743	25.7%
18 years and over	5,047	74.3%

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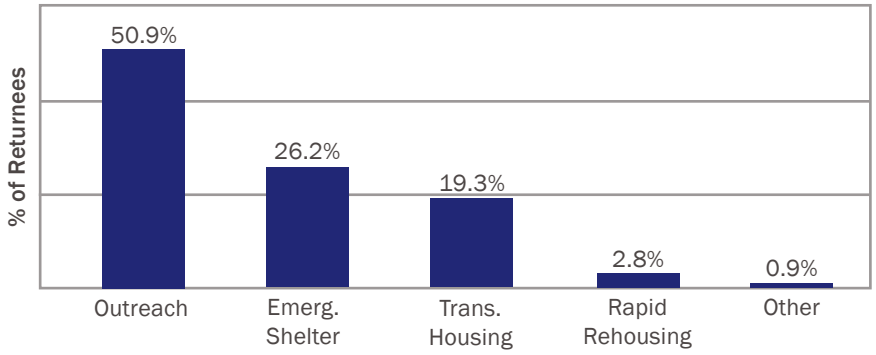
Of the 2,953 returnees, approximately half (50.9%) of them last participated in outreach programs. Smaller proportions of returnees last used emergency shelter services (26.2%), transitional housing (19.3%), rapid rehousing (2.8%), and other services (0.9%). Returnees' last reported exit destinations included permanent housing (22.9%), homelessness (18.3%), other destinations (12.8%), or unknown locations (46.0%). Over a quarter (27.8%) of returnees were last served in FY 2016, similar to those last served in FY 2015 (26.3%). One-tenth of returnees were last served in FY 2014, and more than one-third had a longer break (three years or more) from receiving homeless services.

Demographic Profile

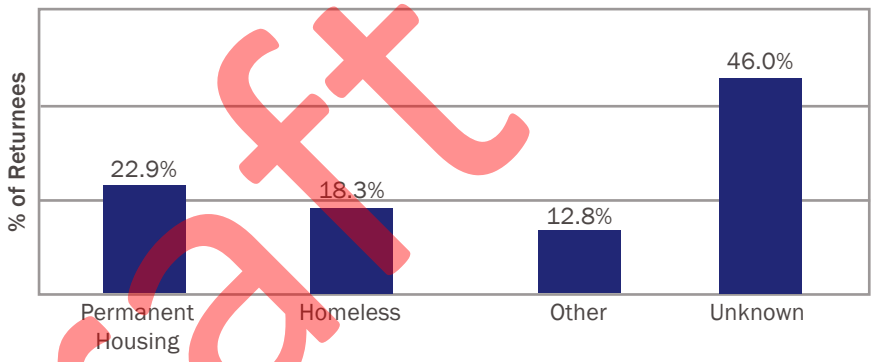
Table 2 shows the FY 2017 demographic characteristics of those in Hawai'i receiving homeless services: emergency shelter, transitional shelter, outreach and rapid rehousing. A total of 8,374 (53.6%) of service users were males, and 6,231 (39.9%) were females. More than half of the clients served by the homeless system self-identified as either Native Hawaiian (26.9%) or Caucasian (24.2%). Individuals came to current service programs from unsheltered settings (53.2%), doubled-up settings (living with extended family or non-relatives due to inability to afford own home, 8.9%), and sheltered settings (12.4%). Most clients (58.9%) were accessing services unaccompanied; over one-third were members of households with children (37.0%); and the remaining (4.1%) were clients in households with only adults. In total, programs served 10,787 households, with the majority from single-person households (9,159 or 84.9%). Other household types included households consisting solely of adults (2.8%), two-parent households (5.8%), single-parent households (6.0%), and other households with children (0.5%). A total of 3,546 children under the age of 18 received services in these households, representing one-fifth of the homeless service population. Of the adult service users, one-tenth self-identified as veterans.

Figure 8. Homeless Service System Returnees, FY 2017

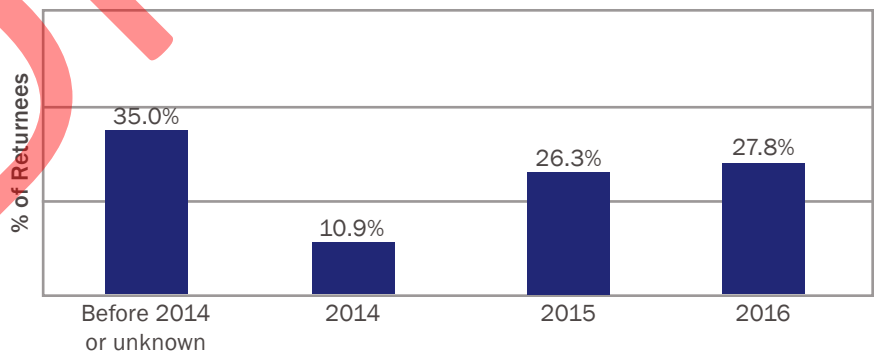
(a) Type of Program Last Accessed



(b) Last Exit Destination



(c) Year of Last Exit



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DEFINITION

Homelessness: This report used the Department of Housing and Urban Development's definition of homelessness: "An individual or family is considered homeless if they are either: a) sleeping in a public or private place not ordinarily considered to be a place for humans to live, including campgrounds, abandoned buildings, or cars; b) sleeping in a publicly or privately operated shelter; or c) exiting an institution, such as a prison or hospital, where they stayed 90 days or less, before which they had been considered homeless." Please refer to the official HUD definition of homelessness for more information.

Table 2. Demographic Profile of Homeless Service Clients, FY 2017

	Hawai'i County		Kaua'i County		Maui County		C&C of Honolulu		Total	
ALL INDIVIDUALS Total	**1,444**	**100.0%**	**654**	**100.0%**	**2,817**	**100.0%**	**10,712**	**100.0%**	**15,627**	**100.0%**
Gender										
Male	755	52.3%	332	50.8%	1,695	60.2%	5,592	52.2%	8,374	53.6%
Female	684	47.4%	322	49.2%	1,111	39.4%	4,114	38.4%	6,231	39.9%
Other/Unknown	5	0.3%	0	0.0%	11	0.4%	1,006	9.4%	1,022	6.5%
Age										
Birth to 5 years	182	12.6%	76	11.6%	255	9.1%	1,109	10.4%	1,622	10.4%
6 to 17 years	218	15.1%	96	14.7%	295	10.5%	1,315	12.3%	1,924	12.3%
18 to 24 years	113	7.8%	50	7.6%	222	7.9%	671	6.3%	1,056	6.8%
25 to 39 years	346	24.0%	154	23.5%	801	28.4%	2,320	21.7%	3,621	23.2%
40 to 59 years	408	28.3%	224	34.3%	953	33.8%	3,210	30.0%	4,795	30.7%
60 years and over	177	12.3%	54	8.3%	253	9.0%	902	8.4%	1,386	8.9%
Unknown	0	0.0%	0	0.0%	38	1.3%	1,185	11.1%	1,223	7.8%
Ethnicity										
Caucasian	527	36.5%	226	34.6%	973	34.5%	2,053	19.2%	3,779	24.2%
Hawaiian/Part Hawaiian	457	31.6%	220	33.6%	650	23.1%	2,871	26.8%	4,198	26.9%
Marshallese	110	7.6%	64	9.8%	93	3.3%	398	3.7%	665	4.3%
Micronesian	48	3.3%	7	1.1%	77	2.7%	916	8.6%	1,048	6.7%
Other Pacific Islander	49	3.4%	13	2.0%	62	2.2%	686	6.4%	810	5.2%
Filipino	47	3.3%	44	6.7%	153	5.4%	470	4.4%	714	4.6%
Other Asian	44	3.0%	22	3.4%	63	2.2%	491	4.6%	620	4.0%
Black	52	3.6%	29	4.4%	117	4.2%	590	5.5%	788	5.0%
Native American	56	3.9%	12	1.8%	55	2.0%	129	1.2%	252	1.6%
Unknown	54	3.7%	17	2.6%	574	20.4%	2,108	19.7%	2,753	17.6%
Prior Living Situation										
Sheltered settings	97	6.7%	78	11.9%	489	17.4%	1,278	11.9%	1,942	12.4%
Unsheltered	1,207	83.6%	541	82.7%	1,376	48.8%	5,187	48.4%	8,311	53.2%
Institutional settings	40	2.8%	4	0.6%	111	3.9%	477	4.5%	632	4.0%
Unsubsidized housing	23	1.6%	4	0.6%	71	2.5%	338	3.2%	436	2.8%
Subsidized housing	8	0.6%	2	0.3%	11	0.4%	216	2.0%	237	1.5%
Doubled up	30	2.1%	18	2.8%	195	6.9%	1,154	10.8%	1,397	8.9%
Other/Unknown	39	2.7%	7	1.1%	564	20.0%	2,062	19.2%	2,672	17.1%
Living Arrangements										
Living alone	677	46.9%	322	49.2%	1,926	68.4%	6,275	58.6%	9,200	58.9%
In an adult only HH	119	8.2%	46	7.0%	81	2.9%	401	3.7%	647	4.1%
In a HH with children	648	44.9%	286	43.7%	810	28.8%	4,036	37.7%	5,780	37.0%
HOUSEHOLDS Total	**878**	**100.0%**	**406**	**100.0%**	**2,127**	**100.0%**	**7,376**	**100.0%**	**10,787**	**100.0%**
Household Type										
Single-person	675	76.9%	322	79.3%	1,905	89.6%	6,257	84.8%	9,159	84.9%
Two-or-more-adult	54	6.2%	22	5.4%	35	1.6%	188	2.5%	299	2.8%
Single-parent	87	9.9%	23	5.7%	114	5.4%	425	5.8%	649	6.0%
Two-parent	56	6.4%	31	7.6%	68	3.2%	472	6.4%	627	5.8%
Other HH with children	6	0.7%	8	2.0%	5	0.2%	34	0.5%	53	0.5%
ADULTS Total	**1,044**	**100.0%**	**482**	**100.0%**	**2,267**	**100.0%**	**8,286**	**100.0%**	**12,079**	**100.0%**
Veteran Status										
Yes	146	14.0%	37	7.7%	228	10.1%	937	11.3%	1,348	11.2%
No	898	86.0%	445	92.3%	2,039	89.9%	7,349	88.7%	10,731	88.8%

Note: Data is based on unduplicated records of individual homeless service users. The first program enrollment was used when there were multiple records.

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HOMELESS PROGRAMS

During FY 2017, homeless programs in the state served a total of 15,627 clients with 2,022 (12.9%) having accessed rapid rehousing services, 8,892 (56.9%) using outreach services, and 8,343 (53.4%) utilizing shelter services. A fifth (21.7%) of the clients used two or more types of programs, and 244 clients accessed all three types of programs. Of the 8,343 shelter program clients, 5,249 (62.9%) were enrolled in an emergency shelter program, 4,187 (50.2%) in a transitional shelter program, and 13.1% in both types of shelter programs. This fiscal year, there was a statewide increase in service utilization across all program types. At the county level, rapid rehousing programs served more clients across all counties than in the 2016 fiscal year. Outreach Services saw a decrease in clients in Hawai‘i and Maui Counties, but an increase in Kaua‘i County and the City and County of Honolulu. All counties, except Kaua‘i County, showed an increase in the number of people served by emergency programs. Regarding transitional programs for the counties, Hawai‘i and Kaua‘i saw a decrease in clients served while Maui and Honolulu saw increases.

Table 3. Number of People Served by Program Type, FY 2017

	Hawai‘i County		Kaua‘i County		Maui County		C&C of Honolulu		Total	
Homeless Programs Total	**1,444**	**100.0%**	**654**	**100.0%**	**2,817**	**100.0%**	**10,712**	**100.0%**	**15,627**	**100.0%**
Rapid Rehousing	400	27.7%	41	6.3%	331	11.8%	1,250	11.7%	2,022	12.9%
Outreach	1,010	69.9%	409	62.5%	1,738	61.7%	5,735	53.5%	8,892	56.9%
Shelter	688	47.6%	318	48.6%	1,606	57.0%	5,731	53.5%	8,343	53.4%
Shelter Programs Total	**688**	**100.0%**	**318**	**100.0%**	**1,606**	**100.0%**	**5,731**	**100.0%**	**8,343**	**100.0%**
Emergency	533	77.5%	195	61.3%	1,107	68.9%	3,414	59.6%	5,249	62.9%
Transitional	180	26.2%	145	45.6%	952	59.3%	2,910	50.8%	4,187	50.2%

Note: Number of people is an unduplicated count of individuals served for each program type above. Some people accessed multiple types of homeless programs during the reporting period; therefore, the sums and percentages of subcategories are larger than the totals. For comparison of annual trends, please refer to data in previous homeless service utilization reports.

Of all homeless service clients in FY 2017, 37.0% were in households with children under 18 years old. Rapid rehousing served the largest percentage of clients in family households (63.4%), followed by shelter programs (50.0%), and outreach services (20.5%). Compared to FY 2016, clients in family households statewide rose 2.5 percent points (34.5% vs. 37.0%), with the largest increase in rapid rehousing (33.8% vs. 63.4%). Rapid rehousing utilization by family households increased across all counties from last fiscal year. An increase was also seen in shelter programs (48.8% vs. 50.0%) due to an increase in family households accessing transitional programs (64.1% vs. 68.1%). At the county level, all counties except Kaua‘i County showed an increase in families who accessed transitional programs.

Table 4. Number of People Served in Households with Children by Program Type, FY 2017

	Hawai‘i County		Kaua‘i County		Maui County		C&C of Honolulu		Total	
Homeless Programs Total	**648**	**44.9%**	**286**	**43.7%**	**810**	**28.8%**	**4,036**	**37.7%**	**5,780**	**37.0%**
Rapid rehousing	211	52.8%	37	90.2%	86	26.0%	947	75.8%	1,281	63.4%
Outreach	439	43.5%	175	42.8%	106	6.1%	1,106	19.3%	1,826	20.5%
Shelter (Total)	**329**	**47.8%**	**161**	**50.6%**	**799**	**49.8%**	**2,884**	**50.3%**	**4,173**	**50.0%**
Emergency	205	38.5%	72	36.9%	541	48.9%	1,134	33.2%	1,952	37.2%
Transitional	128	71.1%	105	72.4%	529	55.6%	2,088	71.8%	2,850	68.1%

Note: Number of people is an unduplicated count of individuals served for each program type above. Some people accessed multiple types of homeless programs during the reporting period; therefore, the sums of subcategories are larger than the totals. Percentages are based on the total number of people served in the respective program type (see Table 3). For comparison of annual trends, please refer to data in previous homeless service utilization reports.

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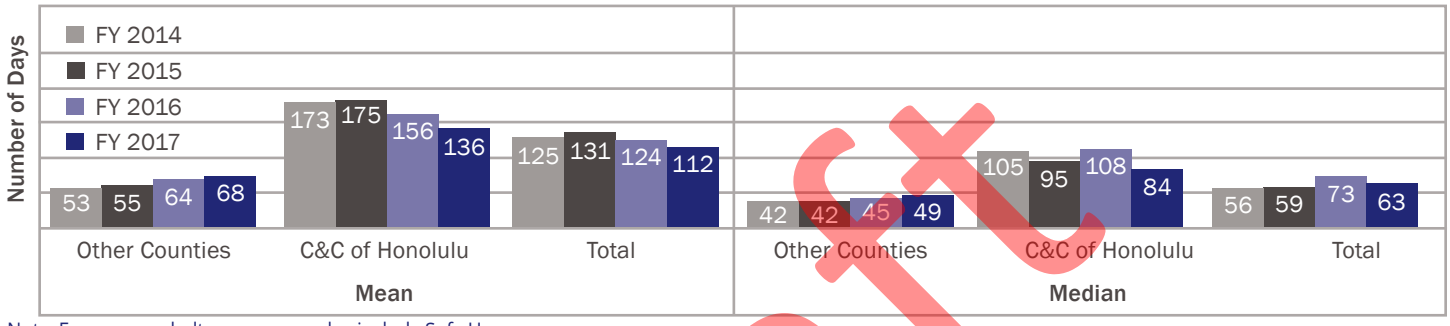
PROGRAM OUTCOMES

Length of Time Shelter Users Remained Homeless

Focusing on homeless residential housing programs, this measurement tracks the average number of days enrolled for its clients. A shorter length of stay in shelter programs denotes a briefer period of homelessness, and reflects the extent to which our homeless service system can quickly respond to homelessness when it occurs.

In FY 2017, clients stayed an average of 112 days in emergency shelters (12 days less than FY 2016), with half of them having stayed less than 63 days. Among the counties, clients in the City and County of Honolulu stayed longer than those in the other counties combined. Over the years, however, Honolulu shows a decreasing trend in length of time spent in emergency shelters. The other counties combined, on the other hand, show a slightly increasing trend in the time clients spent in the emergency shelters.

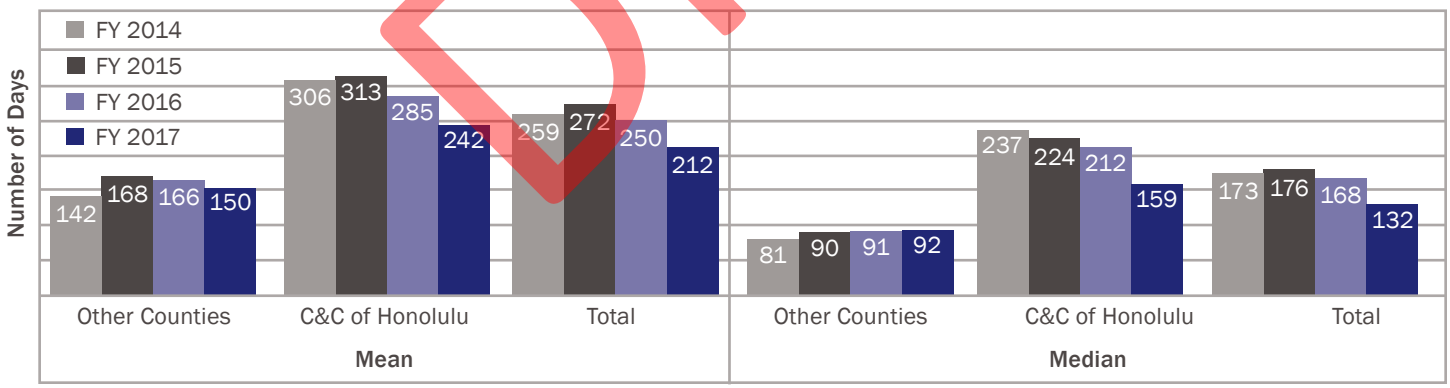
Figure 9. Average Length of Time Emergency Shelter Users Remained Homeless, FY 2014–2017



Note: Emergency shelter programs also include Safe Haven.

Compared to last fiscal year, the average (212) and the median (132) number of days dropped among clients used any type of shelter program statewide: emergency, transitional and Safe Haven. Clients were enrolled in shelter programs for more days on average in the City and County of Honolulu than in the other three counties combined (242 days vs. 150 days).

Figure 10. Average Length of Time Shelter Program Users Remained Homeless, FY 2014–2017



Note: Shelter programs include emergency shelter, transitional housing, and Safe Haven.

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MEASUREMENT NOTES

Length of Time Clients Remain Homeless: Data include 12-month shelter enrollment records of all clients who were active anytime during FY 2017 and their uninterrupted enrollments that started in a previous year. Being discharged from a shelter program and then enrolled in another shelter program on the same day does not count as an interruption in enrollment. When clients' enrollment with a shelter program overlaps with their enrollment with another housing program of a more stable nature (e.g. permanent supportive housing), the overlapping period is excluded from the total length of time. Any qualifying records for the past five years are included.

This year, the average length of time clients spent in emergency shelters decreased from last year (112 vs. 124 days), as it did for shelter programs in general (212 vs. 250 days). On average, households with children used shelter programs for longer amounts of time than adult-only households. But in emergency shelter programs, the length of stay for households with children was shorter. In Table 5, the large difference between the mean and median days implies that a small number of people stayed for much longer. The median days of stay, more comparable between the two groups, show that most families stayed in emergency shelters a bit longer than singles (66 vs. 62 days). At the county level, the City and County of Honolulu reported the longest length of shelter program and emergency shelter use, followed by Kaua'i, Hawai'i, and Maui counties.

Table 5. Average Length of Time Remained Homeless by Subpopulation of Shelter Users, FY 2017

	Emergency Shelter Users		Shelter Program Users	
Number of Days	Mean	Median	Mean	Median
State Total	**112**	**63**	**212**	**132**
Hawai'i County	83	63	147	101
Kaua'i County	93	70	188	122
Maui County	57	46	145	85
C&C of Honolulu	136	84	242	159
Singles	113	62	164	91
Families	109	66	260	182

Exiting to Permanent Housing

During the 2017 fiscal year statewide, the HMIS system recorded 62.8% of all service users exiting the homeless service system with a higher number of homeless people served (15,627) than in FY 2016 (14,015). From FY 2016, the number of individuals who accessed permanent housing increased across all counties as did the number of service users who exited the system. Statewide, the rate of exit to permanent housing decreased from FY 2016 to FY 2017 (49.0% vs. 36.5%), with the most drastic decrease for the City and County of Honolulu (52.8% vs. 35.7%), followed by Maui County (41.4% vs. 32.4%). However, a 6–10 percent-point increase was observed for Hawai'i and Kaua'i counties.

Table 6. Number and Rate of Total Exits and Permanent Housing Exits, FY 2016–2017

	Permanent Housing				Service Users Who Exited				All Service Users	
	FY 2016		FY 2017		FY 2016		FY 2017		FY 2016	FY 2017
State Total	**2,836**	**49.0%**	**3,582**	**36.5%**	**5,789**	**41.3%**	**9,815**	**62.8%**	**14,015**	**15,627**
Hawai'i County	413	48.5%	493	54.8%	851	50.4%	900	62.3%	1,690	1,444
Kaua'i County	34	20.9%	135	30.7%	163	33.1%	440	67.3%	493	654
Maui County	482	41.4%	680	32.4%	1,163	43.0%	2,099	74.5%	2,702	2,817
C&C of Honolulu	1,907	52.8%	2,274	35.7%	3,612	39.6%	6,376	59.5%	9,130	10,712

Note: Exit data represent unduplicated count of homeless service users. Certain exit destinations unrelated to housing outcomes were excluded from the exit analysis. They included hospital, long-term care facility, foster care home, and deceased, with a total of less than 1.0% of all exits.

Similar to previous fiscal years, FY 2017 saw a higher exit rate to permanent housing for people in households with children (63.9%) compared to those in adult-only households (22.9%). While there were decreases in the rate of permanent housing exits overall, the decreases were more significant for singles than families. The exit rate for families located in Neighbor Islands actually increased by 7.9 percent points. With rapid rehousing services, the exit rates slightly decreased, with singles on O'ahu seeing the largest decrease (by 25.3 percent points). However, a slight increase in rapid rehousing exit rates was observed this fiscal year among families in all other counties combined (a 5.8 percent increase). Of all the programs, outreach services saw the largest decreases in rates of exit to permanent housing. Emergency services exit rates increased across all counties and household types, with larger increases seen in Neighbor Island counties combined. Transitional housing exit rates saw little changes this fiscal year.

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Table 7. Rate of Permanent Housing Exits by Program and Household Types, FY 2016–2017

		Other Counties		C&C of Honolulu		Total	
		FY 2016	FY 2017	FY 2016	FY 2017	FY 2016	FY 2017
All Programs Total	**Total**	**42.7%**	**38.0%**	**52.8%**	**35.7%**	**49.0%**	**36.5%**
	Singles	39.5%	29.3%	35.8%	19.2%	37.3%	22.9%
	Families	49.4%	57.3%	74.1%	67.1%	66.7%	63.9%
Rapid Rehousing	**Total**	**80.0%**	**77.9%**	**87.9%**	**70.4%**	**83.4%**	**73.3%**
	Singles	81.0%	77.4%	83.7%	58.4%	81.9%	67.8%
	Families	73.5%	79.3%	94.7%	80.8%	88.2%	80.5%
Outreach	**Total**	**33.1%**	**20.8%**	**16.8%**	**6.6%**	**25.5%**	**12.1%**
	Singles	27.1%	15.6%	16.0%	3.4%	21.5%	8.1%
	Families	46.7%	39.5%	20.3%	18.4%	37.0%	26.9%
Emergency	**Total**	**21.9%**	**31.4%**	**32.3%**	**32.9%**	**28.2%**	**32.3%**
	Singles	19.5%	29.2%	26.5%	28.3%	23.4%	28.6%
	Families	27.0%	34.4%	40.3%	41.8%	35.9%	38.6%
Transitional	**Total**	**49.8%**	**55.6%**	**69.8%**	**69.6%**	**64.0%**	**64.6%**
	Singles	50.1%	49.4%	59.8%	51.3%	55.3%	50.3%
	Families	49.2%	61.1%	74.1%	75.9%	69.6%	71.6%

Note: Exit data represent unduplicated count of homeless service users. Certain exit destinations unrelated to housing outcomes were excluded from the exit analysis. They included hospital, long-term care facility, foster care home, and deceased, with a total of less than 1.0% of all exits.

Among homeless subpopulations under age 25, children in family households had the highest rates of exit to permanent housing (61.7%), followed by parenting young adults (58.3%), unaccompanied young adults (25.9%), and unaccompanied children and youth (6.3%). From FY 2016 to FY 2017, the rate of exit to permanent housing dropped significantly for persons in adult-only households (37.3% vs. 22.9%), unaccompanied children and youth under age 18 (54.3% vs. 6.3%), veterans (61.8% vs. 46.0%), and the chronically homeless (42.8% vs. 27.1%). This year, there were a total of 807 homeless youth who were either unaccompanied or parenting.

Table 8. Number and Rate of Total Exits and Permanent Housing Exits by Subpopulation, FY 2017

	Permanent Housing		Service Users Who Exited		All Service Users Total
State Total	**3,582**	**36.5%**	**9,815**	**62.8%**	**15,627**
Persons in adult-only households	1,497	22.9%	6,550	66.5%	9,847
Persons in households with children	2,085	63.9%	3,265	56.5%	5,780
Children under 18 with families	1,168	61.7%	1,893	54.6%	3,467
Unaccompanied children and youth under 18	3	6.3%	48	88.9%	54
Unaccompanied young adults 18-24	96	25.9%	371	69.1%	537
Parenting young adults 18-24	77	58.3%	132	61.1%	216
Veterans	396	46.0%	860	63.8%	1,348
Chronically homeless	252	27.1%	929	57.7%	1,462

Note: In the above exit analysis, the last enrollment record of individuals was used.

DEFINITION

Chronic Homelessness: According to HUD's definition issued in December 2015, a homeless person is considered "chronically homeless" when he or she has a disability, and has been living unsheltered, in an emergency shelter or Safe Haven, either for a continuous period of at least 12 months, or on at least four separate occasions in the past three years, provided that the combined length of time of those occasions is 12 months or more. A family with children is considered chronically homeless when the head of household meets the definition for a chronically homeless person.

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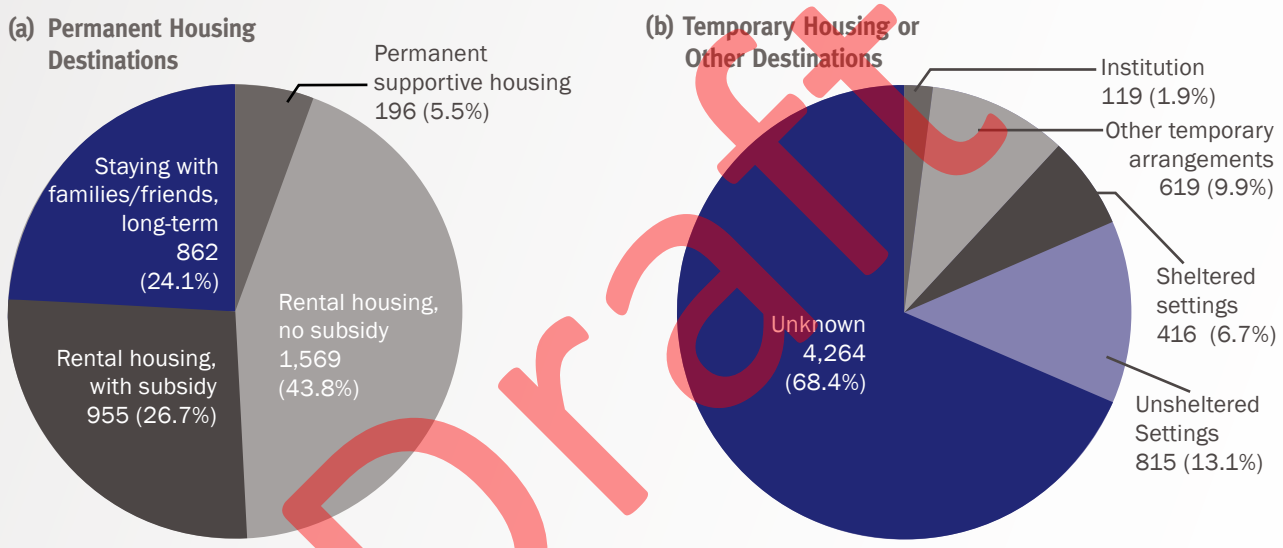
Exit Destinations

Clients went to either permanent housing or to temporary and other housing destinations after exiting homeless services. In FY 2017, 9,815 clients exited homeless services, 3,582 of whom went to permanent housing and 6,233 to temporary and other housing destinations.

Of the 3,582 clients who exited to permanent housing, approximately a quarter moved to subsidized rental housing (26.7%) and four out of ten moved to unsubsidized rental housing (43.8%). The rest moved in with friends or families as long-term living arrangements (24.1%) or were placed in permanent supportive housing arrangements (5.5%). In comparison to FY 2016, FY 2017 saw more clients move to unsubsidized rental housing, less move to subsidized rental housing, and comparable percentages to long-term living arrangement with friends and permanent supportive housing.

From FY 2016 to FY 2017, there was a 12.5% increase of clients who exited the system without obtaining permanent housing. The majority (68.4%) exited to unknown places, while 13.1% left for unsheltered homeless destinations, 9.9% to other temporary destinations, 6.7% to sheltered homeless destinations, and 1.9% moving to institution destinations. From the last fiscal year, the percentages significantly rose for exits to unknown destinations (by 29.5%), and declined for all others: institution, other temporary arrangements, and homeless destinations, both sheltered and unsheltered.

Figure 11. Exit Destinations, FY 2017



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Return to Homelessness

Within 12 months of program exit to permanent housing, 550 (14.8%) of the 3,713 individuals exiting in FY 2016 returned to the homeless service system. Among the counties, Kaua'i had the highest rate of return to homelessness (23.9%), followed by Maui and Honolulu (both at 15.2%), and Hawai'i (12.2%). Unaccompanied or parenting youth were more likely to return to homelessness (19.4%) than veterans (19.1%), the chronically homeless (18.9%), those in adult-only households (17.8%), and persons in households with children (12.2%).

Table 9. Rate of Returning to Homelessness within 12 Months, Permanent Housing Exits from FY 2016

	Permanent Housing Exits in FY 2016	Rate of Returning within 12 Months
State Total	**3,713**	**14.8%**
Hawai'i County	576	12.2%
Kaua'i County	46	23.9%
Maui County	519	15.2%
C&C of Honolulu	2,572	15.2%
Persons in adult-only households	1,759	17.8%
Persons in households with children	1,954	12.2%
Unaccompanied or parenting youth	160	19.4%
Veterans	613	19.1%
Chronically homeless	265	18.9%

Note: For clients with multiple permanent housing exits within a reporting year, their first exit was selected for the recidivism analysis. The numbers of permanent housing exits reported above are larger than those reported in the exit analysis. This is because some of these first permanent housing exits returned within the same reporting year and remained in a homeless program at the end of the reporting year, or they exited to a destination other than permanent housing. The above data cannot be compared with the recidivism data in the previous reports that were based on the last permanent exits.

Return rates from FY 2014 to FY 2016 varied slightly throughout the state among rapid rehousing services, outreach services and emergency and transitional shelters. At the county level, the City and County of Honolulu and the other counties combined saw a reduction in the return to homelessness rates during FY 2016 than previous years. However, at the program level, there was return-rate variation among service types for the City and County of Honolulu compared to the other counties combined. From FY 2015, return rates to the homeless service system decreased after exiting rapid rehousing and leaving transitional shelters for the City and County of Honolulu as well as for the other counties combined. The return rates, however, increased for clients after exiting emergency shelters for both county groups. After exiting outreach services, rates rose in the City and County of Honolulu but dropped in other counties combined.

Figure 12. Rate of Returning to Homelessness within 12 Months, Permanent Housing Exits from FY 2014–2016

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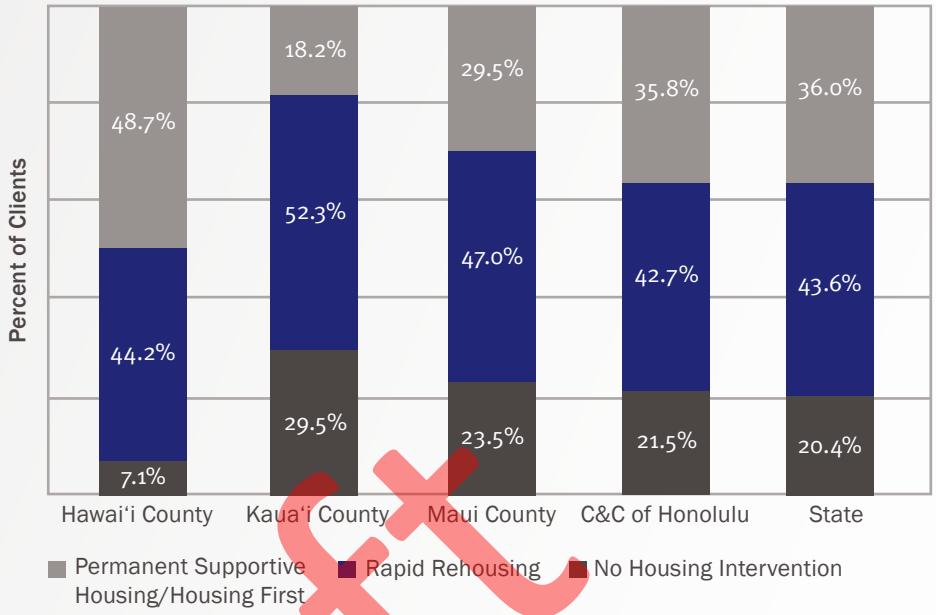
ASSESSMENT AND REFERRAL

Hawai'i's homeless service system recently established a coordinated entry process that aims at connecting people to appropriate interventions in a consistent, efficient and effective way. This process has several key components: (1) access points to the entry system; (2) a standardized assessment to analyze a person's housing barriers and level of vulnerability while homeless; (3) a prioritization process that ensures persons with the highest prioritization status are offered housing and supportive services first; and (4) a referral process to connect people to housing and service programs according to availability and program-specific eligibility requirements. Hawai'i's Coordinated Entry System (CES) is in its early stage of implementation, with many processes still to be fine-tuned or fully developed.

Figure 13. VI-SPDAT Recommendation for Homeless Service, FY 2016–2017



Hawai'i CES adopted in FY 2015 a widely used and validated tool, Vulnerability Index—Service Prioritization Decision Assistance Tool (VI-SPDAT), for assessing homeless individuals' housing service needs. The tool is administered through interviews with people in need of homeless services, and the resulting summary scores are used to determine recommended placements into one of three categories: no housing intervention (0–3), rapid rehousing (4–7), or permanent supportive housing/Housing First (8–17). The corresponding scores for families are: 0–3, 4–8, and 9–22. Higher scores are indicative of greater vulnerability and need.

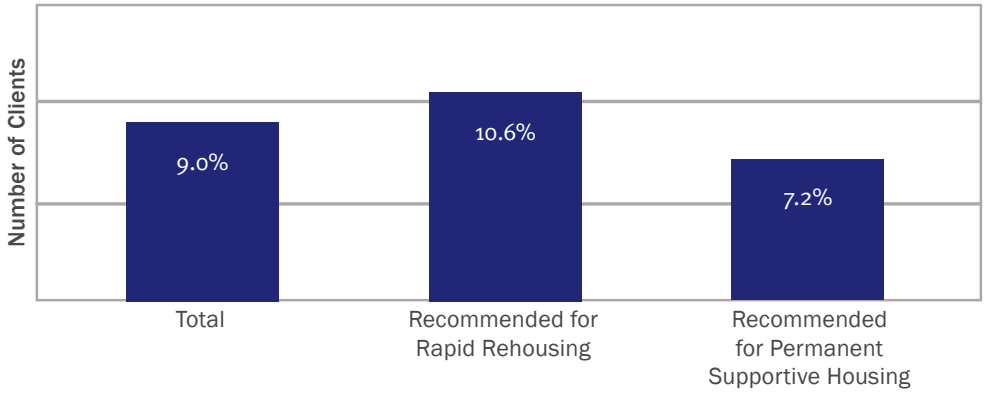
The tool for single adults covers five domains: (1) Pre-survey (general information); (2) History of Housing and Homelessness; (3) Risks; (4) Socialization and Daily Functions; and (5) Wellness. The tool for assessing families has an additional domain: Family Unit.

During the two-year span from FY 2016 through FY 2017 that data from VI-SPDAT have been included in the analysis for this report, assessment by VI-SPDAT was not a prerequisite for services and the prioritization and referral process was piloted only for those who need permanent supportive housing/Housing First only. Approximately 23,200 clients were served statewide during this period and 3,932 (17.0%) of them were assessed by VI-SPDAT.

Throughout the state, most of VI-SPDAT recommendations went to rapid rehousing (43.6%), rather than permanent supportive housing/Housing First (36.0%) or no housing interventions (20.4%). This trend is true for all counties except Hawai'i County, where the least amount of recommendations went to permanent supportive housing/Housing First.

Statewide, only 7.2% of those recommended for permanent supportive housing enrolled in such a program and only 10.6% of those recommended for rapid rehousing received such services. Overall, 9.0% of those prescreened were placed into the recommended programs.

Figure 14. Rate of Placement According to VI-SPDAT's Recommendation, FY 2016–2017



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The use of VI-SPDAT helped permanent supportive housing programs enroll clients with higher vulnerability and future risk of housing instability, consistent with the programs' intention. While the VI-SPDAT score is just one of many factors that influence program enrollment, data show that those who enrolled in permanent supportive housing programs had a higher average score across the risks, socialization and daily functions, and wellness domains for single adults as well as families.

Table 10. Recommended for Permanent Supportive Housing: Average VI-SPDAT Domain Score by Program Enrollment Status, FY 2016–2017

Domain	Singles: Enrolled	Singles: Did Not Enroll	Families: Enrolled	Families: Did Not Enroll
Total Score	**11.6**	**10.5**	**14.2**	**11.0**
General information	0.2	0.2	0.4	0.7
History of housing & homelessness	1.2	1.2	0.8	1.0
Risks	3.1	2.6	3.2	2.1
Socialization & daily functions	3.0	2.6	3.6	2.5
Wellness	4.2	3.8	4.6	2.8
Family unit	--	--	1.7	1.9

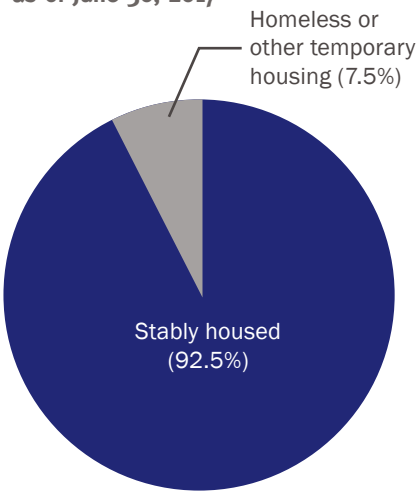
Table 11. Permanent Housing Exits by VI-SPDAT Recommendation, as of June 30, 2017

Outcome	Recommended for No Housing Intervention	Recommended for Rapid Rehousing	Recommended for Permanent Supportive Housing	Total Number of Households
Exited from homeless service system	601	1,194	1,001	2,796
Exited to permanent housing	317	460	340	1,117
Rate of exit to permanent housing	52.7%	38.5%	34.0%	39.9%

Of the 2,796 households that had VI-SPDAT assessment and exited from the homeless service system, those who were less vulnerable were more likely to obtain permanent housing. Nearly four out of ten (39.9%) households exited to permanent housing, with most who were recommended for no housing intervention (52.7%) doing so than those recommended for rapid rehousing (38.5%) or permanent supportive housing (34.0%). Rapid rehousing and permanent supportive housing recommendations are indicative of having higher vulnerability, being less likely to acquire permanent housing, and requiring more appropriate resources to help these groups.

Of those who were assessed with VI-SPDAT and obtained permanent supportive housing services, 92.5% remained stably housed after 12 months of acquiring housing, whereas only 7.5% ended up homeless or in other temporary housing.

Figure 15. Permanent Supportive Housing: 12 Months Housing Retention Rate, Clients Assessed by VI-SPDAT, as of June 30, 2017



DATA NOTES

This report is based on data collected from the state's Homeless Management Information System (HMIS), a centralized electronic data system on homeless persons and services. The majority of service providers who receive city, state and federal funds to provide homeless assistance are required to enter client intake, service encounter and exit information into the HMIS. The data system also includes a few other service providers who report data on a voluntary basis. Domestic violence shelters do not enter data into the HMIS and therefore are not included in this report.

Data from the 2017 fiscal year (July 1, 2016–June 30, 2017) are presented for the shelter, outreach and rapid rehousing programs that serve the homeless population. Multiple years of data were used for various analyses. HMIS data dating from FY 2007 was utilized to identify new clients and returnees to the homeless service system. Client data are reported as an unduplicated count of individuals who received services. When data are reported on specific types of programs, clients are counted in each type of program in which they were enrolled within the reporting period. Individuals are identified as having multiple records of services through the personal identification information entered into the HMIS. This information is voluntarily provided by clients. Not all clients provide complete information, making it difficult to accurately assess prior service utilization. Despite these limitations, the data contained in this report are the best and most current available on individuals and families in Hawai'i who have utilized the homeless service system.

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AGENCIES AND PROGRAMS REPORTING FY 2017 HMIS DATA

	Emerg. Shelter		Trans. Housing	
HAWAI'I COUNTY				
Hawai'i Island Home For Recovery				
Transitional Housing			S	
HOPE Services Hawaii				
Beyond Shelter				F
East Hawaii Emergency Men's Program	S			
Iwalani House			S	
Kihei Pua	S	F		
Kuleana House				F
West Hawaii Emergency Housing	S			
Salvation Army				
Big Island Runaway/Homeless Youth TLP			S	
US VETS				
Hilo HOPTEL Program	S			
KAUA'I COUNTY				
Kaua'i Economic Opportunities				
Kome				F
Komohana Group Home			S	
Lawehana				F
Līhu'e Court				F
Mana'olana	S	F	S	F
US VETS				
Kaua'i HOPTEL Program	S			
Women in Need				
Bridge To Success Kaua'i			S	F
MAUI COUNTY				
Family Life Center				
Ho'olanani	S	F		
Ke Hale A Ke Ola				
Central	S	F	S	F
Westside	S	F	S	F
Maui Youth and Family Services				
Emergency Shelter BCP	S			
CITY AND COUNTY OF HONOLULU				
Alternative Structure International				
Ohana Ola 'O Kahumana				F
Ulu Ke Kukui				F
Catholic Charities Hawai'i				
Kaka'ako Family Assessment Center		F		
Ma'ili Land Transitional Housing				F
Family Promise Hawaii				
Honolulu Family Center		F		
Windward Family Center		F		
Gregory House				
Community Residential Program			S	
HOPWA Gregory House			S	
Honolulu Community Action Program				
Kumuhonua			S	
Hale Kipa				
Apaa (Women)			S	
Boys Shelter BCP	S			
Girls Shelter BCP	S			
Maka'aloa TLP			S	
Holomua Na Ohana				
Onemalu			S	F
Weinberg Village Waimanalo				F
Housing Solutions				
Kulaokahua Apartment (Elderly)			S	
Loliana Apartment				F
Na Kolea Rooming House			S	
Vancouver House				F
Institute for Human Services				
Behavioral Health	S			
Hale Mauliola Program Sand Island	S			
Ka'a'ahi (Women and Families)	S	F		
Sumner (Men)	S			
Tutu Bert's House Medical Respite	S			
Vet House	S			
Kalihi-Palama Health Center				
Ohana House	S			
Kealahou West Oahu				
Onelau'ena	S	F		
Onemalu				F
Mental Health Kokua				
Safe Haven	S			
River of Life Mission				
Light House	S	F		
Salvation Army				
Addiction Treatment Services Program			S	
Ka 'Ohu Hou O Mānoa FTS			S	F
Pathway of Hope			S	
Steadfast Housing Development Corp.				
Ahukini			S	
Hale Ulu Pono			S	
Shelter of Wisdom				
Great Joy	S			
Hearts of Joy	S			
Streams of Joy	S			
US VETS				
ADVANCE WOMEN			S	
Barbers Point HOPTEL	S			
Respite Beds Barbers Point	S			
Veterans in Progress			S	
Waianae Civic Center (WCC)	S	F		F
WCC HOPTEL	S			
Waikiki Health Center				
Next Step Shelter	S	F	S	F
Women in Need				
Bridge To Success Waianae			S	
Family House Aiea			S	F

	COUNTY			
	HAW	KAU	MAU	HON
Catholic Charities Hawai'i	RR			RR
CHOW Project				OR
Family Life Center		RR	OR RR	
HOPE Inc.				OR
HOPE Services Hawaii	OR RR			
Institute for Human Services				OR RR
Kalihi-Palama Health Center				OR RR
Kaua'i Economic Opportunities		OR RR		
Kealahou West Oahu				OR
Legal Aid Society of Hawaii	RR			OR
Mental Health Kokua			OR	OR
Salvation Army			OR	
US VETS			RR	OR RR
Waianae Coast Comp. Health Ctr.				OR
Waimanalo Health Center				OR
Waikiki Health Center				OR

KEY:

S = Single individuals

F = Families

OR = Homeless Outreach

RR = Rapid Rehousing

For more information on each agency and program, visit the Hawai'i State Homeless Program Office website at:

http://humanservices.hawaii.gov/bessd/home/hp/homeless-services-agencies-directory/

Draft

Appendix 10
Racial and Ethnic Group Data in CHAS and Census Tables

Draft

Source: https://www.census.gov/topics/population/race/about.html

Race

About
The U.S. Census Bureau must adhere to the 1997 Office of Management and Budget (OMB) standards on race and ethnicity which guide the Census Bureau in classifying written responses to the race question:

White – A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

Black or African American – A person having origins in any of the Black racial groups of Africa.

American Indian or Alaska Native – A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.

Asian – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.

Native Hawaiian or Other Pacific Islander – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

The 1997 OMB standards permit the reporting of more than one race. An individual's response to the race question is based upon self-identification.

An individual's response to the race question is based upon self-identification. The Census Bureau does not tell individuals which boxes to mark or what heritage to write in. For the first time in Census 2000, individuals were presented with the option to self-identify with more than one race and this continued with the 2010 Census. People who identify with more than one race may choose to provide multiple races in response to the race question. For example, if a respondent identifies as "Asian" and "White," they may respond to the question on race by checking the appropriate boxes that describe their racial identities and/or writing in these identities on the spaces provided.

What is Race?

The data on race were derived from answers to the question on race that was asked of individuals in the United States. The Census Bureau collects racial data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB), and these data are based on self-identification.

Draft

The racial categories included in the census questionnaire generally reflect a social definition of race recognized in this country and not an attempt to define race biologically, anthropologically, or genetically. In addition, it is recognized that the categories of the race item include racial and national origin or sociocultural groups. People may choose to report more than one race to indicate their racial mixture, such as “American Indian” and “White.” People who identify their origin as Hispanic, Latino, or Spanish may be of any race.

OMB requires five minimum categories: White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander.

Reasons for Collecting Information on Race

Information on race is required for many Federal programs and is critical in making policy decisions, particularly for civil rights. States use these data to meet legislative redistricting principles. Race data also are used to promote equal employment opportunities and to assess racial disparities in health and environmental risks.

Race and Ethnicity Research

The Census Bureau has a long history of conducting research to improve questions and data on race and ethnicity. Since the 1970s, the Census Bureau has conducted content tests to research and improve the design and function of different questions, including questions on race and ethnicity.

For the latest information on Race and Ethnicity Research visit:

Research to Improve Data on Race and Ethnicity

Learn more about Census Bureau's ongoing history of conducting research to improve questions and data on race and ethnicity.

Contact Us

For assistance, please contact the Census Call Center at 1-800-923-8282 (toll free) or visit ask.census.gov for further information.

Related Information

Research to Improve Data on Race and Ethnicity

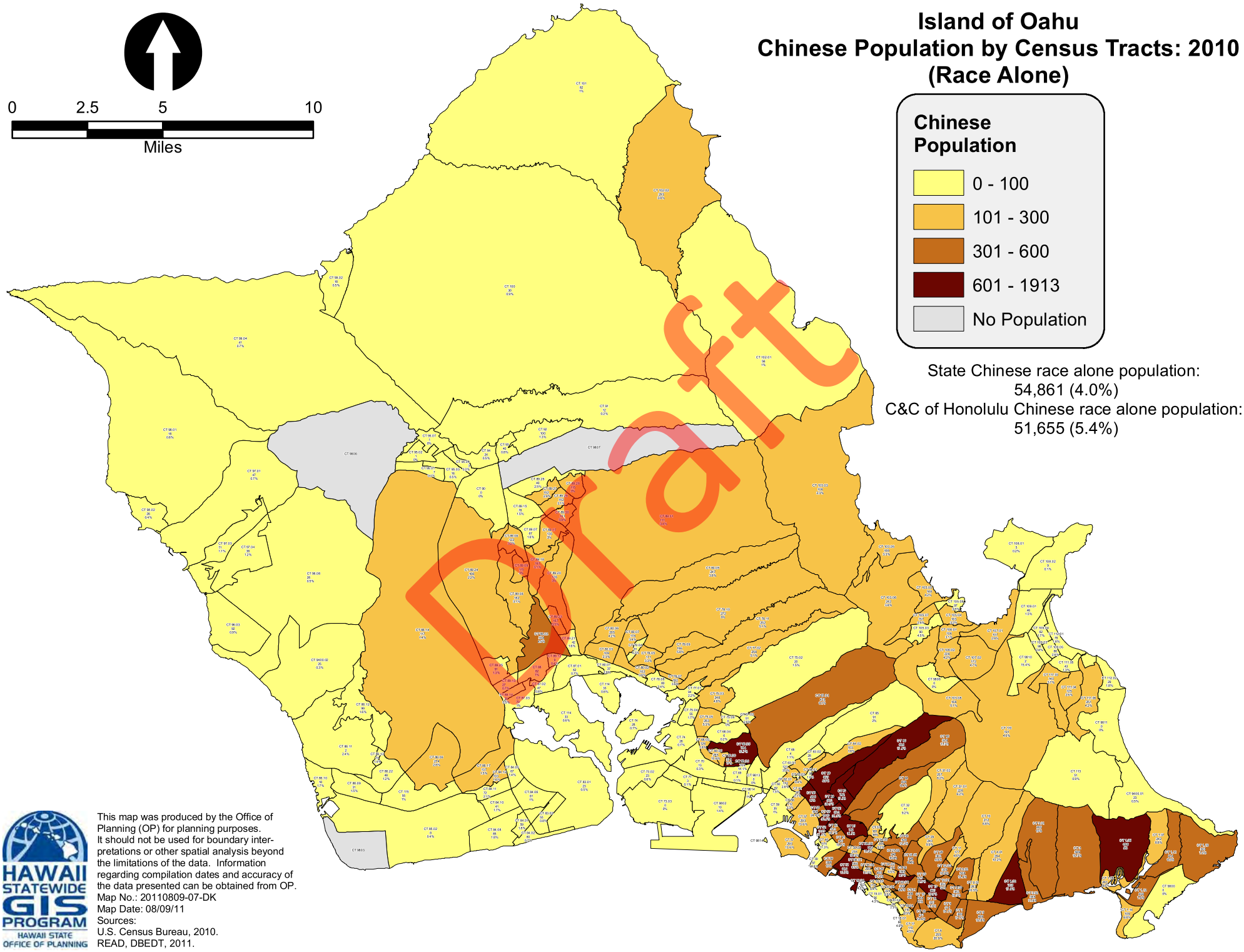
Last Revised: January 23, 2018

Draft

Appendix 11
Census Thematic Maps by Detailed Race Categories

Draft

Island of Oahu
Chinese Population by Census Tracts: 2010
(Race Alone)



State Chinese race alone population:
54,861 (4.0%)
C&C of Honolulu Chinese race alone population:
51,655 (5.4%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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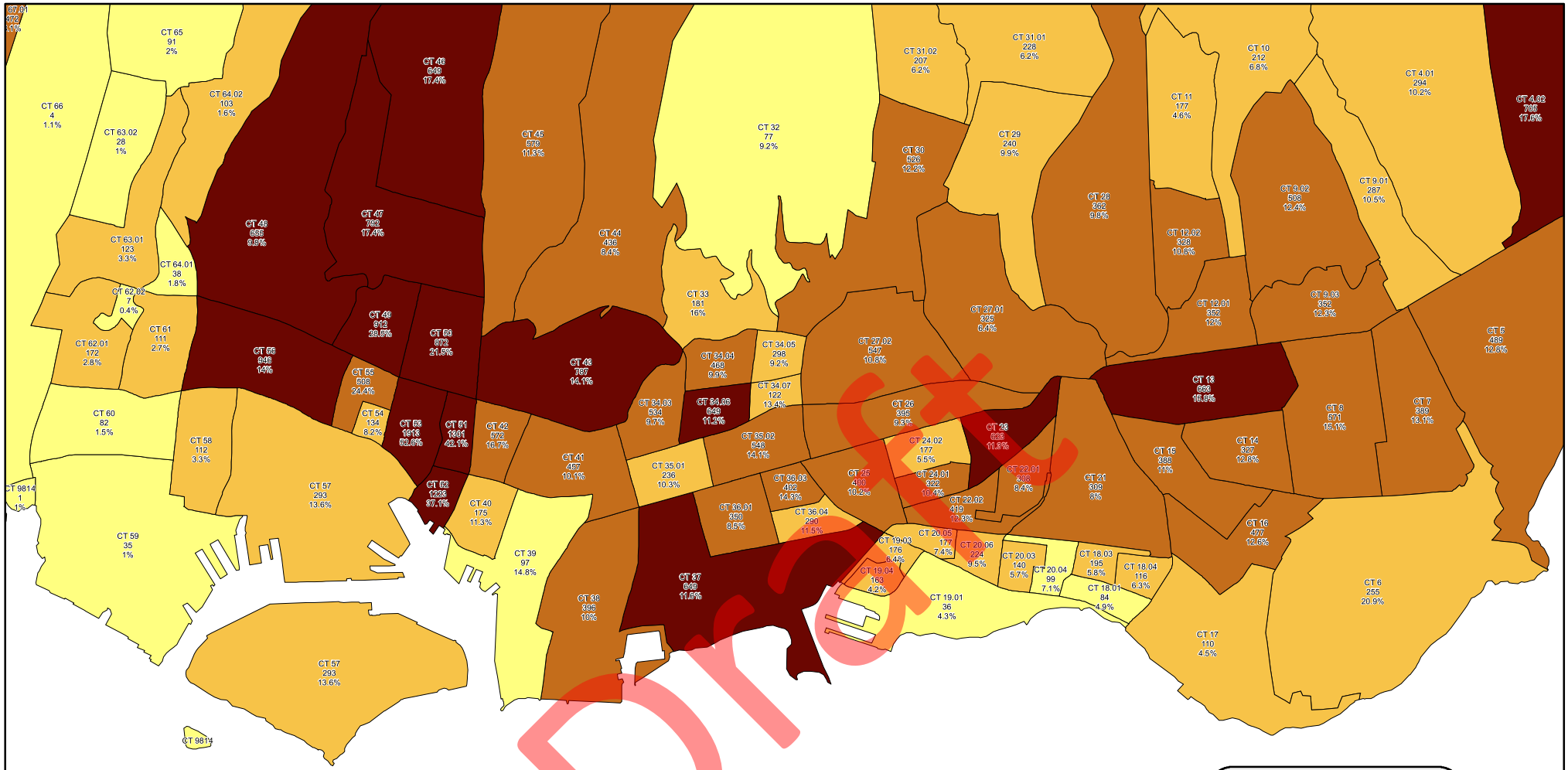
Map No.: 20110809-07-DK
Map Date: 08/09/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



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Map No.: 20120213-04-DK
Map Date: 02/13/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

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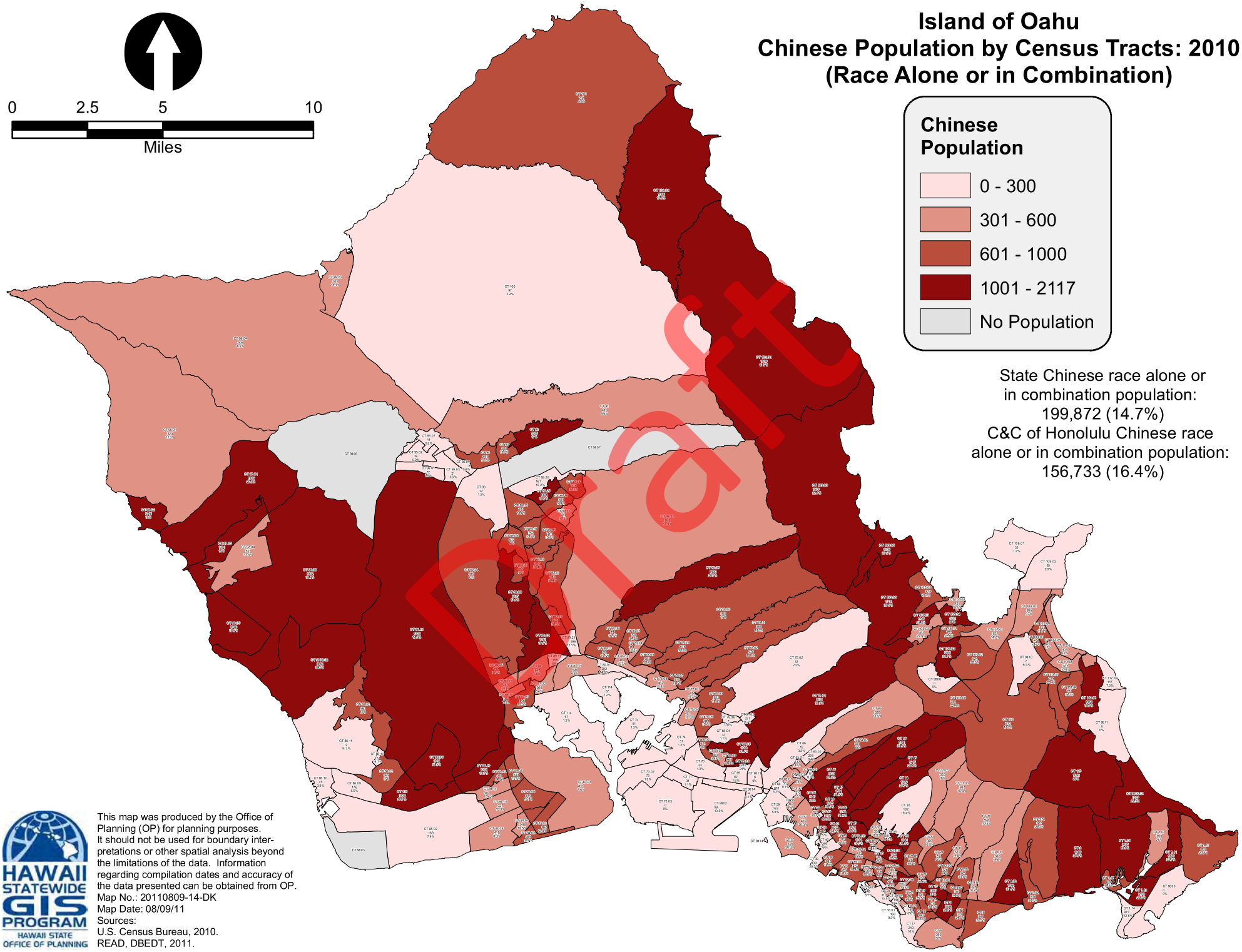
Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Chinese race alone population:
54,861 (4.0%)
C&C of Honolulu Chinese race alone population:
51,655 (5.4%)

Island of Oahu
Chinese Population by Census Tracts: 2010
(Race Alone or in Combination)



State Chinese race alone or in combination population: 199,872 (14.7%)
C&C of Honolulu Chinese race alone or in combination population: 156,733 (16.4%)

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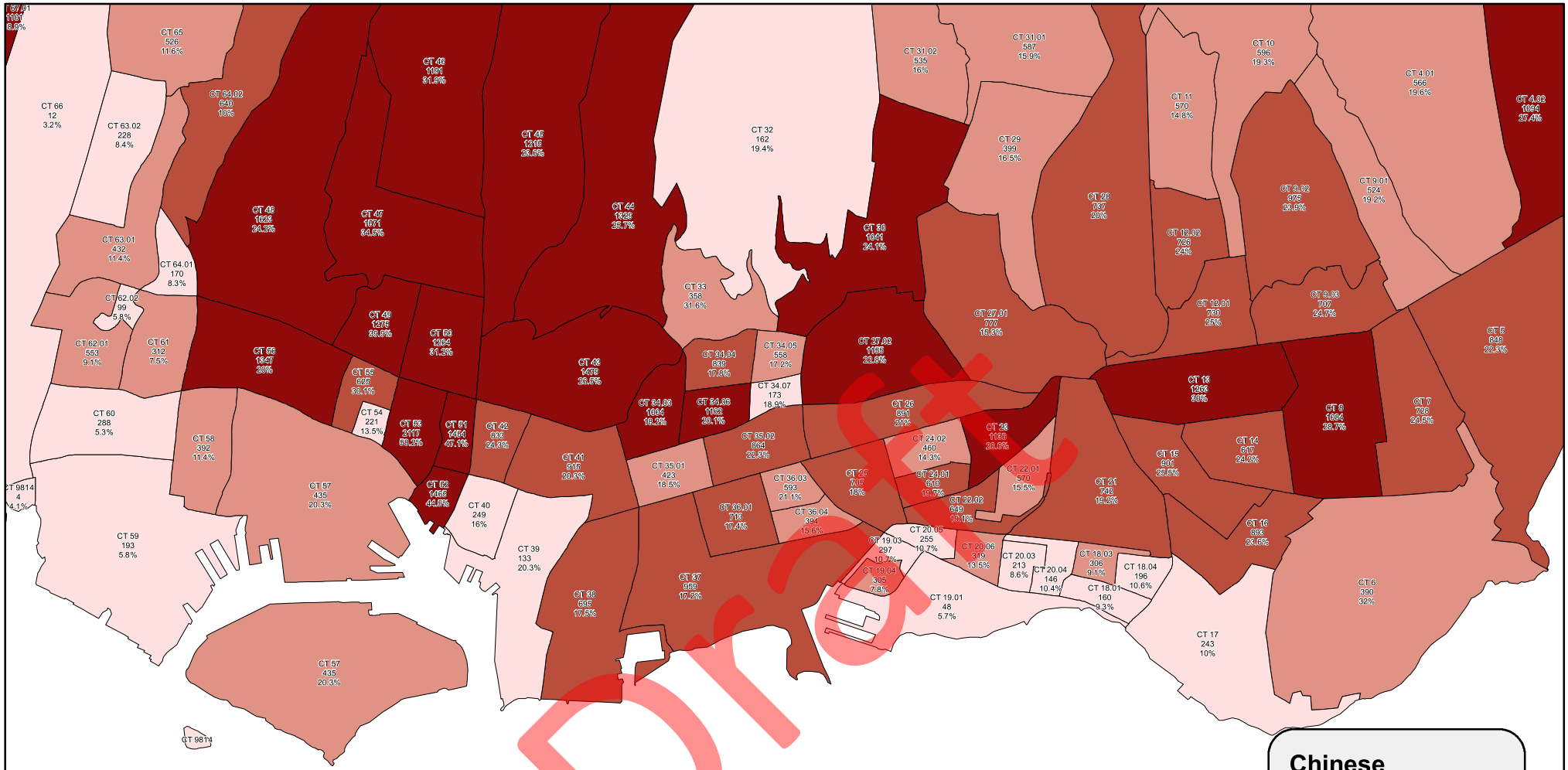
Map No.: 20110809-14-DK
Map Date: 08/09/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



Honolulu
Chinese Population by Census Tracts: 2010
(Race Alone or in Combination)

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Map No.: 20120213-03-DK
Map Date: 02/13/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

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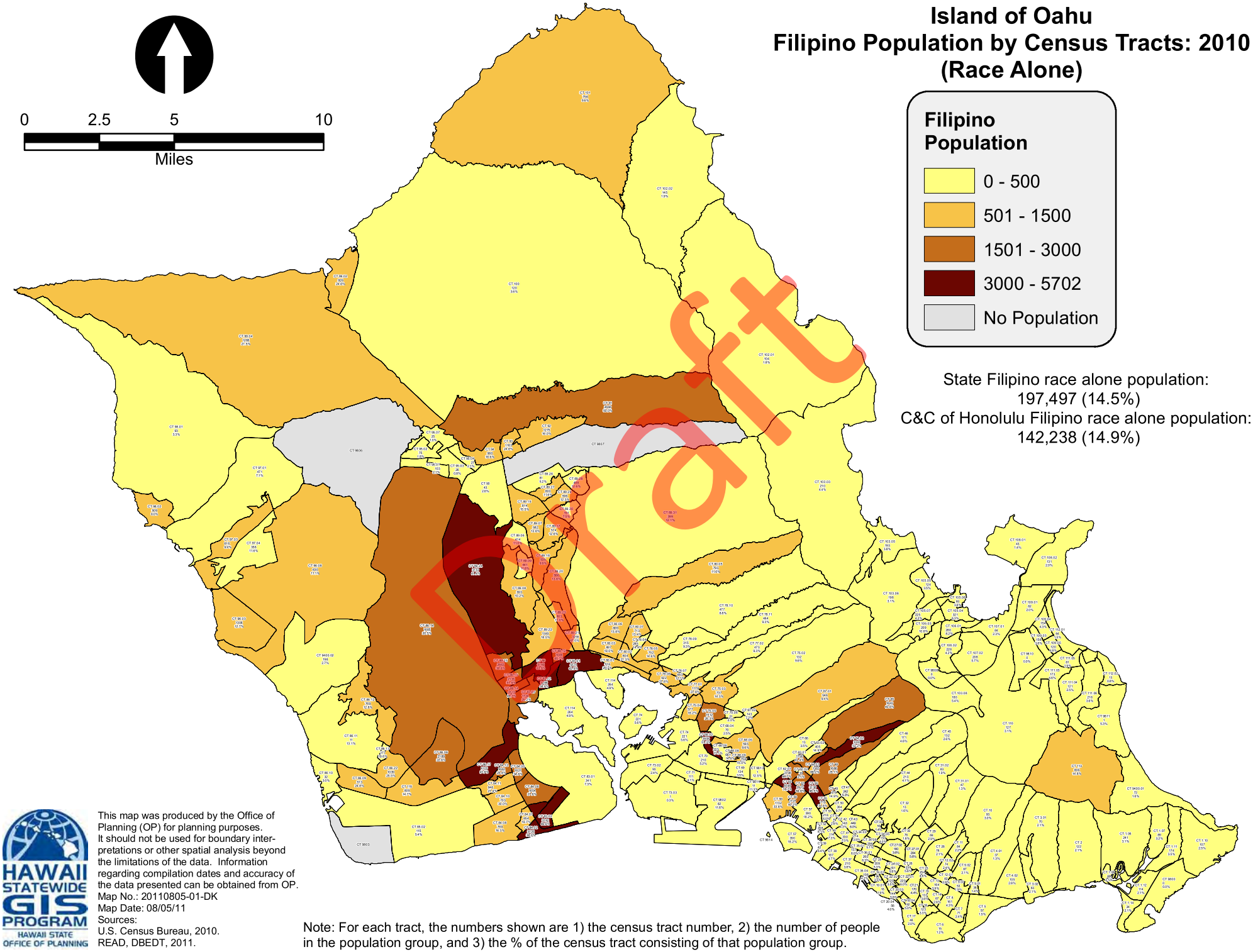
Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Chinese race alone or in combination population: 199,872 (14.7%)
C&C of Honolulu Chinese race alone or in combination population: 156,733 (16.4%)

Island of Oahu
Filipino Population by Census Tracts: 2010
(Race Alone)



State Filipino race alone population:
197,497 (14.5%)
C&C of Honolulu Filipino race alone population:
142,238 (14.9%)

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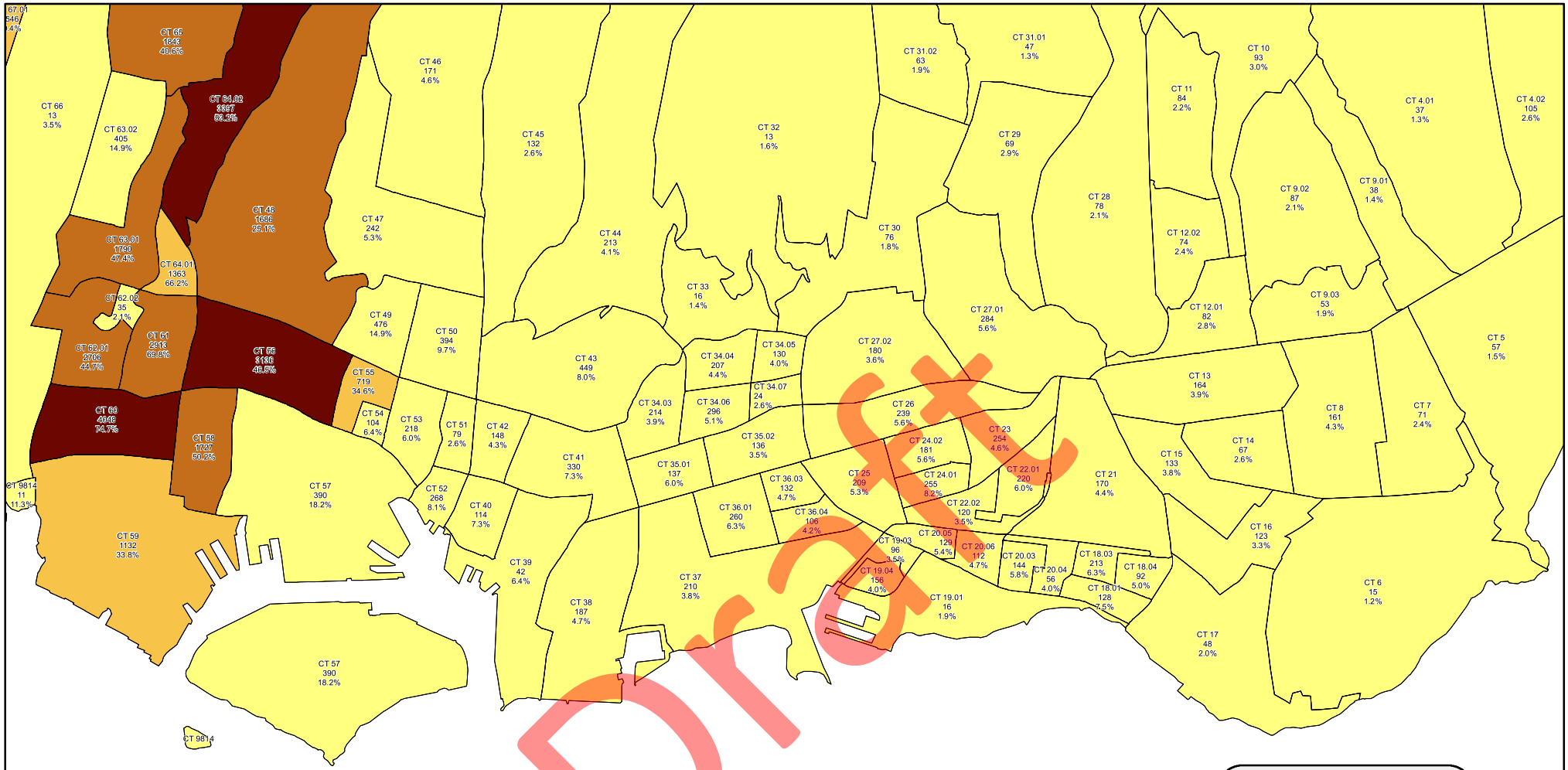
Map No.: 20110805-01-DK
Map Date: 08/05/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.



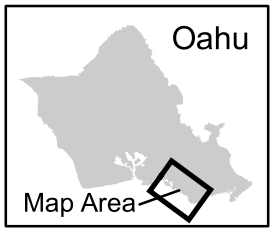
Honolulu
Filipino Population by Census Tracts: 2010
(Race Alone)

Draft

Filipino Population

- 0 - 500
- 501 - 1500
- 1501 - 3000
- 3000 - 5702
- No Population

0 0.5 1 2
Miles



State Filipino race alone population:
197,497 (14.5%)
C&C of Honolulu Filipino race alone population:
142,238 (14.9%)

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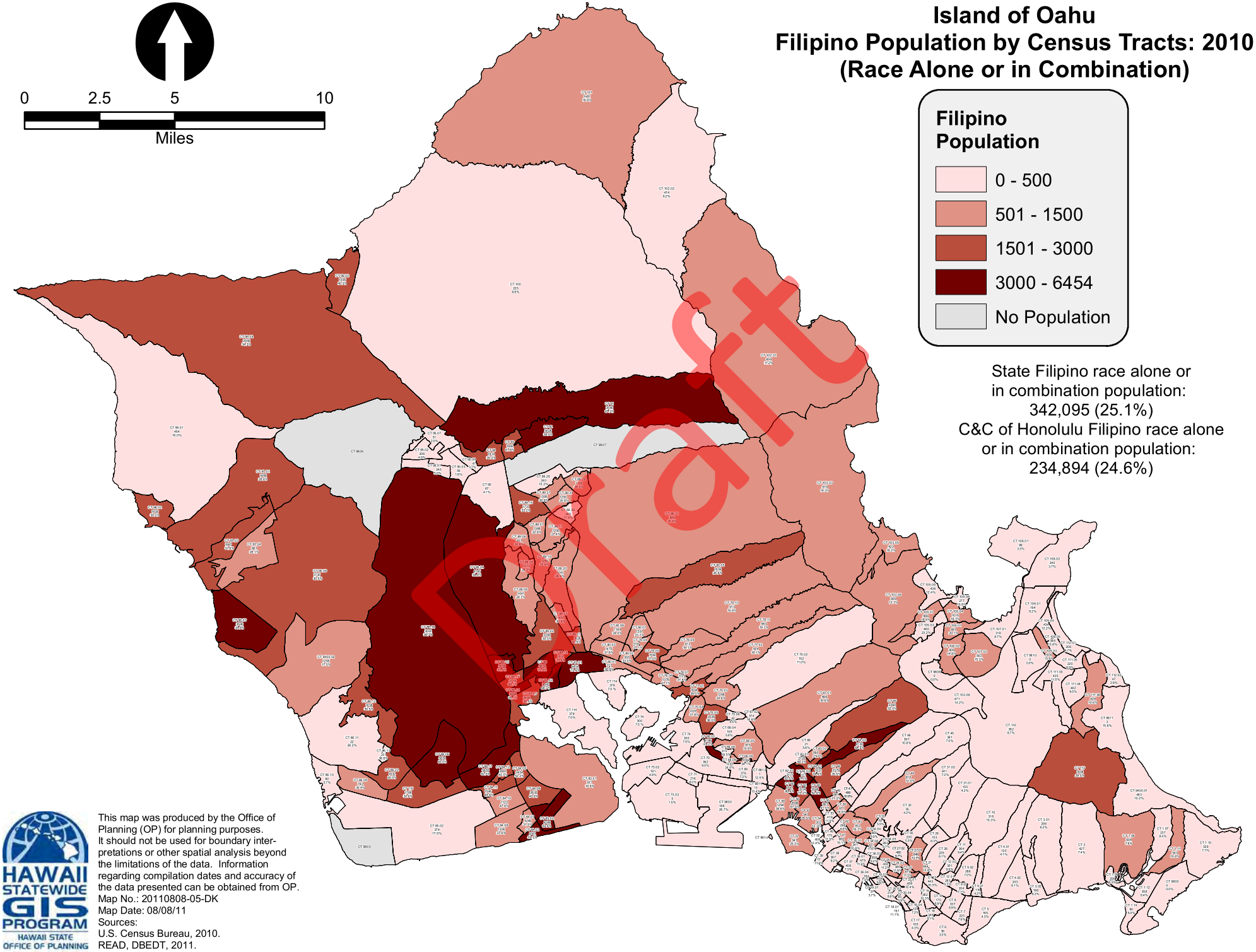
Map No.: 20120208-02-DK
Map Date: 02/08/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
Filipino Population by Census Tracts: 2010
(Race Alone or in Combination)



State Filipino race alone or in combination population: 342,095 (25.1%)
C&C of Honolulu Filipino race alone or in combination population: 234,894 (24.6%)

HAWAII STATEWIDE GIS PROGRAM
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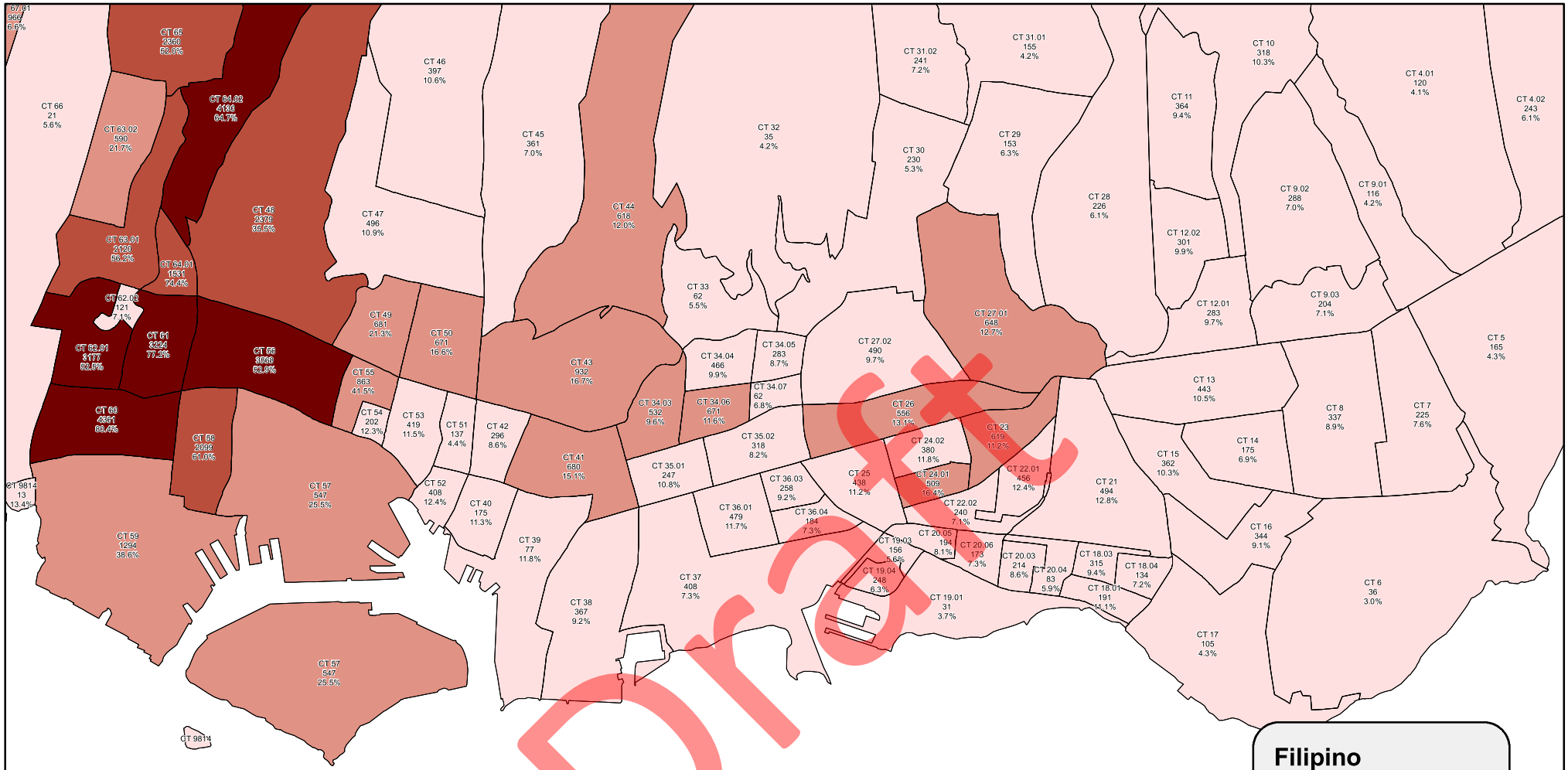
Map No.: 20110808-05-DK
Map Date: 08/08/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



Honolulu
Filipino Population by Census Tracts: 2010
(Race Alone or in Combination)

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Map No.: 20120210-01-DK
Map Date: 02/10/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

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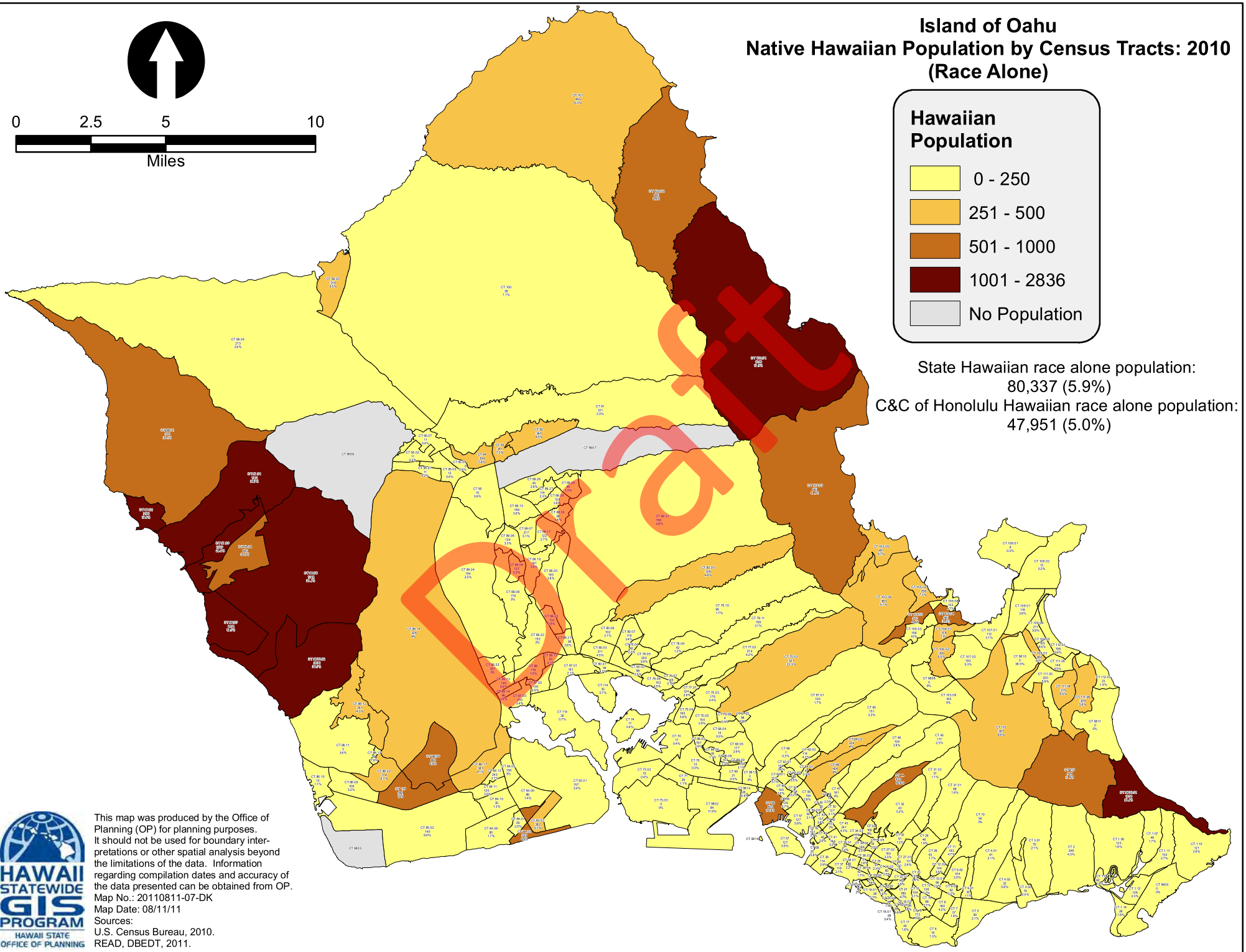
Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Filipino race alone or in combination population: 342,095 (25.1%)
C&C of Honolulu Filipino race alone or in combination population: 234,894 (24.6%)

Island of Oahu
Native Hawaiian Population by Census Tracts: 2010
(Race Alone)



State Hawaiian race alone population:
80,337 (5.9%)
C&C of Honolulu Hawaiian race alone population:
47,951 (5.0%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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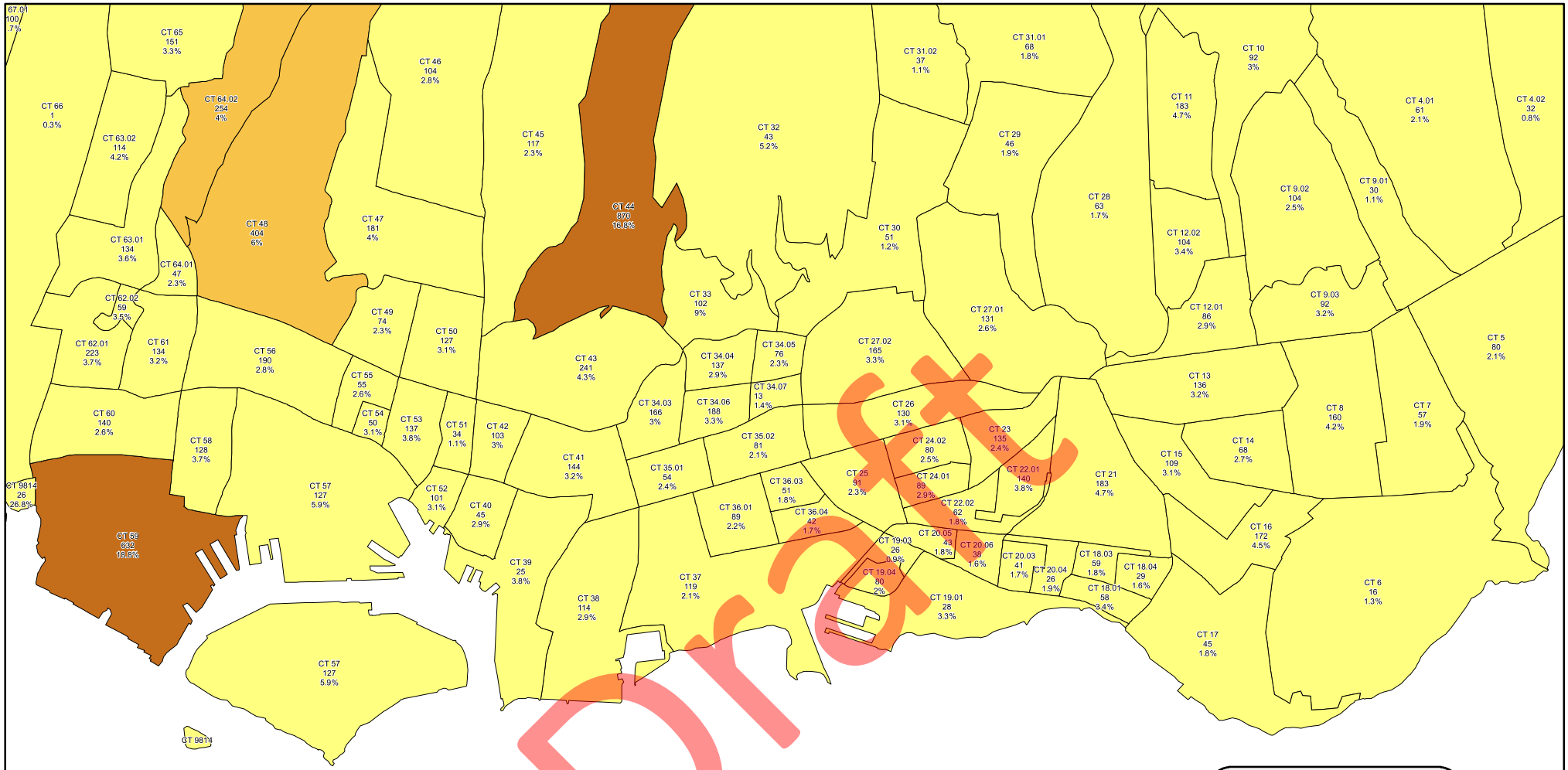
Map No.: 20110811-07-DK
Map Date: 08/11/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



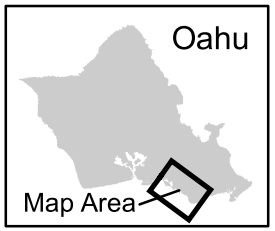
Draft

Honolulu
Native Hawaiian Population by Census Tracts: 2010
(Race Alone)

Hawaiian Population

- 0 - 250
- 251 - 500
- 501 - 1000
- 1001 - 2836
- No Population

0 0.5 1 2
Miles



State Hawaiian race alone population:
80,337 (5.9%)
C&C of Honolulu Hawaiian race alone population:
47,951 (5.0%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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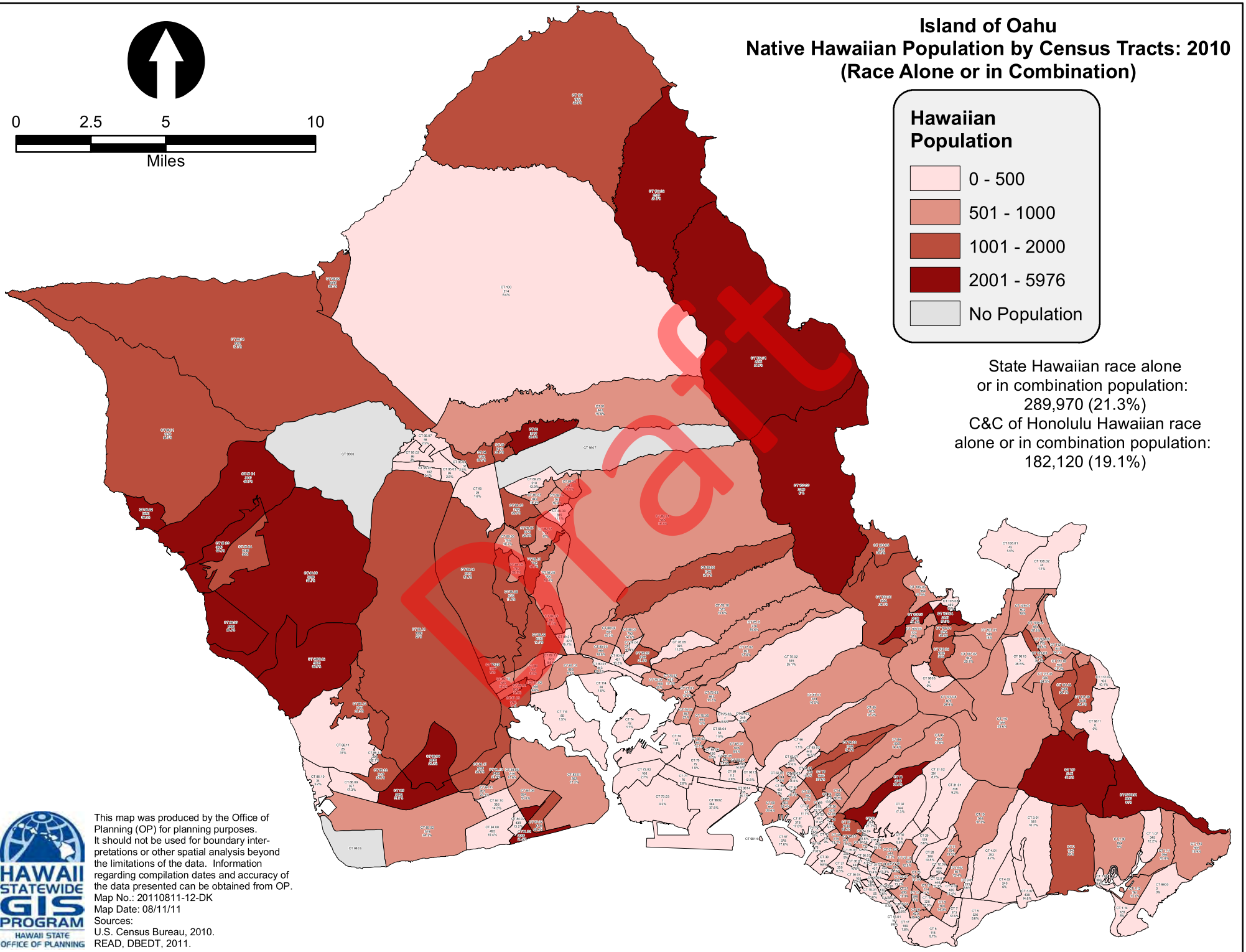
Map No.: 20120213-02-DK
Map Date: 02/13/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
Native Hawaiian Population by Census Tracts: 2010
(Race Alone or in Combination)



State Hawaiian race alone or in combination population: 289,970 (21.3%)
C&C of Honolulu Hawaiian race alone or in combination population: 182,120 (19.1%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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Map Date: 08/11/11
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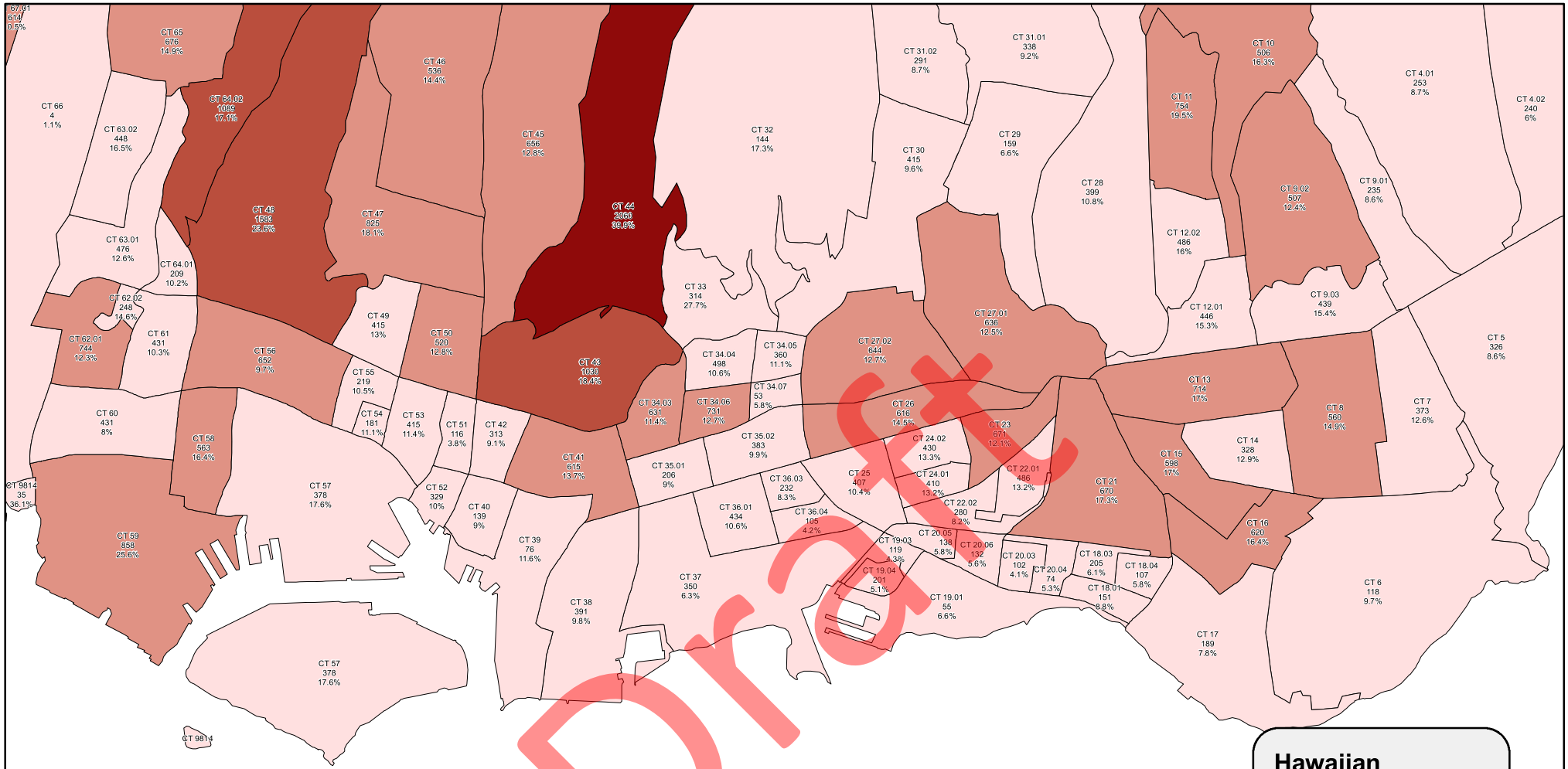
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



Honolulu
Native Hawaiian Population by Census Tracts: 2010
(Race Alone or in Combination)

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Map No.: 20120213-01-DK
Map Date: 02/13/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

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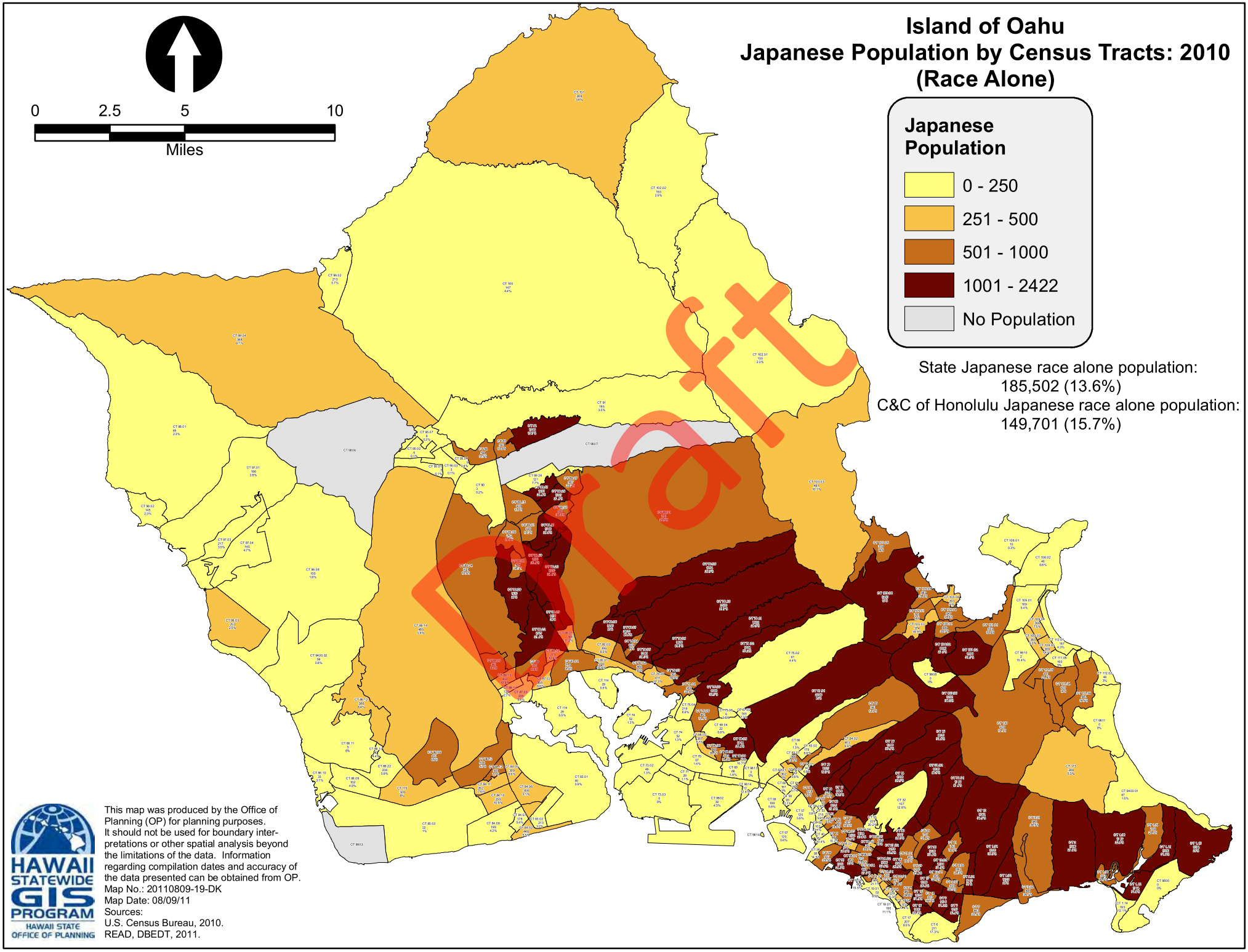
Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Hawaiian race alone or in combination population: 289,970 (21.3%)
C&C of Honolulu Hawaiian race alone or in combination population: 182,120 (19.1%)

Island of Oahu
Japanese Population by Census Tracts: 2010
(Race Alone)



State Japanese race alone population:
185,502 (13.6%)
C&C of Honolulu Japanese race alone population:
149,701 (15.7%)

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HAWAII STATE OFFICE OF PLANNING

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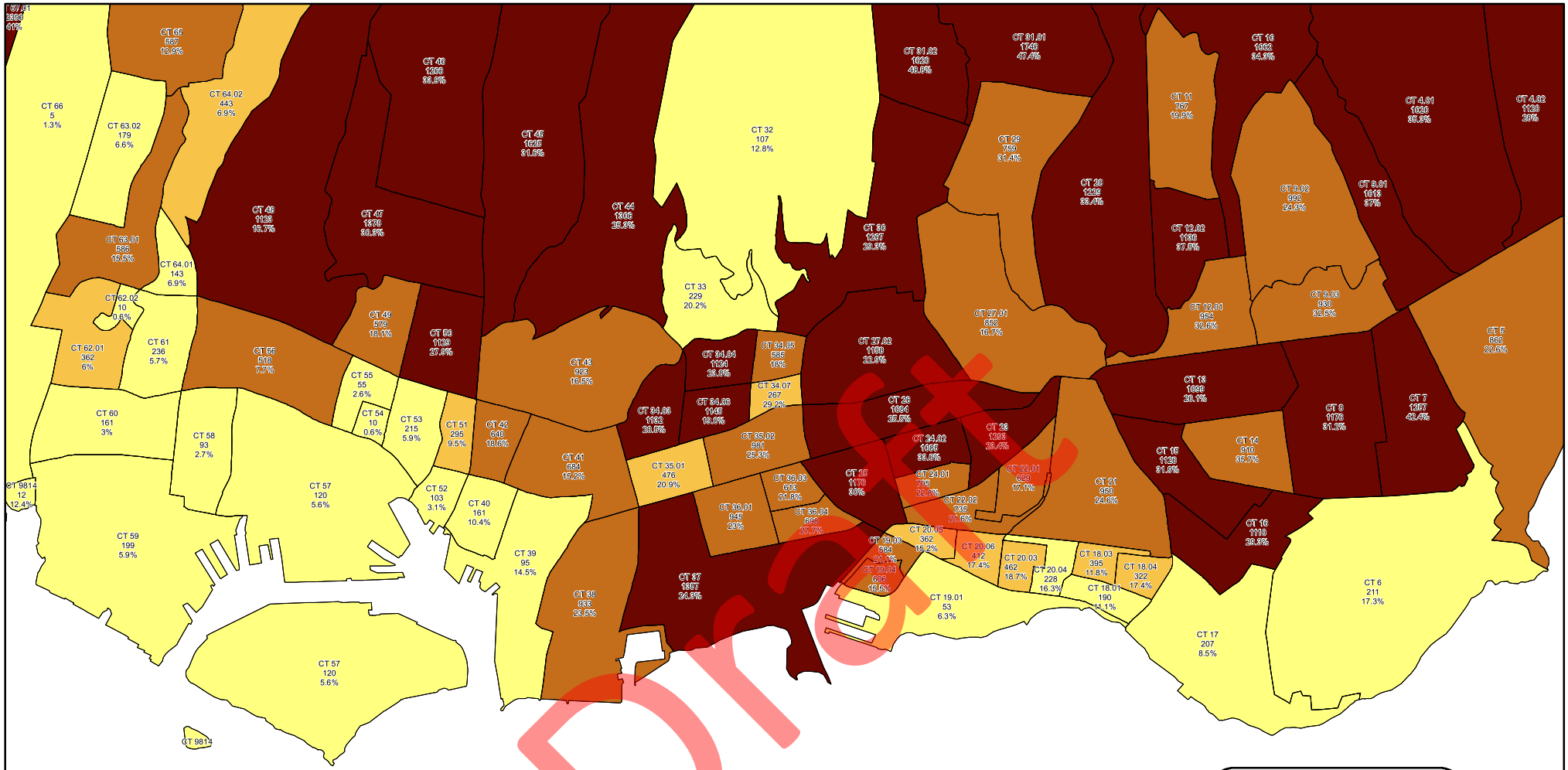
Map No.: 20110809-19-DK
Map Date: 08/09/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



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Map No.: 20120210-03-DK
Map Date: 02/10/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

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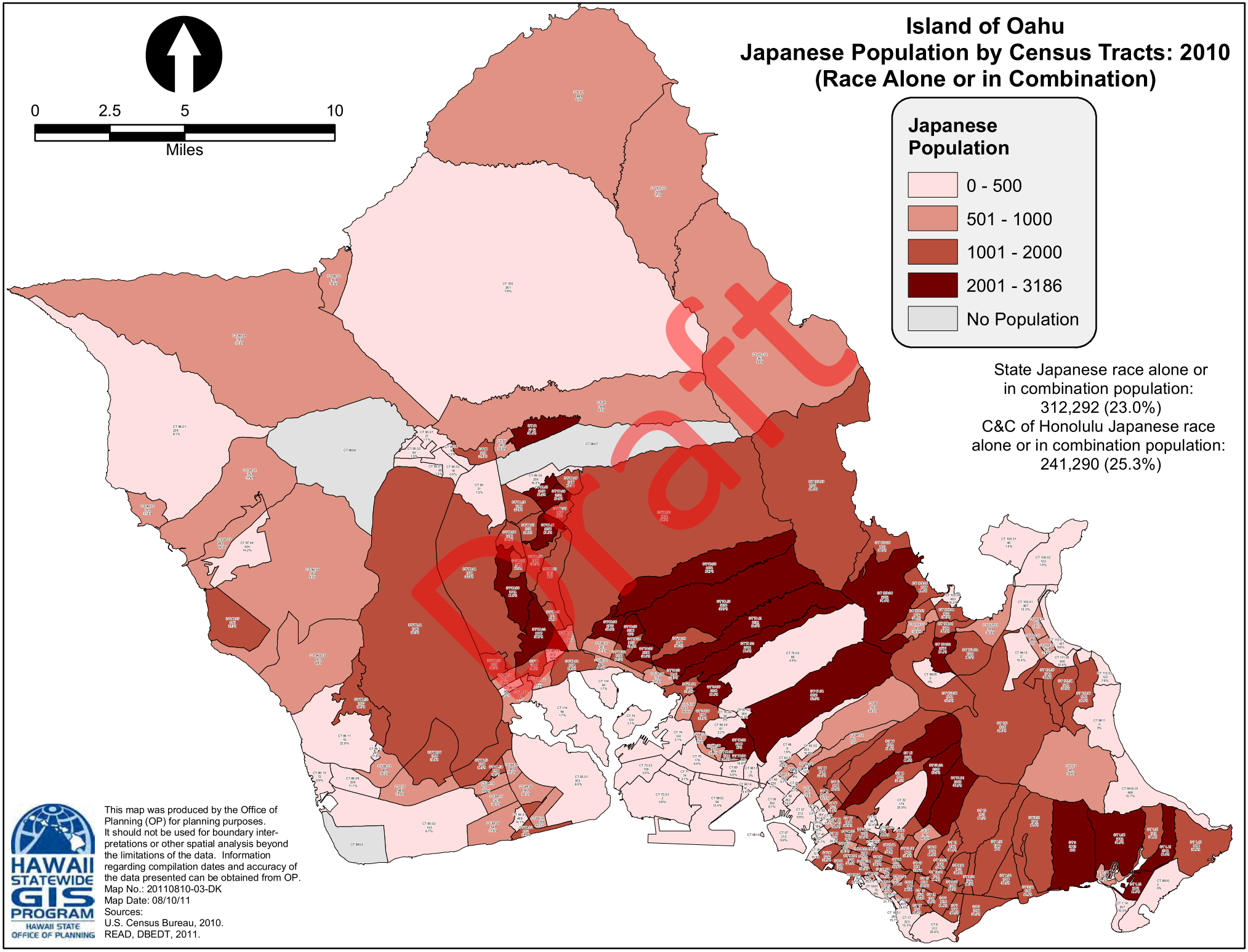
Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Japanese race alone population:
185,502 (13.6%)
C&C of Honolulu Japanese race alone population:
149,701 (15.7%)

Island of Oahu
Japanese Population by Census Tracts: 2010
(Race Alone or in Combination)



State Japanese race alone or in combination population: 312,292 (23.0%)
C&C of Honolulu Japanese race alone or in combination population: 241,290 (25.3%)

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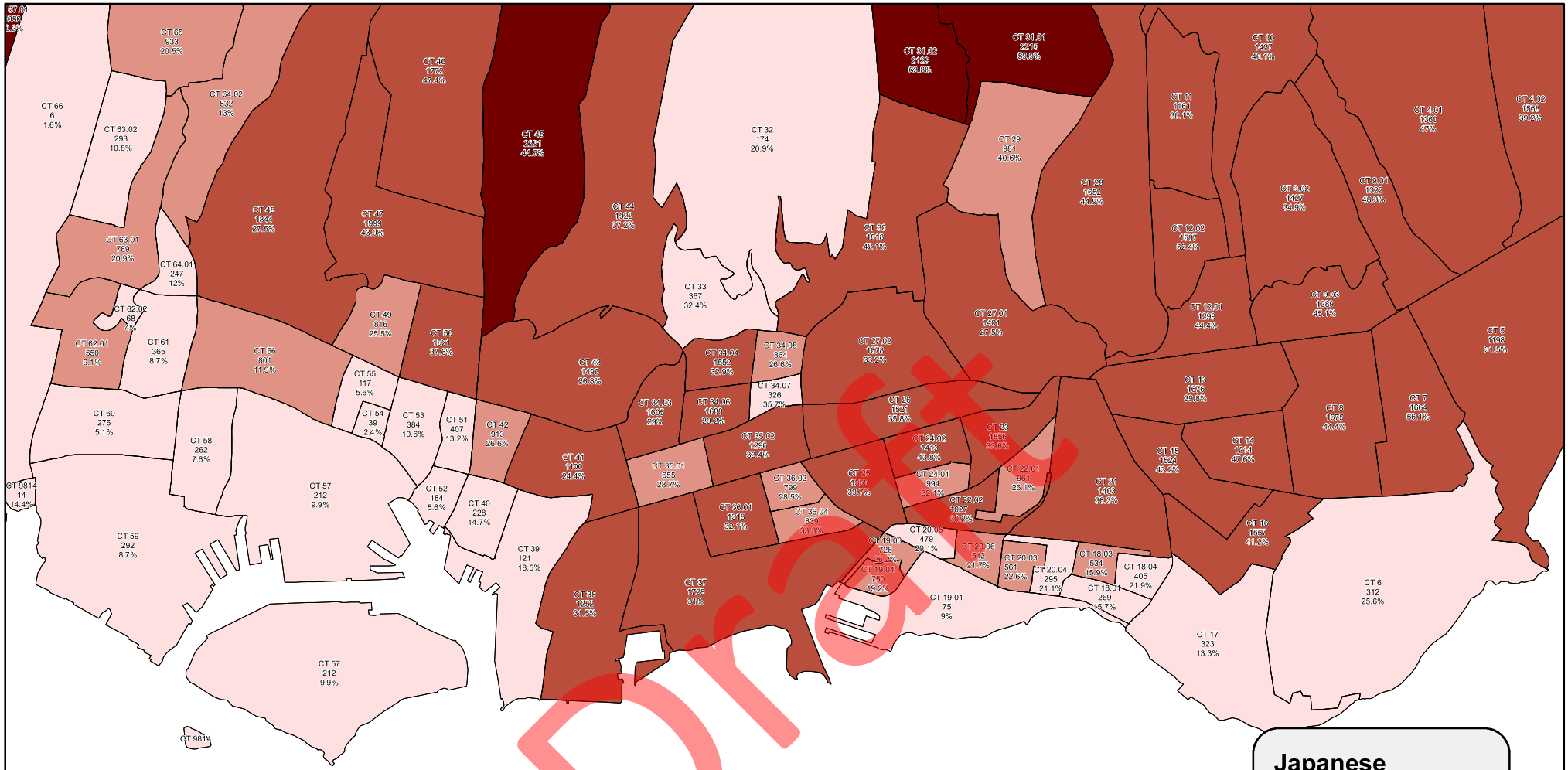
Map No.: 20110810-03-DK
Map Date: 08/10/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

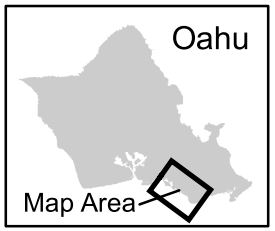


Honolulu
Japanese Population by Census Tracts: 2010
(Race Alone or in Combination)

Japanese Population

- 0 - 500
- 501 - 1000
- 1001 - 2000
- 2001 - 3186
- No Population

0 0.5 1 2
Miles



State Japanese race alone or in combination population: 312,292 (23.0%)
C&C of Honolulu Japanese race alone or in combination population: 241,290 (25.3%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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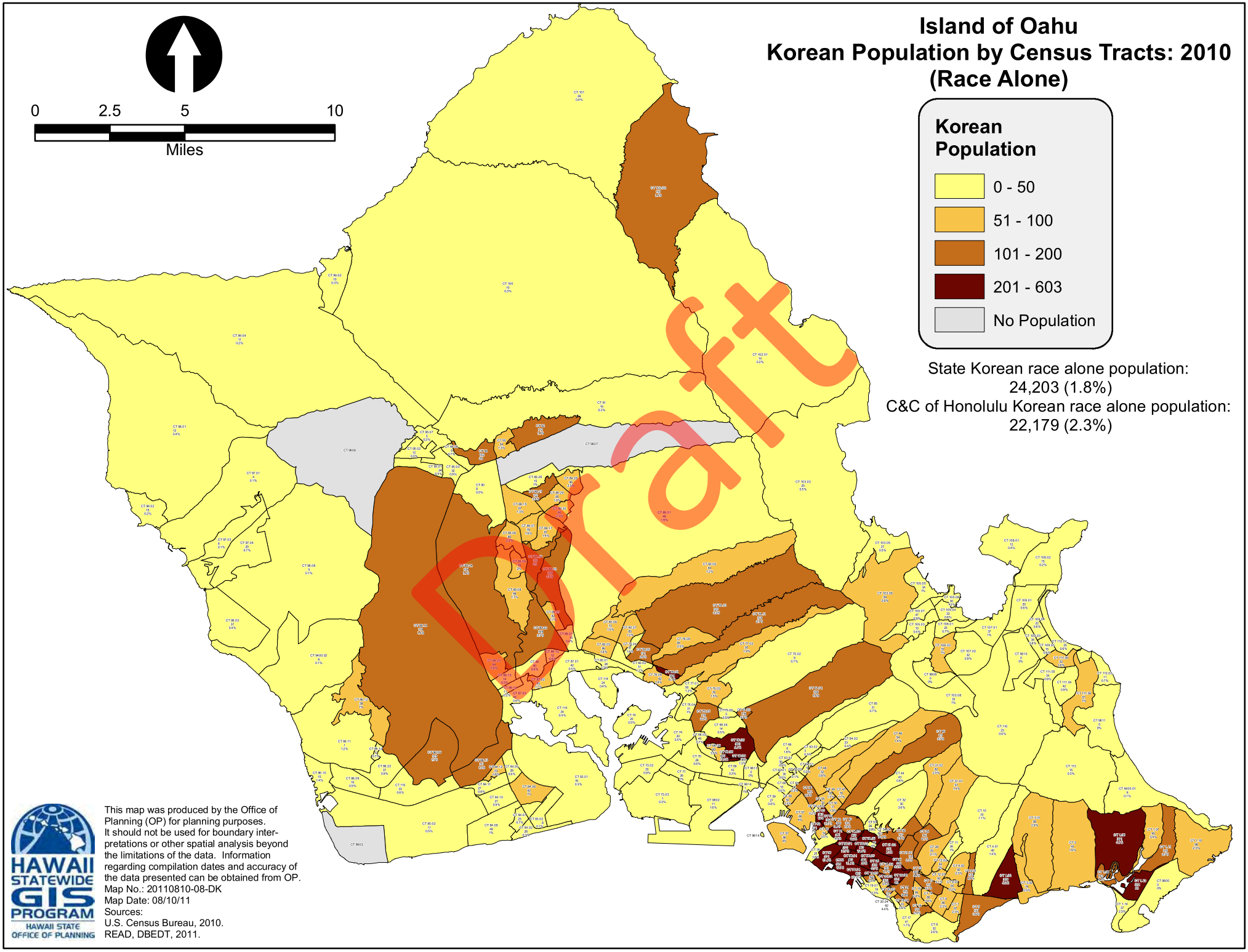
Map No.: 20120210-02-DK
Map Date: 02/10/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
Korean Population by Census Tracts: 2010
(Race Alone)



State Korean race alone population:
24,203 (1.8%)
C&C of Honolulu Korean race alone population:
22,179 (2.3%)

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HAWAII STATE OFFICE OF PLANNING

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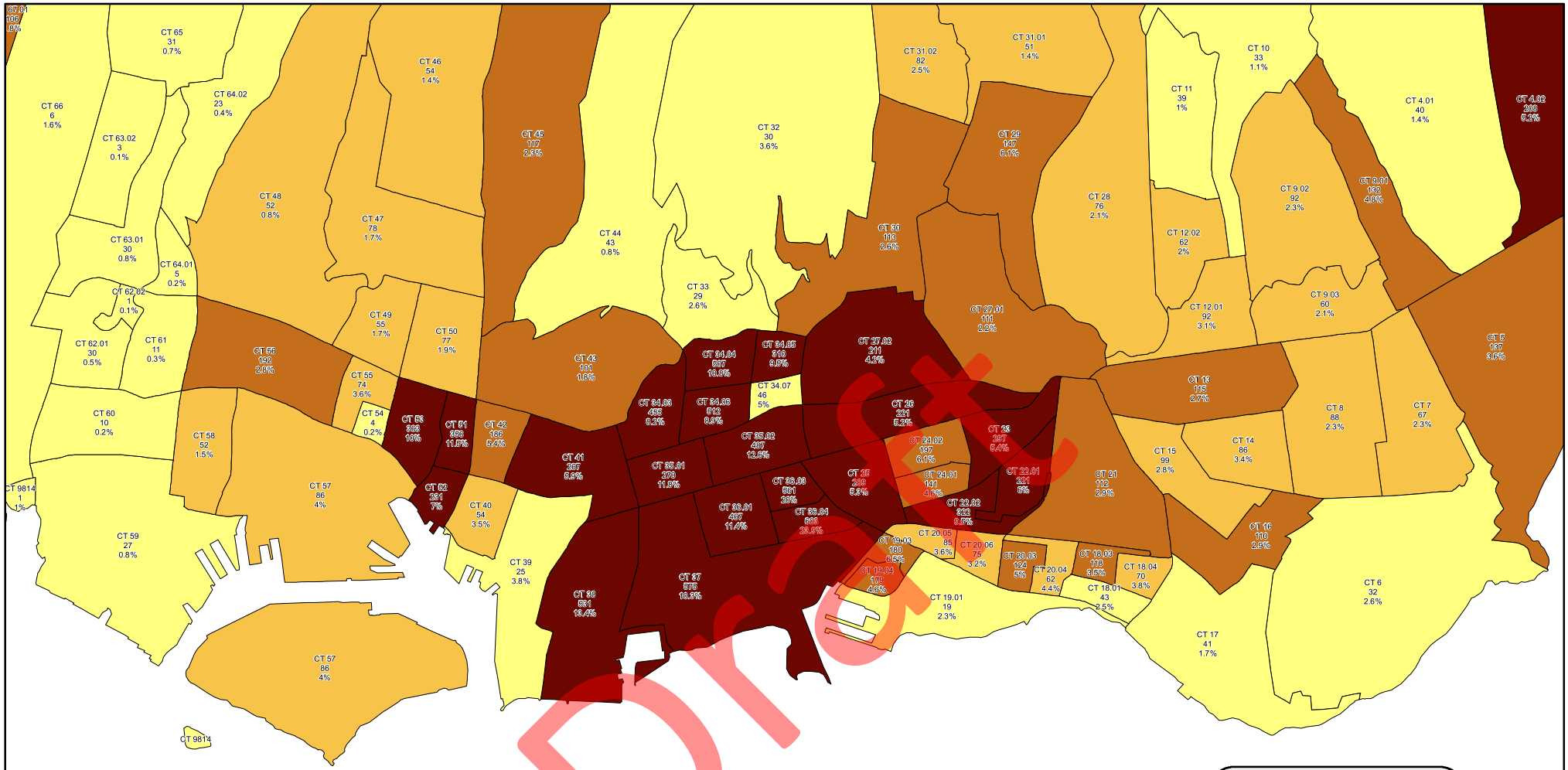
Map No.: 20110810-08-DK
Map Date: 08/10/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

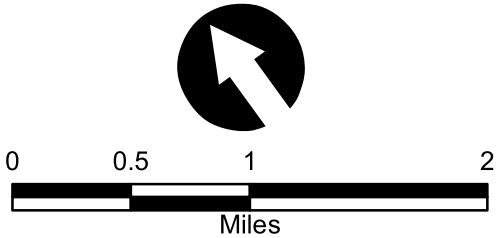


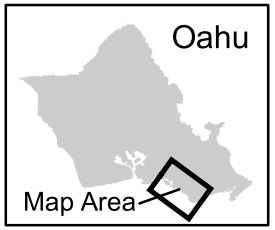
Draft

Honolulu
Korean Population by Census Tracts: 2010
(Race Alone)

Korean Population

- 0 - 50
- 51 - 100
- 101 - 200
- 201 - 603
- No Population





State Korean race alone population:
24,203 (1.8%)
C&C of Honolulu Korean race alone population:
22,179 (2.3%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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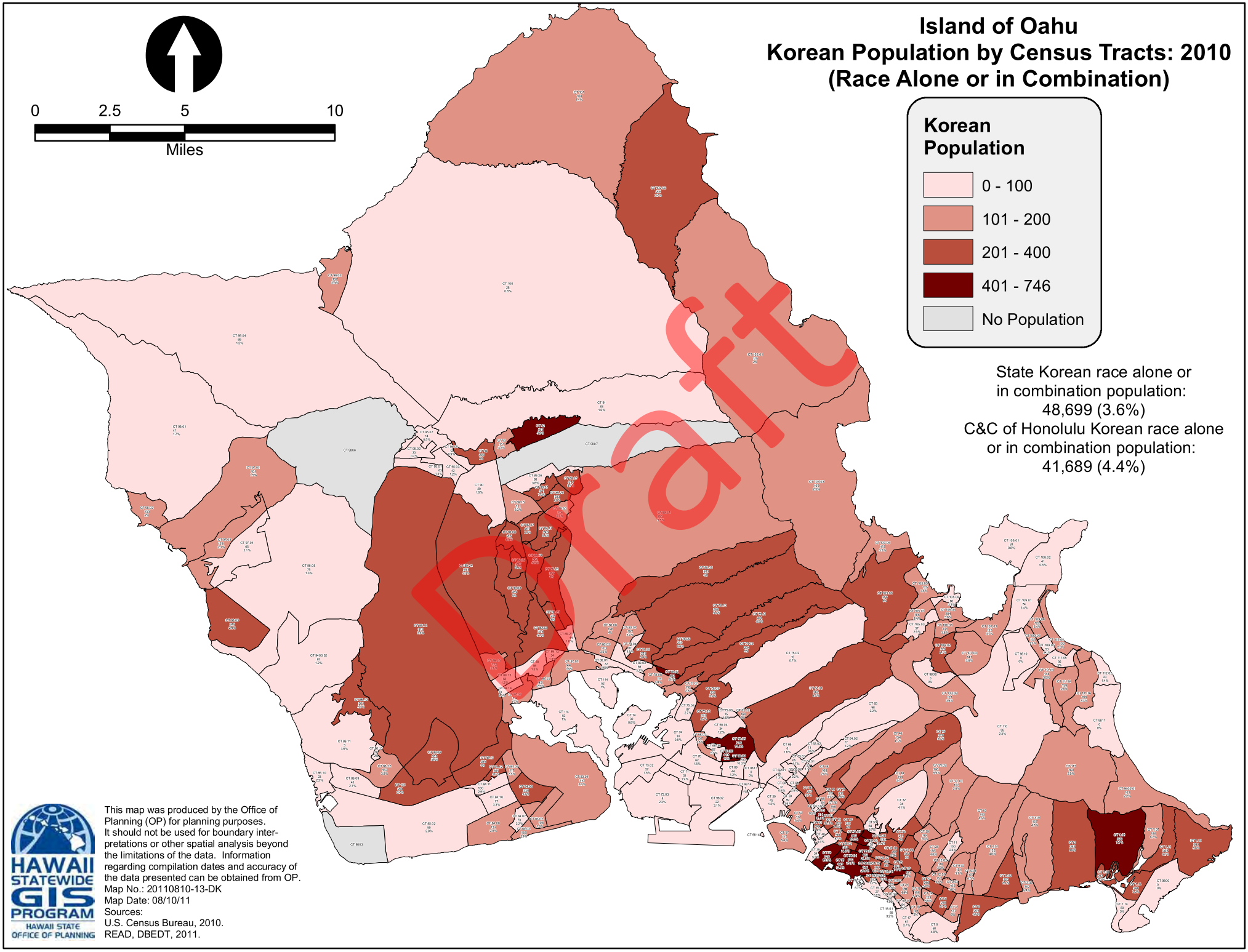
Map No.: 20120213-05-DK
Map Date: 02/13/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
Korean Population by Census Tracts: 2010
(Race Alone or in Combination)



State Korean race alone or in combination population: 48,699 (3.6%)
C&C of Honolulu Korean race alone or in combination population: 41,689 (4.4%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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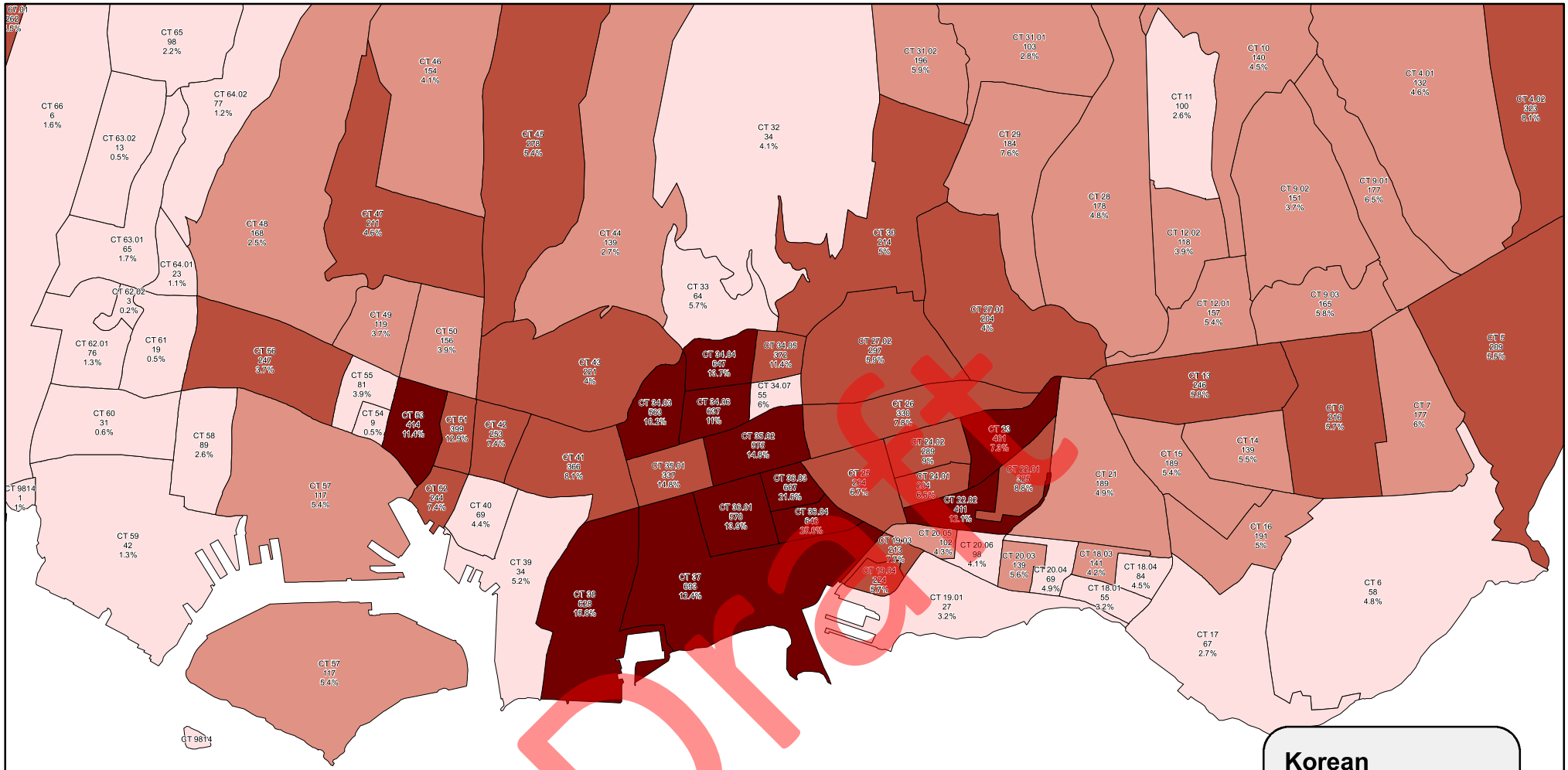
Map No.: 20110810-13-DK
Map Date: 08/10/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



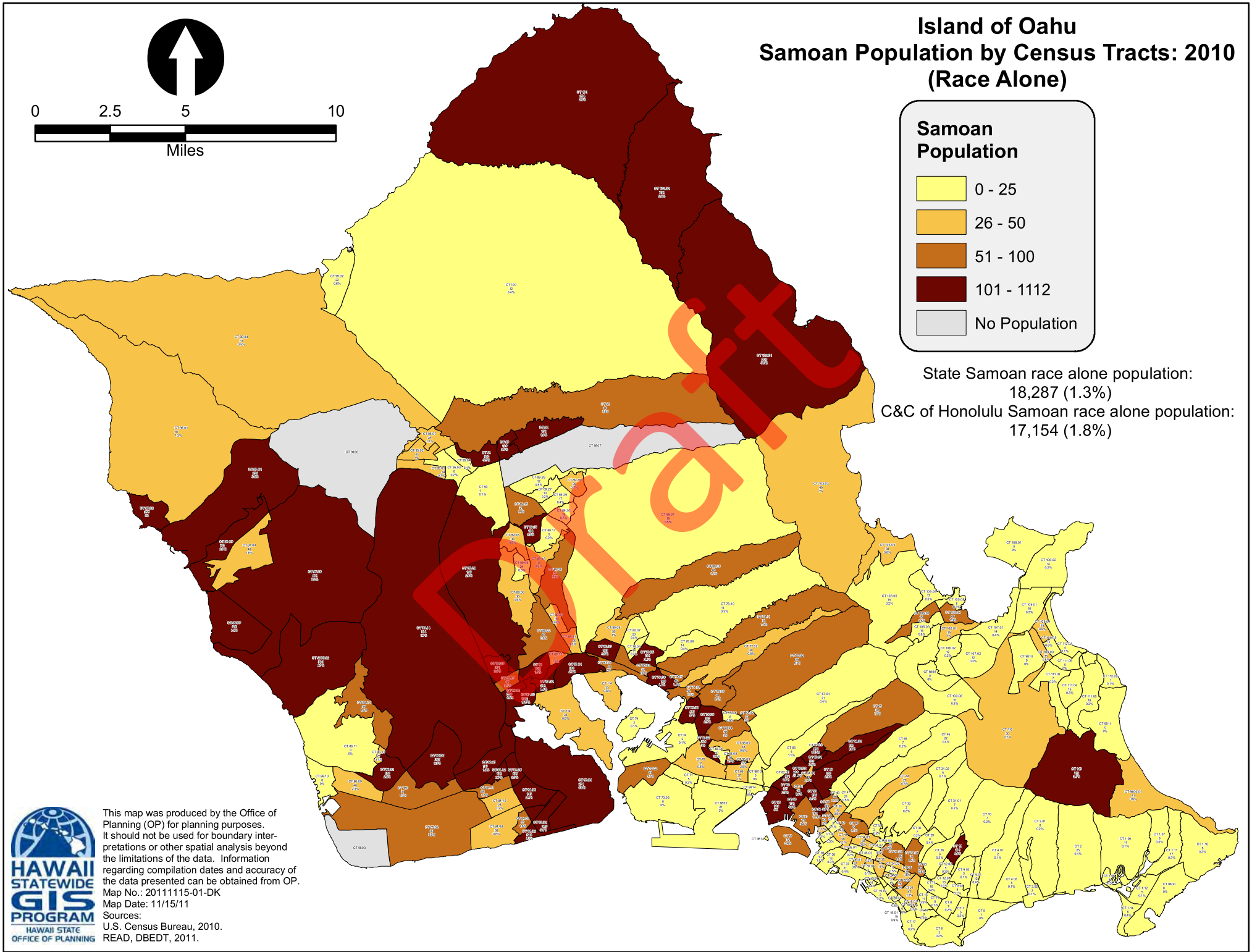
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Map No.: 20120213-06-DK
Map Date: 02/13/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Korean race alone or in combination population:
48,699 (3.6%)
C&C of Honolulu Korean race alone or in combination population:
41,689 (4.4%)

Island of Oahu
Samoan Population by Census Tracts: 2010
(Race Alone)



State Samoan race alone population:
18,287 (1.3%)
C&C of Honolulu Samoan race alone population:
17,154 (1.8%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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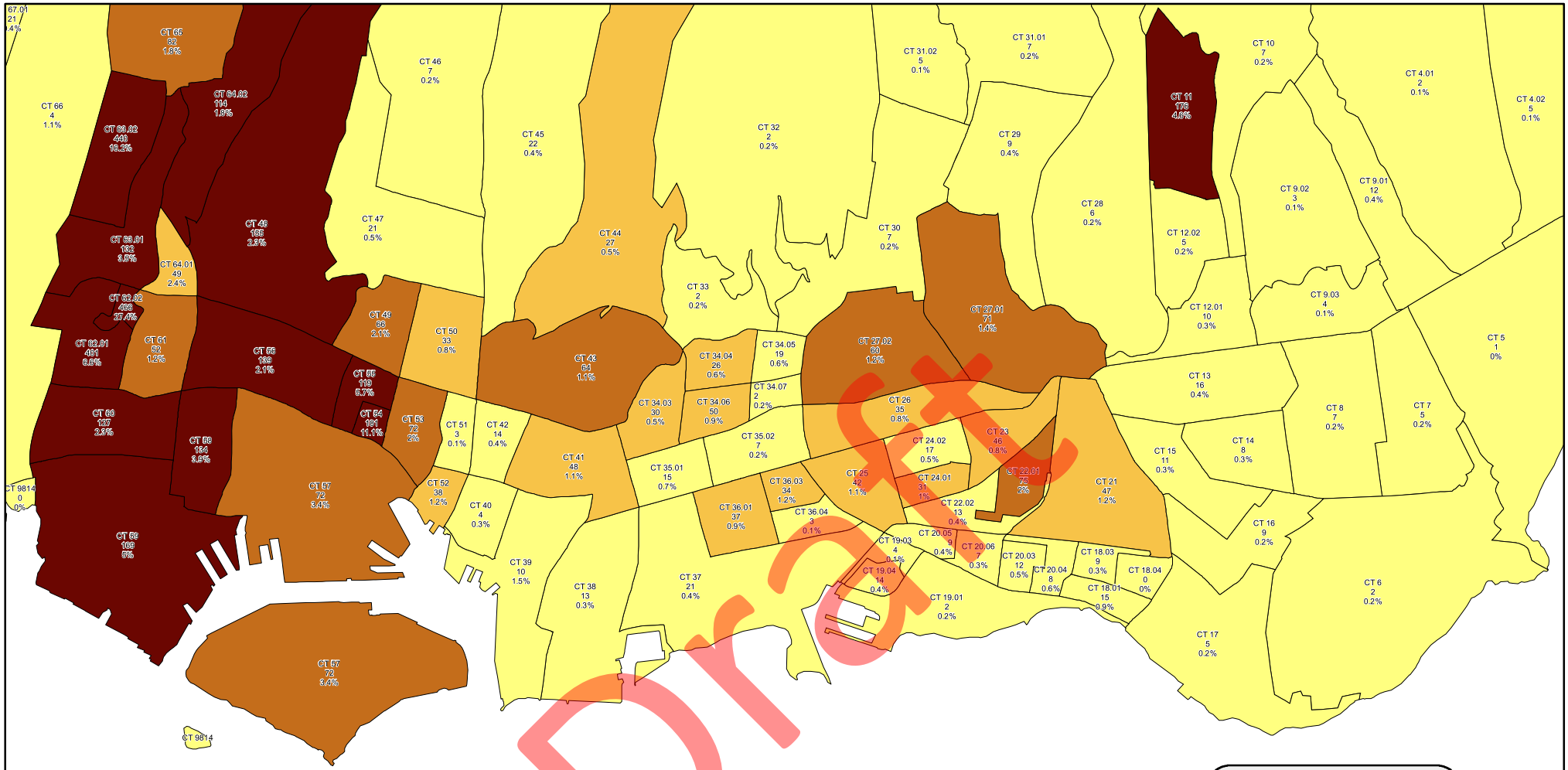
Map No.: 20111115-01-DK
Map Date: 11/15/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



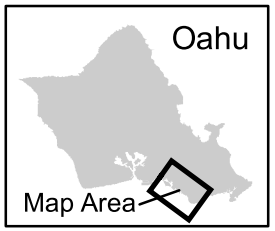
Honolulu
Samoan Population by Census Tracts: 2010
(Race Alone)

Draft

Samoan Population

- 0 - 25
- 26 - 50
- 51 - 100
- 101 - 1112
- No Population

0 0.5 1 2
Miles



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C&C of Honolulu Samoan race alone population:
17,154 (1.8%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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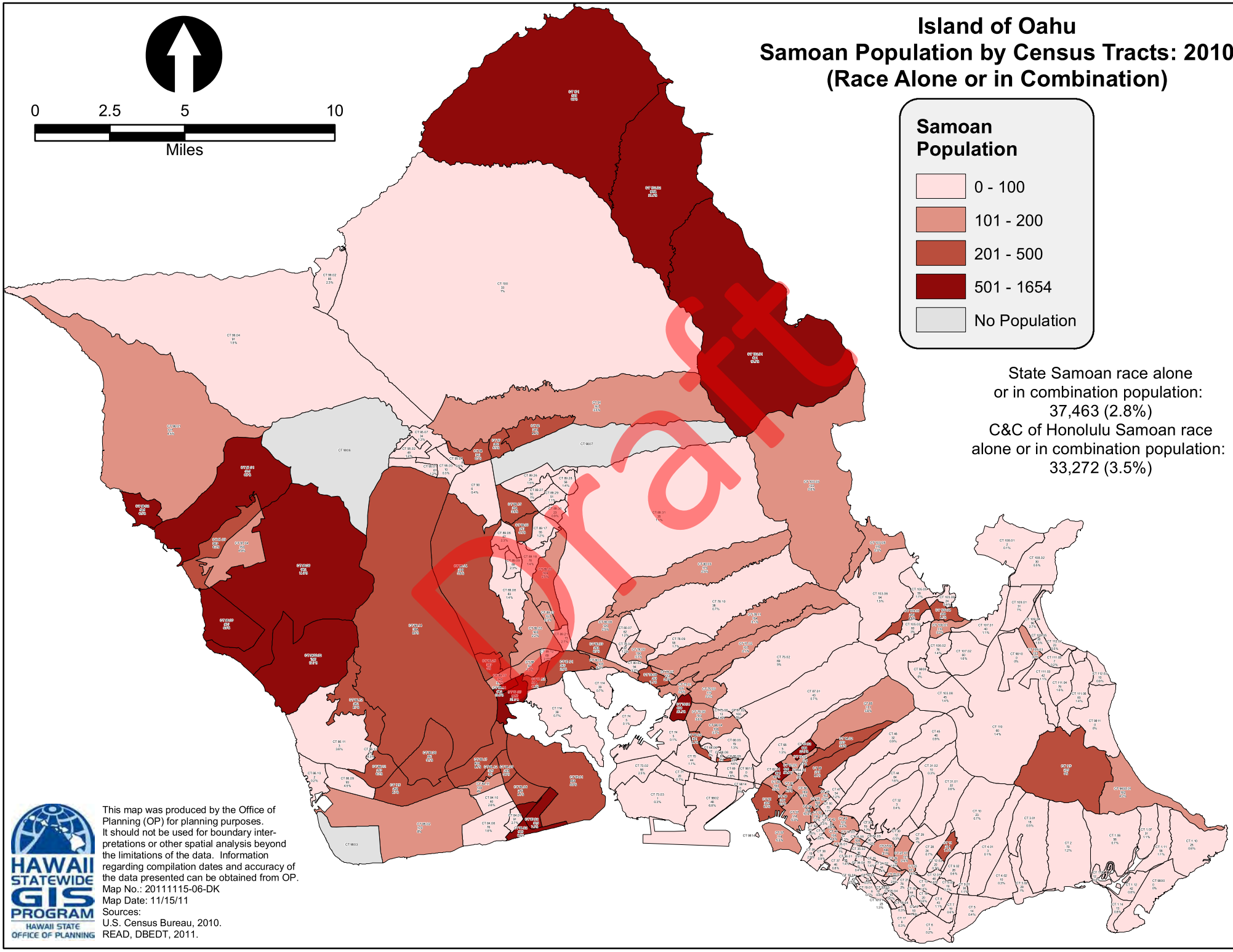
Map No.: 20120214-02-DK
Map Date: 02/14/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
Samoan Population by Census Tracts: 2010
(Race Alone or in Combination)



State Samoan race alone or in combination population: 37,463 (2.8%)
C&C of Honolulu Samoan race alone or in combination population: 33,272 (3.5%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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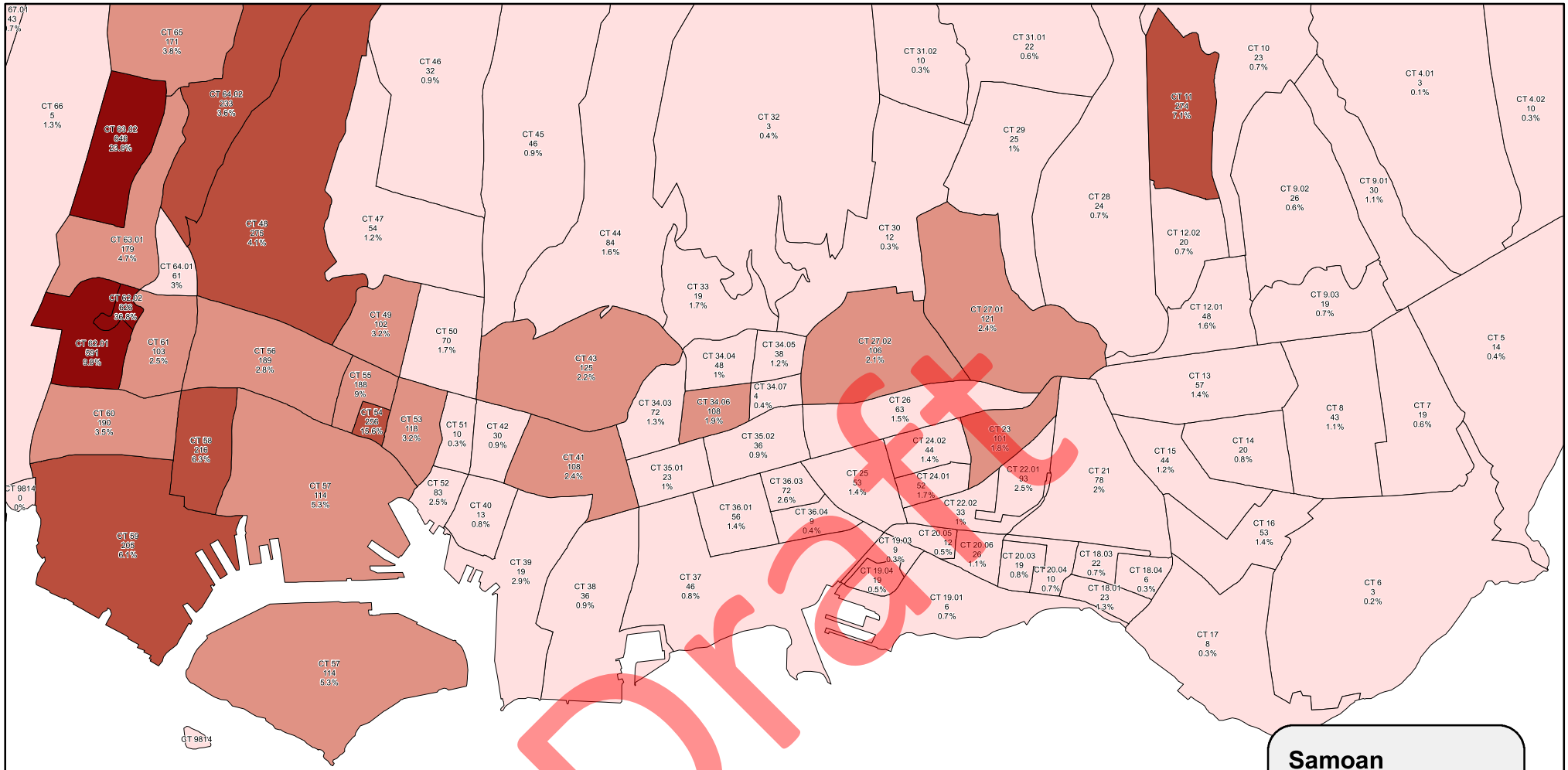
Map No.: 20111115-06-DK
Map Date: 11/15/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



Honolulu
Samoan Population by Census Tracts: 2010
(Race Alone or in Combination)

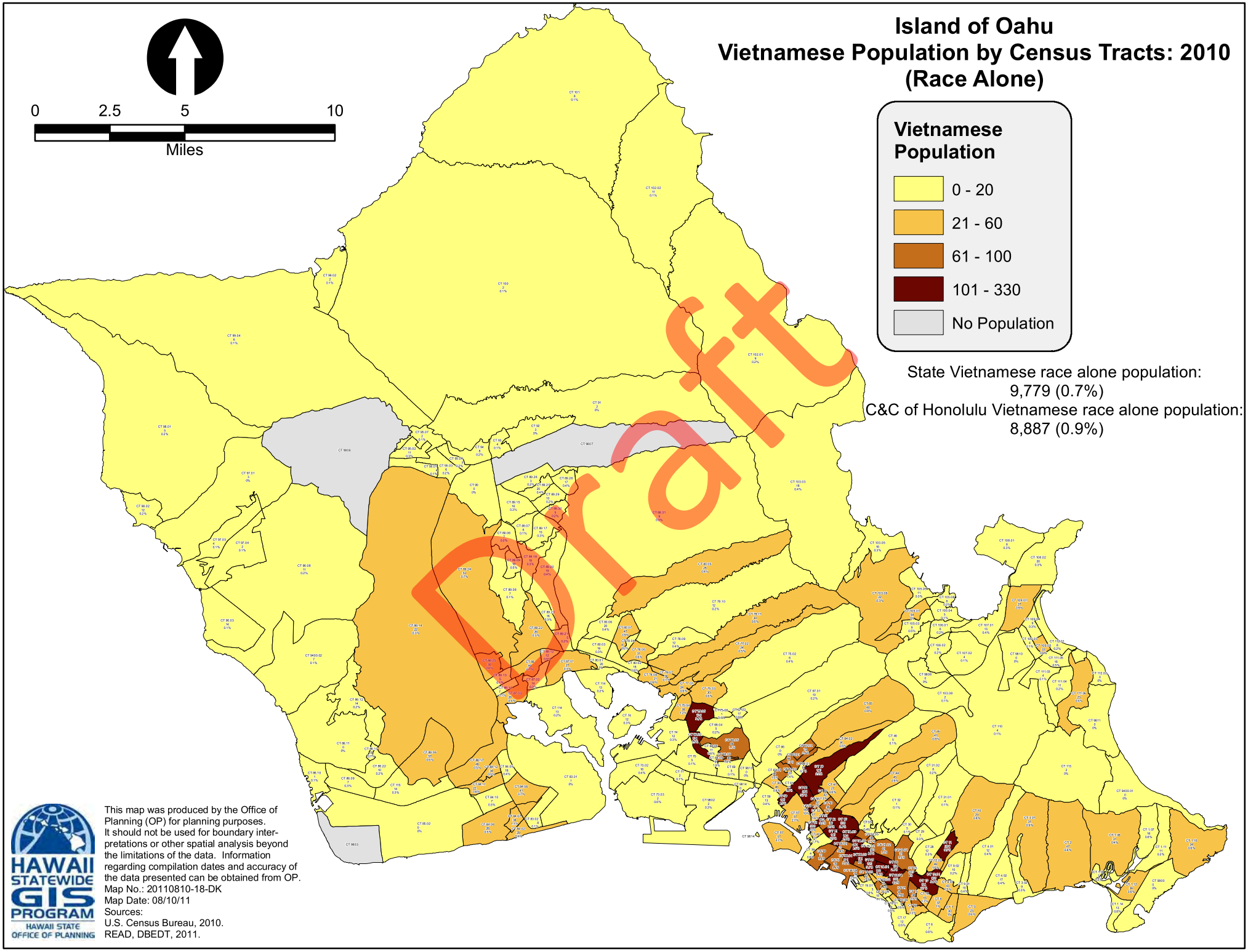
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Map No.: 20120214-01-DK
Map Date: 02/14/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

State Samoan race alone or in combination population: 37,463 (2.8%)
C&C of Honolulu Samoan race alone or in combination population: 33,272 (3.5%)

Island of Oahu
Vietnamese Population by Census Tracts: 2010
(Race Alone)



State Vietnamese race alone population:
9,779 (0.7%)
C&C of Honolulu Vietnamese race alone population:
8,887 (0.9%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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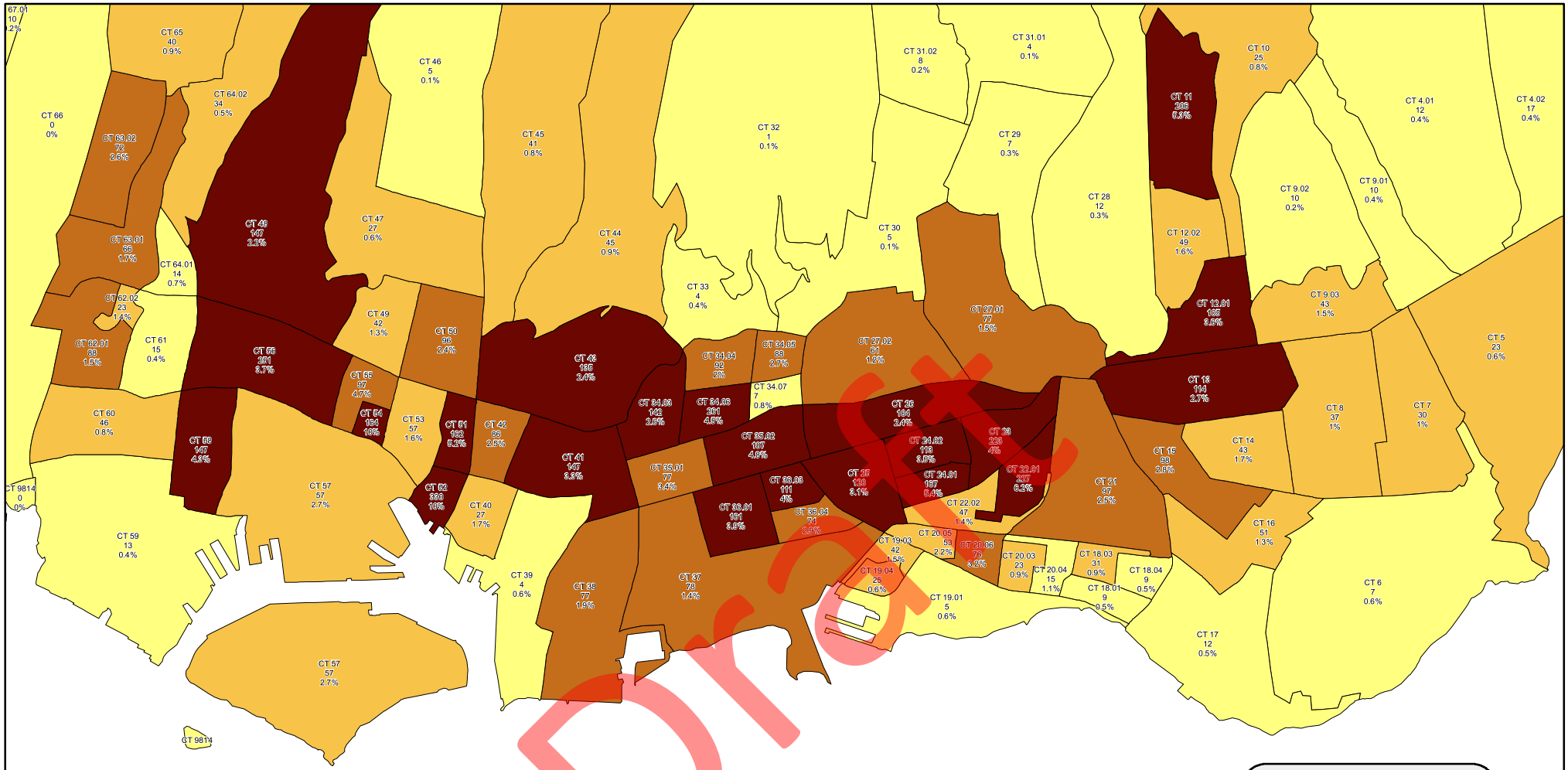
Map No.: 20110810-18-DK
Map Date: 08/10/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

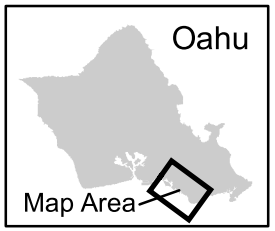


Honolulu
Vietnamese Population by Census Tracts: 2010
(Race Alone)

Vietnamese Population

- 0 - 20
- 21 - 60
- 61 - 100
- 101 - 330
- No Population

0 0.5 1 2
Miles



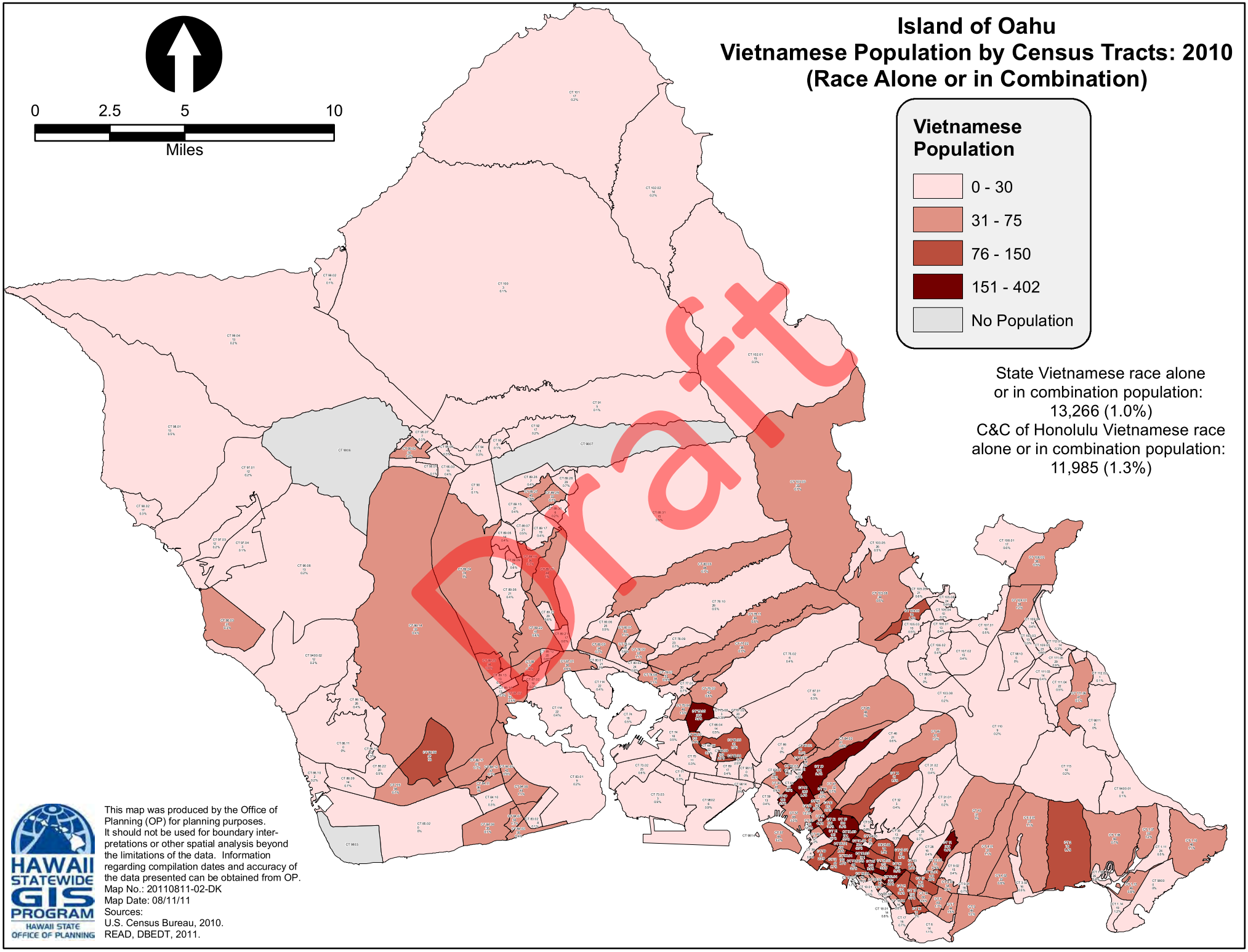
State Vietnamese race alone population: 9,779 (0.7%)
C&C of Honolulu Vietnamese race alone population: 8,887 (0.9%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Map No.: 20120214-03-DK
Map Date: 02/14/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
Vietnamese Population by Census Tracts: 2010
(Race Alone or in Combination)



State Vietnamese race alone or in combination population: 13,266 (1.0%)
C&C of Honolulu Vietnamese race alone or in combination population: 11,985 (1.3%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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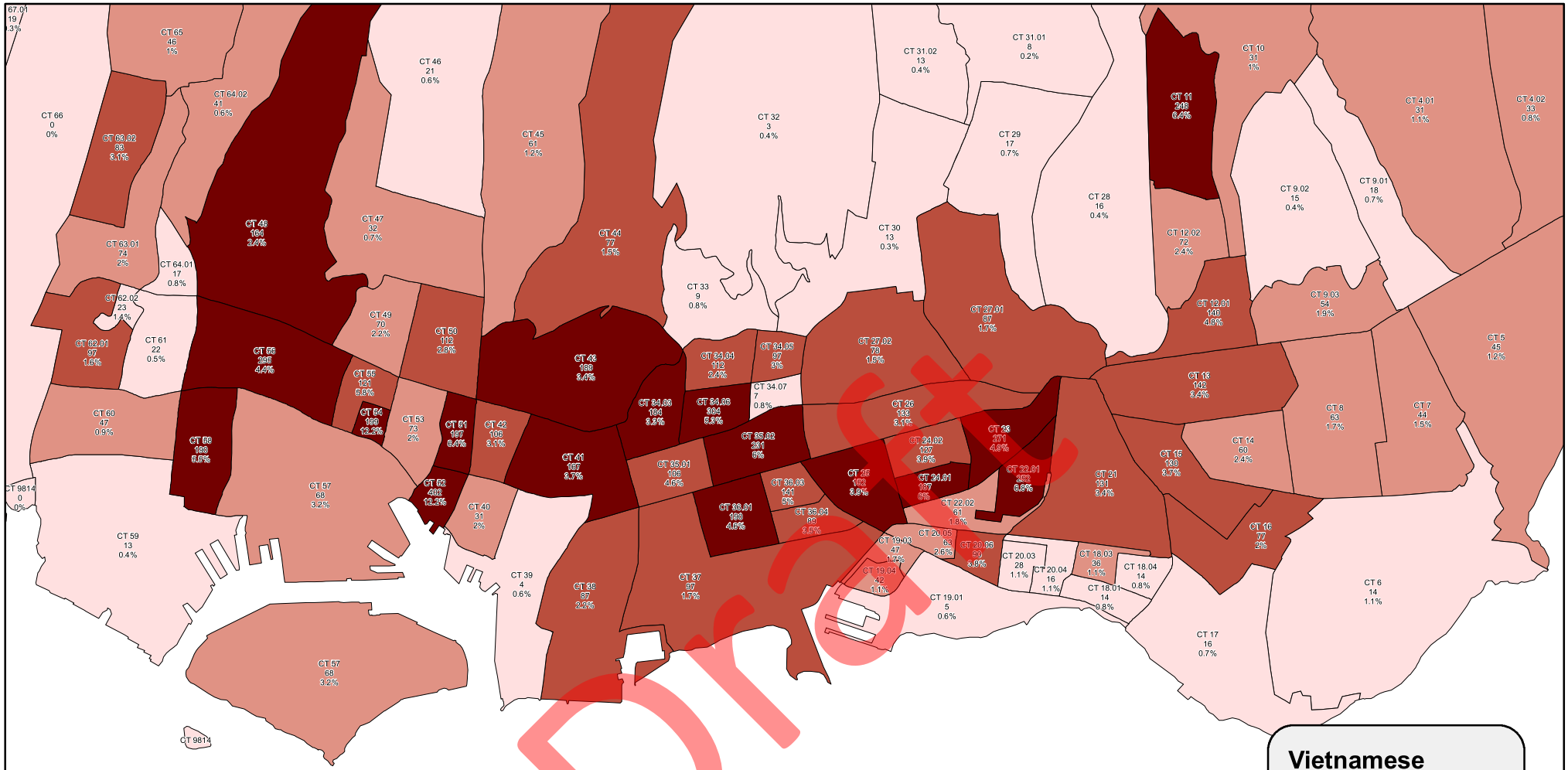
Map No.: 20110811-02-DK
Map Date: 08/11/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.



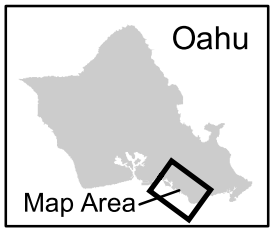
Draft

Honolulu
Vietnamese Population by Census Tracts: 2010
(Race Alone or in Combination)

Vietnamese Population

- 0 - 30
- 31 - 75
- 76 - 150
- 151 - 402
- No Population

0 0.5 1 2
Miles



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C&C of Honolulu Vietnamese race alone or in combination population: 11,985 (1.3%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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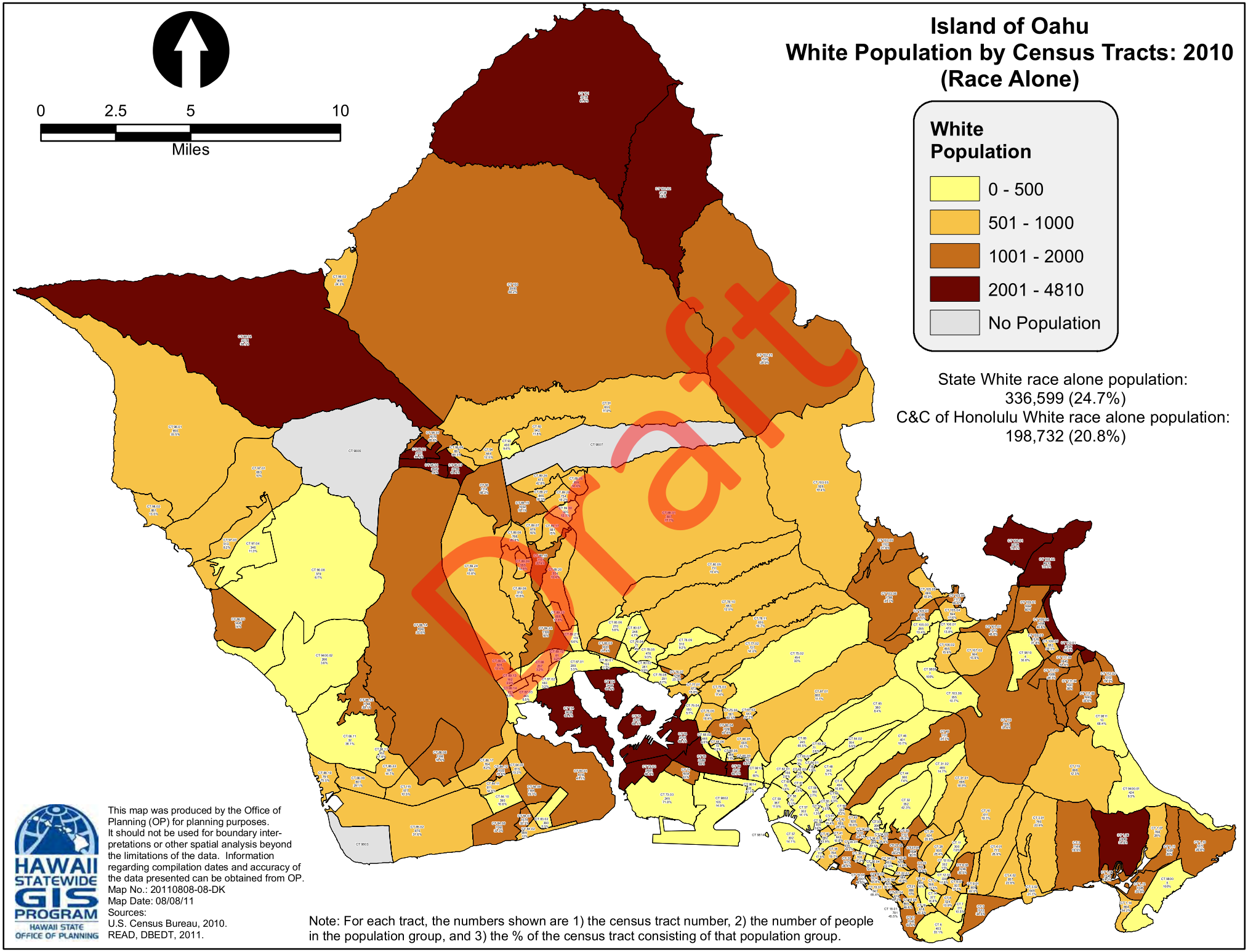
Map No.: 20120214-02-DK
Map Date: 02/14/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
White Population by Census Tracts: 2010
(Race Alone)



State White race alone population:
336,599 (24.7%)
C&C of Honolulu White race alone population:
198,732 (20.8%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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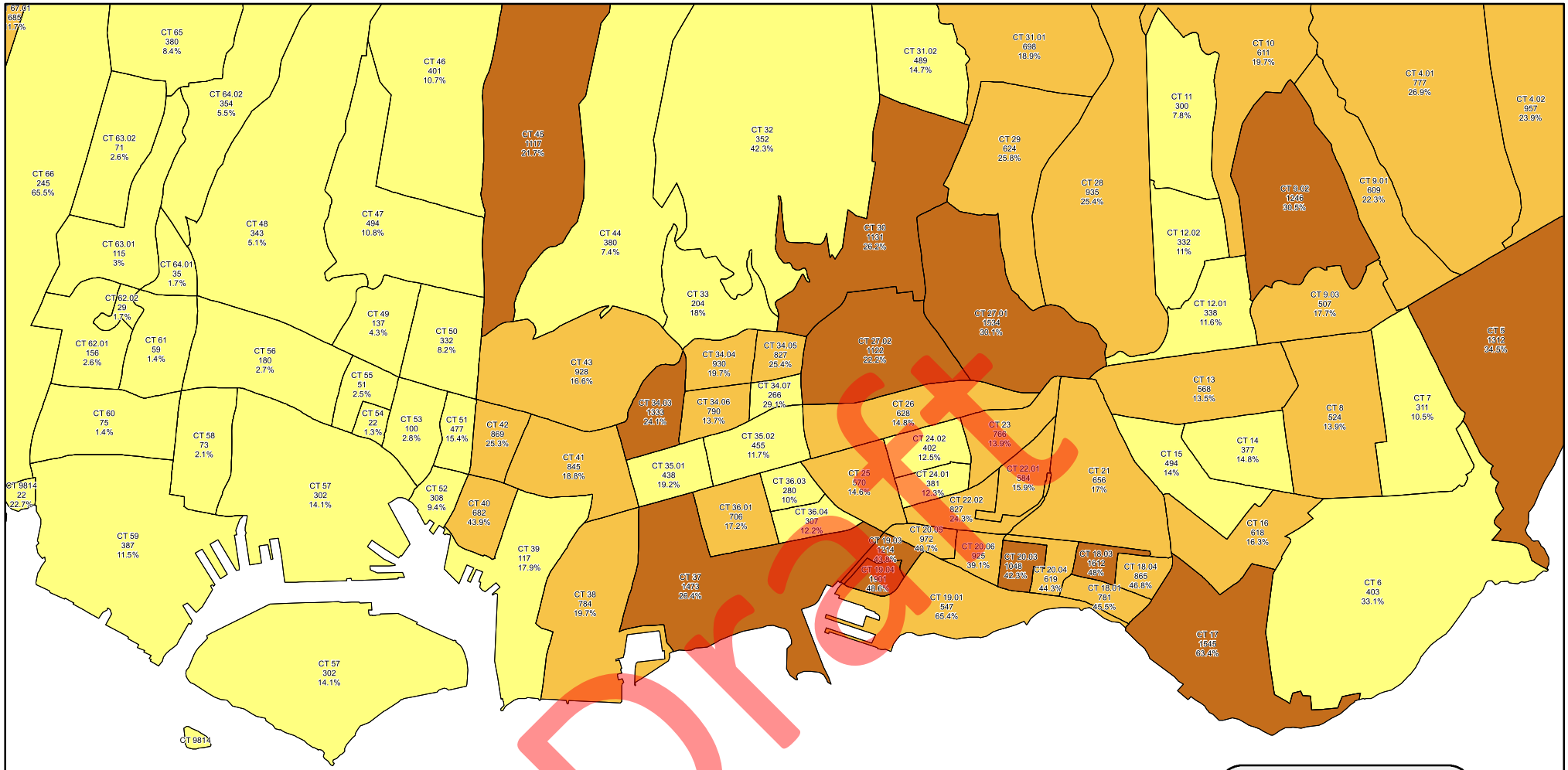
Map No.: 20110808-08-DK
Map Date: 08/08/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

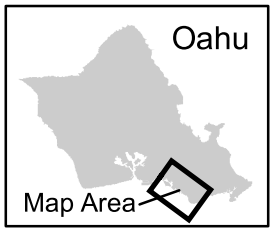


Honolulu
White Population by Census Tracts: 2010
(Race Alone)

White Population

- 0 - 500
- 501 - 1000
- 1001 - 2000
- 2001 - 4810
- No Population

0 0.5 1 2
Miles



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336,599 (24.7%)
C&C of Honolulu White race alone population:
198,732 (20.8%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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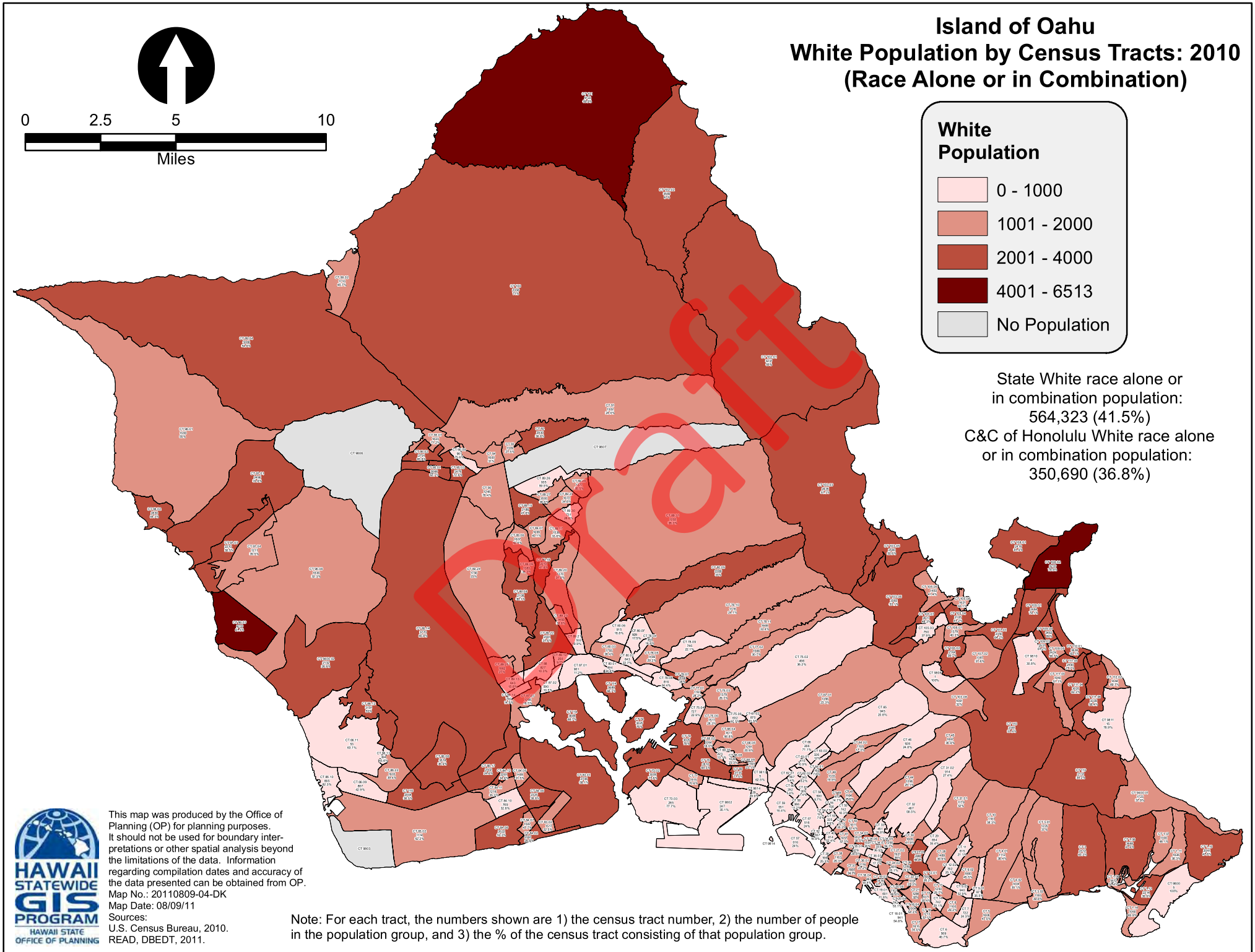
Map No.: 20120203-01-DK
Map Date: 02/03/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Island of Oahu
White Population by Census Tracts: 2010
(Race Alone or in Combination)



State White race alone or in combination population: 564,323 (41.5%)
C&C of Honolulu White race alone or in combination population: 350,690 (36.8%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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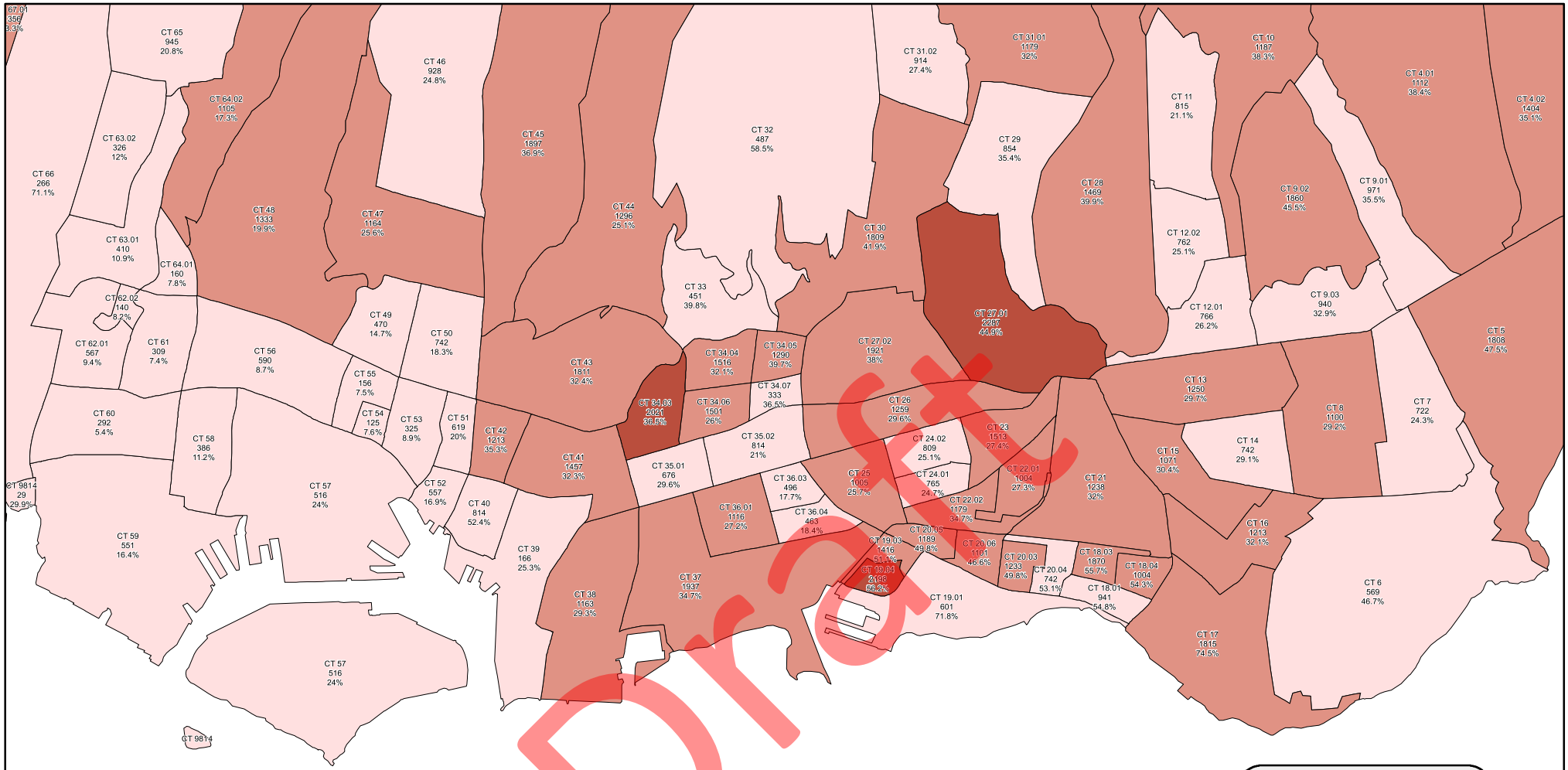
Map No.: 20110809-04-DK
Map Date: 08/09/11
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

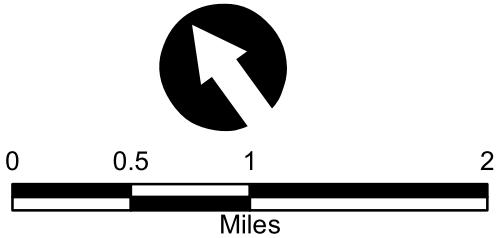


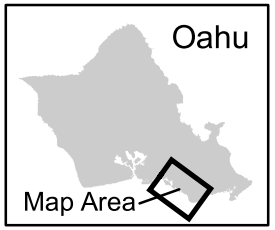
Draft

Honolulu
White Population by Census Tracts: 2010
(Race Alone or in Combination)

White Population

- 0 - 1000
- 1001 - 2000
- 2001 - 4000
- 4001 - 6513
- No Population





State White race alone or in combination population: 564,323 (41.5%)
C&C of Honolulu White race alone or in combination population: 350,690 (36.8%)

HAWAII STATEWIDE GIS PROGRAM
HAWAII STATE OFFICE OF PLANNING

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Map No.: 20120208-01-DK
Map Date: 02/08/12
Sources:
U.S. Census Bureau, 2010.
READ, DBEDT, 2011.

Note: For each tract, the numbers shown are 1) the census tract number, 2) the number of people in the population group, and 3) the % of the census tract consisting of that population group.

Appendix 12

Hawaii Public Housing Authority 2017 Annual Report

Draft

HAWAII PUBLIC HOUSING AUTHORITY

Annual Report
Fiscal Year 2016—2017

Draft

State of Hawaii
Department of Human Services
1002 North School Street
Honolulu, Hawaii 96817

Purpose & Introduction

This report is being submitted in accordance with section 93-16 Hawaii Revised Statutes. This report fulfills the reporting requirements and duties assigned to the Hawaii Public Housing Authority (HPHA) under Hawaii Revised Statutes (HRS) Section 356D-20(3), which states:

> The authority shall submit an annual report to the Legislature on all program areas no later than twenty days prior to the convening of each regular session, that shall provide the following information on the status of its programs and finances:
>
> (A) A financial audit and report conducted on an annual basis by a certified public accounting firm; and
>
> (B) Recommendations with reference to any additional legislation or other action that may be necessary to carry out the purposes of this Chapter.

In compliance with HRS Section 356D-20(3), this Report provides the status of its major programs: Federal and State Low Income Public Housing, Section 8 Subsidy Programs, and Construction Management. Additionally, this Report includes the activities and accomplishments of the administrative offices—Property Management and Maintenance Services, Section 8 Subsidy Programs, Contract & Procurement, Planning & Evaluation, Compliance, Hearings, Information Technology, and Human Resources—that work to support the HPHA's three major programs.

This Report includes financial data on the HPHA's funds, including non-general funds required under section 37-52.5, Hawaii Revised Statutes, and an auditor's report, and summarizes legislation proposed by the HPHA for the 2017 Legislative Session that will allow the HPHA to better serve its tenants, voucher holders, the communities they live in, and the State's very low-income populations.

Draft

EQUAL HOUSING
OPPORTUNITY

Chairman's Message

Aloha mai kakou,

It has been my privilege to serve as the Chair of the Hawaii Public Housing Authority's (HPHA) Board of Directors (Board) during Fiscal Year 2017, and I have seen firsthand the impact that the HPHA has on the lives of the people we serve.

It has been said that the character of a community can be best judged by how it cares for its most vulnerable residents. Our Board has provided guidance and priorities with this in mind, and have directed the HPHA towards goals of improving customer service, eliminating inefficient business processes, and taking the lead in promoting and supporting the HPHA's future redevelopment projects.

Through the fine accomplishments that the HPHA has performed, and the steps we are taking now to address the housing challenges of the future, I am confident that the HPHA will further improve as an Agency, and continue to compassionately fulfill the mandates of our mission.

Respectfully,

Pono Shim
Chairman of the Board

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Draft

Message from the Executive Director

Reflecting on the past year, the Hawaii Public Housing Authority (HPHA) is proud to share with you our accomplishments during Fiscal Year 2017 (FY17). The HPHA, together with its community partners, provided and expanded affordable housing and services that improved quality of life, enhanced safety, and promoted personal success for the people we serve and the neighborhoods in which they reside in.

The highlights in this report showcase some of our accomplishments, which were in most cases, the realization of months of hard work that took place prior to their fruition. The families that we serve are at the heart of everything we do, and it is through these efforts that the HPHA was able to assist over 30,000 of the most vulnerable population of our great state by providing them with a stable living environment. Not only do we provide a roof overhead through income based rents, but we also provide a solid foundation on which every participant has a chance to build a better life.

Much of our work in FY17 was guided by the serious shortage of affordable housing in our state, long waitlists, and our commitment to our residents. Looking forward, we continue to make strides towards exciting redevelopment projects in our pipeline. Some of these projects include Mayor Wright Homes, the School Street Property, and the second phase of Kuhio Park Terrace. Through public-private partnerships, the HPHA is answering the call to provide10,000 affordable rental units by 2020, and contributing to the State's goal of providing 22,500 affordable rental housing units by 2026. We need to ensure the long-term viability of this important resource and use these opportunities to add more housing to these sites. These redeveloped properties will be mixed income/mixed use, and include people of all income levels that will contribute to the vibrancy of our communities.

While much has been accomplished, there is some trepidation for the future as we hear the news from Washington and the potential for devastating cuts in funding for housing and support programs that serve needy families by the Trump Administration. Despite the HPHA's best efforts, nearly 10,000 families will remain on the wait list for several years before receiving either low-income public housing or rental assistance vouchers.

None of these accomplishments would have been possible without the support and leadership of the Administration and the Legislature. For that, on behalf of the HPHA and its tenants, we express our appreciation and gratitude for their continued commitment to affordable and public housing. We are grateful for your assistance in pledging resources to preserve and improve our public housing properties for our current and future residents. The appropriations the HPHA has received have made a tremendous impact on those we serve statewide, and we have a renewed commitment to meeting the housing needs of the poorest people in the State.

I am grateful to the HPHA Board of Directors for their ongoing guidance and support as we continue our efforts to provide affordable housing and build communities. Also, a big MAHALO to all the HPHA public servants for their hard work and commitment to the Agency's mission. Our work is more important than ever, and you can count on the HPHA's continued dedication to serve program participants who are homeless or on the brink of becoming homeless by providing stable housing, supportive services, and an opportunity for a better quality of life.

Sincerely yours,

Hakim Ouansafi

Draft

Board of Directors

The Hawaii Public Housing Authority is governed by an eleven member Board of Directors that represent a cross section of public and private entities who provide guidance concerning policy matters.

Back Row: HPHA Executive Director Hakim Ouansafi, Director En Young, Secretary Jason Espero, Vice Chairperson Alena Medeiros, Director George De Mello, and HPHA Executive Assistant Barbara Arashiro.

Front Row: Director Laura Smith, Director Lisa Darcy, and Chairperson Pono Shim

Our Mission

The Hawaii Public Housing Authority is committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low income families and individuals, free from discrimination.

Pono Shim, Chairperson
Oahu, Term to expire 6/30/19

Alena Medeiros, Vice Chairperson
Oahu, Term to expire 6/30/18

Jason Espero, *Secretary*
Advocate for Persons with Disabilities
Term to expire 6/30/19

George De Mello
Resident Member, Term to expire 6/30/20

Myoung Oh
Oahu, Term to expire 6/30/18

Lisa Darcy
Maui, Term to expire 6/30/20

Vacant
Kauai

En Young
Hawaii, Term to expire 6/30/19

Laura Smith
At-Large, Term to expire 6/30/19

Pankaj Bhanot, Director
Ex-Officio Member
Department of Human Services

Vacant
Ex-Officio
Designee of Governor David Y. Ige

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Historical Overview: 82 Years of Public Service… *Celebrating our Legacy*

1935 The Hawaii Housing Authority was created by the Territorial Legislature to provide safe and sanitary housing for low-income residents of Hawaii. Two years later, the U.S. Housing Act of 1937 made federal construction funds available.

1941 After December 7, 1941, an unprecedented defense building program began. After the war, a civilian housing shortage loomed and affordable housing was hard to come by.

1951 The HHA was Hawaii's largest rental agency. Throughout the 1950's, Oahu experienced unprecedented economic growth with development spreading in the windward and leeward areas. By the end of the decade, HHA completed eight new developments which provided 1,752 new units for Hawaii's families.

In 1969, Board Chair William D. Among, presents keys to a family moving into the new Nanakuli Homes.

1988 By 1988, HHA had developed through Act 105, a staggering 10,132 dwelling units—single family, townhouse, duplex, apartment and house lot unit types. The State of Hawaii's Housing Finance and Development Corporation was created by Act 337 as part of Governor John Waihe'e's initiative to create one streamlined State organization to promote and develop a continuum of affordable housing.

The change allowed the HHA to refocus its energies as the statewide public housing authority.

On October 5, 1961, State, County and Authority officials participated in a dedication ceremony for a 50-unit addition at Lanakila Homes

1960 The Governor issued an executive order implementing the Government Reorganization Act of 1959, which created a new Department, and placed the Hawaii Housing Authority in the Department of Social Services for administrative purposes only.

By the mid-60's, the HHA had responded to the changes in the housing market and opened housing projects designed for the special economic, social and physical needs of Hawaii's senior citizens.

1970 By 1970, the State Legislature broadened HHA's duties by enacting Act 105 which permitted the State to raise $100 million to build low and moderate income housing.

In June of 1972, HUD Secretary George Romney signs a $1,975,000 contract with the Hawaii Housing Authority to develop new and better public housing management systems.

Draft

1990's In the 1990's, the HHA once again broadened its responsibilities adding the State's Homeless Programs. During this time, the HHA also realized the value of a comprehensive approach and grew its programs on drugs and crime prevention, education, job training and self-sufficiency.
HHA opened the Family Investment center to address the self-sufficiency needs of families in public housing. Equipped with a computer lab and classrooms, residents were able to complete GED classes and obtain valuable job training.

Governor John Waiheʻe signs bills that affect the Hawaii Housing Authority in 1998.

By June 1998, the HHA must once again ride the waves of change when it is abolished. Act 350, under the Cayetano Administration, consolidated the Hawaii Housing Authority and Housing Finance and Development Corporation into a single housing agency known as the Housing and Community Development Corporation of Hawaii (HCDCH).

2005 On July 5, 2005, Act 196 effectively bifurcated the HCDCH into two agencies, the Hawaii Public Housing Authority (HPHA) and the Hawaii Housing Finance and Development Corporation (HHFDC). Under this new structure, HPHA's core function is to manage federal and state public housing programs, including Section 8 and senior housing. In the next year, Homeless Programs are transferred to the Department of Human Services.

2014 The HPHA achieved a record high occupancy of 98% in its public housing programs. The Section 8 Program is rated a high performer under the Federal Assessment System. With a combined State and Federal capital program, the HPHA is managing approximately $150M in ongoing design and construction projects for its aging inventory.

2015 The HPHA embarked on expansion and redevelopment of its property inventory by establishing public/private relationships for the redevelopment of Mayor Wright Homes and HPHA's N. School Street Administrative Offices.

2016 The HPHA successfully exhausted the Section 8 Housing Choice Voucher waitlist, after ten years of being closed due to the amount of applicants requesting vouchers. The HPHA is now working toward assisting new residents suffering hardship with their housing needs.

Press conference announcing the RFQ for the HPHA N. School Street Administrative Offices.

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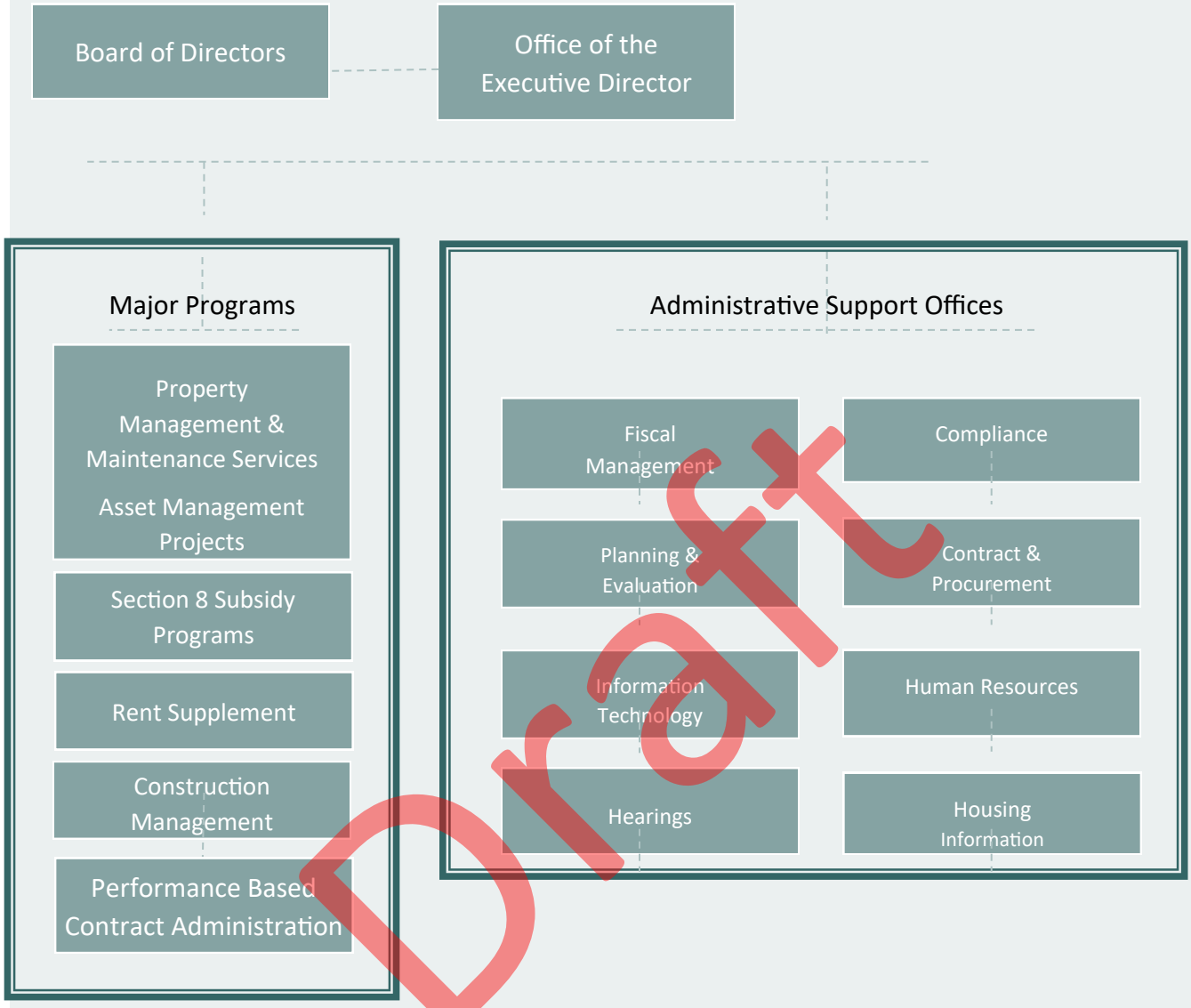
HPHA Organization



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Years of Dedicated State Service

10 Years of Dedicated State Service

Angel B Acorda
Jonessa K. Burns
Bryan Canencia
Craig K. Colburn
Marina S..C. Endo
Richline P. Fong
Steven A. Kobashigawa
Cynthia N. Lai
Placido A. Lumabao
Imelda J. Mangoba
Devin T. Nakasone
Darrell K. Wong

20 Years of Dedicated State Service

Earl K. Nakaya

30 Years of Dedicated State Service

Ernesto A. Delos Santos
Bert T. Hashimoto
Gilbert M. Nakagawa
Cynthia B. Yoshida

Gary Ito retired after 37 years of service

Greg Cuadra retired after 5 years of service

Randy Albano testing the newest drills at an HPHA organized fair for vendors to showcase the latest in maintenance tools and equipment.

Draft

Federal & State Public Housing Program

FEDERAL PUBLIC HOUSING is a U.S. Department of Housing and Urban Development (HUD) program established to provide decent, safe rental housing for eligible low-income families, the elderly, and persons with disabilities. There are approximately 1.2 million households living in public housing units nationwide, managed by some 3,300 Public Housing Agencies. Program eligibility and rents are income-based.

The HPHA is the sole statewide Public Housing Agency (PHA) for the State of Hawaii, established by the Territory of Hawai'i in 1935 (see page 6) to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors (see page 4) appointed by the Governor of Hawaii, today the HPHA Federal and State Low Income Public Housing programs combine to serve over 6,100 families or approximately 18,000 individuals.

During the fiscal year, the HPHA updated its Five Year and Annual Public Housing Agency Plan (PHA Plan) which lays out the road map for the federal public housing and Section 8 programs for the coming years. Some of the proposed improvements described in the PHA Plan include:

- Assessing the feasibility of acquiring or developing properties to create additional housing opportunities on all islands;
- Pursuing additional housing assistance and supportive services for veterans;
- Increasing lease up under the voucher and rent supplement programs; and
- Continued collaboration with law enforcement to combat fraud in housing programs.

Due to HPHA's efforts, HUD recognized that the HPHA was owed 74 additional units and has increased the HPHA's total Federal Annual Contributions Contract inventory.

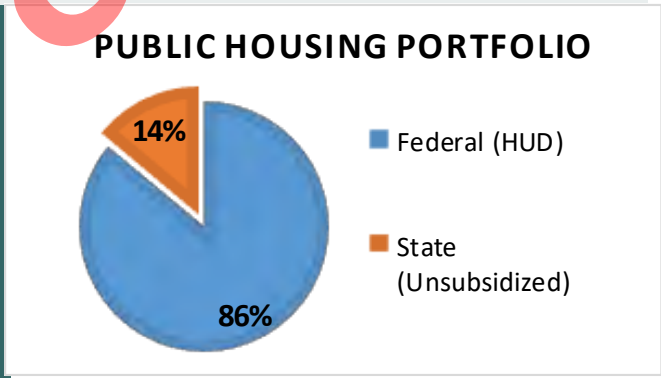
HPHA's portfolio of **85 properties** consists of **6,270** units of public housing:

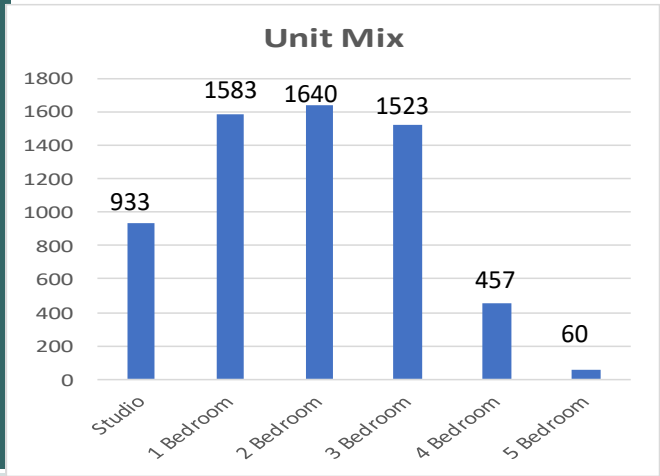
- **5,406 units** HUD subsidized
- **864 units** State (no subsidy)
- Units on Kaua'i, O'ahu, Moloka'i, Mau'i, and Hawai'i

Unit sizes range from studios to five (5) bedrooms

85 properties are grouped into **Seventeen (17) Asset Management Projects**

- **8 AMPs** managed by State employees
- **8 AMPs** managed by private contractors
- Accounting, budgeting, management, over sight, and evaluation are performed by AMP with Central Office assistance
- 1 AMP is provided subsidy under a mixed finance redevelopment





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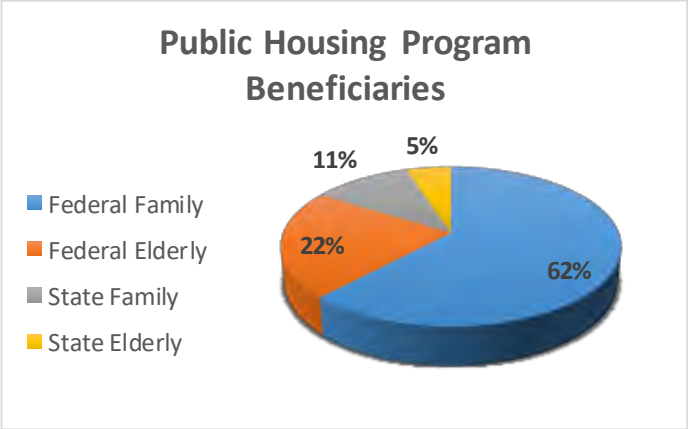
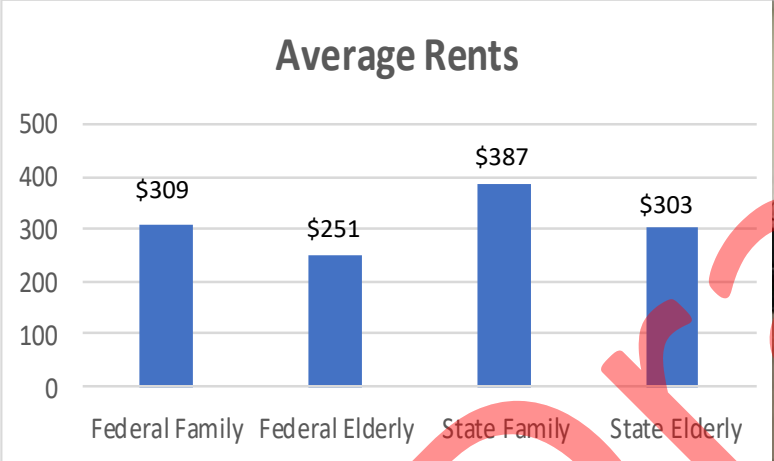
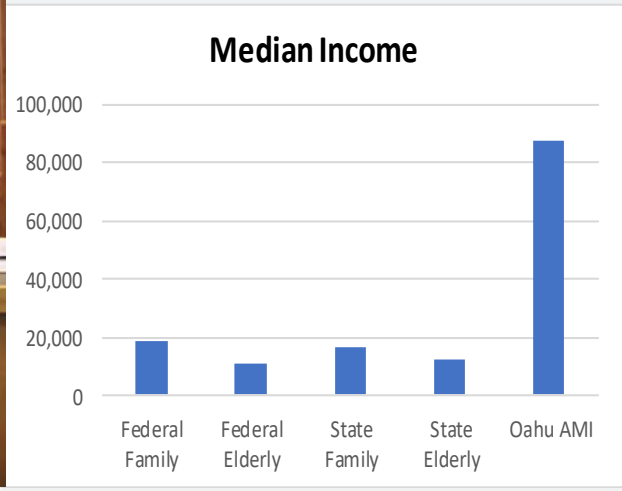
Public Housing Program—Tenant Characteristics

HPHA houses "**Low Income**" families earning **80% Area Median Income (AMI) or less**

- Honolulu Metropolitan Statistical Area AMI, family of 4 for FY17 = **$83,680**
- **Not less than 40%** of Federal family public housing units are restricted to "**Extremely Low Income**" families earning **30% AMI or less**







Mass Interviews to lease up needy families from the waitlist. The waitlist is currently closed and contains approximately 10,000 families.

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Property Management & Maintenance Services Branch

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT—REAL ESTATE ASSESSMENT CENTER INSPECTIONS

The Real Estate Assessment Center (REAC) Inspection is a tool that the U.S. Department of Housing and Urban Development (HUD) uses to promote the effective use of accurate, timely and reliable data in assessing the condition of all HUD subsidized properties. Approximately 20,000 such inspections are conducted nationwide each year, and these inspections look for health and safety deficiencies and ensure that our HPHA properties are safe, decent and sanitary.

The REAC inspections restore public trust by making sure that there is no government fraud, abuse and waste. Last fiscal year, thanks to the hard working HPHA public servants, the Governor and Legislative appropriations, 5 out of 7 Asset Management Projects (2,249 units) significantly improved their REAC score from the previous year's inspection. The remaining properties were not inspected due to their high scores in the previous year's inspection.

PROGRAM GOALS

Maintained Adjusted Occupancy to 98%

Improve Rent Collections to 98%

Increased Tenant Services

Improve the Quality of Services

Increase Accessibility to Housing and Services

Draft

Program	Number of Families	Approximate Number of Individuals
Federal Family Low Income Public Housing	3,242	12,000
Federal Elderly Low Income Public Housing	1,132	1,400
Total Federal Tenants	4,374	13,400
State Family Low Income Public Housing	250	1000
State Elderly Low Income Public Housing	569	800
Total State Tenants	819	1,800
Total Tenants	5,193	15,200

FEDERAL AND STATE RENTAL SUBSIDIES

The Section 8 Housing Choice Voucher (HCV) Program, commonly known as "Section 8", is a HUD program established to provide rental subsidies for units that are chosen by the tenant in the private market with assistance provided through tenant-based vouchers. It is the largest of the HPHA's rental subsidy programs and is administered on Oahu only. The HPHA also administers Non-elderly Disabled vouchers, Veteran's Affairs Supportive Housing vouchers, Performance Based Contract Administration (project based) vouchers, tenant protection vouchers, and Section 8 project based vouchers. The State of Hawai'i provides the HPHA with funding for a Rent Supplement Program (RSP) that is administered similar to the federal program providing shallow rent subsidies for units statewide.

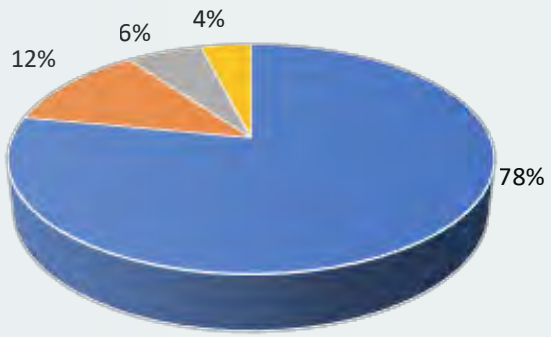
PROGRAM STATISTICS

1,762 HUD Housing Choice Vouchers, Avg. Housing Assistance Payment (HAP) = **$998** per month

162 Non-Elderly Disabled Vouchers (NED) Average HAP = **$1019 month**

466 Veterans Affairs Supportive Housing (VASH) , Avg. HAP = **$838 month**

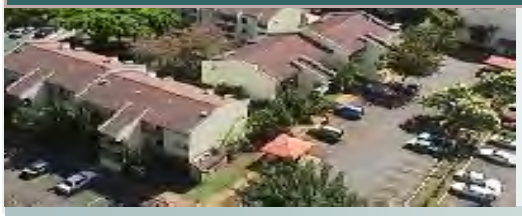
268 State Rent Supplement Program Avg. payment of **$362** per household



Section 8 Programs

Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,762	5,903	3.35
NED	164	267	1.63
VASH	466	468	1.004
Total Federal	2,392	6,638	2.78
State Rent Supp.	268	576	2.15
PBCA	2,996	5,974	1.99
Total Recipients	5,656	13,188	2.33

Program	Median Income
Federal Section 8	$20,950
Federal NED	$13,436
Federal VASH	$13,987
State Rent Supplement	$18,906
Oahu AMI	**$86,600**



STATE RENT SUPPLEMENT PROGRAM

Following Governor David Y. Ige's Emergency Proclamation to provide emergency relief to address the homeless situation, the HPHA took swift action by requesting the HPHA Board of Directors to adopt "Special Rent Supplement Program Emergency Rules" on June 16, 2016.

This allowed the HPHA to contract with Catholic Charities of Hawaii with the purpose of quickly screening homeless families in need of assistance to the HPHA, and to allow a maximum payment of $1000 per household.

During FY17, the HPHA was able to assist a total of 268 families in attaining housing. We are pleased to report that as of December of 2017, the agency has expanded the program to currently assist a total of 494 families.

Public Housing Specialists Beverly Vallesteros (left) and Curtis Kaneoka (below) assist families during their eligibility interviews.

Landlords who are interested in renting their units to a needy family should contact the HPHA's Section 8 Branch at (808) 832-6040.

Draft

Section 8 Programs—Family Self Sufficiency Helping Families Succeed

FAMILY SELF-SUFFICIENCY PROGRAM

The HPHA administers the Family Self-Sufficiency (FSS) Program and its participants are linked to social services to help them gain economic independence from government assistance. Participants sign a FSS contract which sets out goals for their progress. As part of the program, an interest-bearing FSS escrow account is established by the HPHA for each participating family. As their income grows, the funds are deposited into the escrow account for the family who is eligible to receive the funds at the completion of their contract. Since the start of the new fiscal year, the HPHA took over the administration of the FSS Program in-house and are excited to be working with these public housing and Section 8 families.

As the eldest child of 15 siblings, Ms. Theresa Pestana knew from an early age about caring for her family, and the value of hard work. Starting as a Candy Striper at Tripler Hospital, Ms. Pestana has used her experience with the FSS program to improve her job status to currently serve as a Community Service Worker with the City and County of Honolulu. Her future goals are to attain an online Case Management degree and possibly create her own business in the Caregiving Services field. Ms. Pestana serves as a shining example to her fellow residents and encourages her community to always do your best for your family, and take the steps necessary to achieve your goals.

Draft

Mr. Paco Alfanso is from the Ton Village of Wonei on the island of Chuuk, and was working with the Hawaii Carpenter's Union, but would often go months without work. Because of this, Mr. Alfanso decided to participate in the FSS program with the goal of better providing for his family while having more flexibility in also spending time with them. While in the FSS, Mr. Alfanso took a micro-enterprise class with the Parents and Children Together (PACT) non-profit, and applied the skills that he learned to create Paco's Wholesale Fish. He looks forward to expanding Paco's Wholesale Fish into a food truck, and believes in working hard to follow your dreams.

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PLANNING AND EVALUATION

The HPHA's Planning and Evaluation Office (PEO) performs overall planning evaluation and research activities for programs and policies administered by the HPHA, coordinates legislative activities and oversees redevelopment efforts for the HPHA. PEO periodically updates long and short-range functional plans to meet the HPHA's program objectives and HUD requirements. Additionally, PEO compiles, reviews and analyzes statistical, demographic and market data to identify specific levels and types of housing needs within the State, works with the other branches in determining how these needs may best be met and works with government agencies, developers, advocacy groups and others to assess needs and identify strategies. PEO develops and updates administrative rule-making of the HPHA and works with legislators to develop state funding and policies to better fulfill the goals of the HPHA.

Redevelopment Efforts

The vast majority of the HPHA's property inventory is at or near its useful life and requires complete overhaul and redevelopment. The HPHA views this as an opportunity to expand the number of affordable units for the State, to leverage financing through public/private partnerships, take advantage of City and County of Honolulu Transit Oriented Development (TOD) incentives and benefits, create more vibrant communities, and contribute to the State's mandate of 22,500 affordable rental housing units by 2026 and the Governor's goal of 10,000 affordable rental housing units by 2020.

Project	Current Units	Proposed	Net Gain	Estimated Start Date	Estimated First Stage Completion Date
Makua Ali'I & Paoakalani	362	1,000	340 to 640	2025	2027
Mayor Wright Homes	364	2,500	2,140	2019	2021
Kalanihuia	151	500	350	2022	2024
School Street Project	0	300 to 800	300 to 800	2020	2022
KPT Phase 2	176	425	250	2020	2022
Kamehameha & Kaahumanu	373	2,500	2,127	2022	2025
Puuwai Momi	260	1,500	1,240	2021	2023
Hale Laulima	36	1,000	960	2023	2026
Waipahu I & II,	260	1,000	740	2023	2026
UH West Oahu		2,000	2,000	Pending 2024	Pending 2026
	1,976	Up to 13,200	Up to 10,600		

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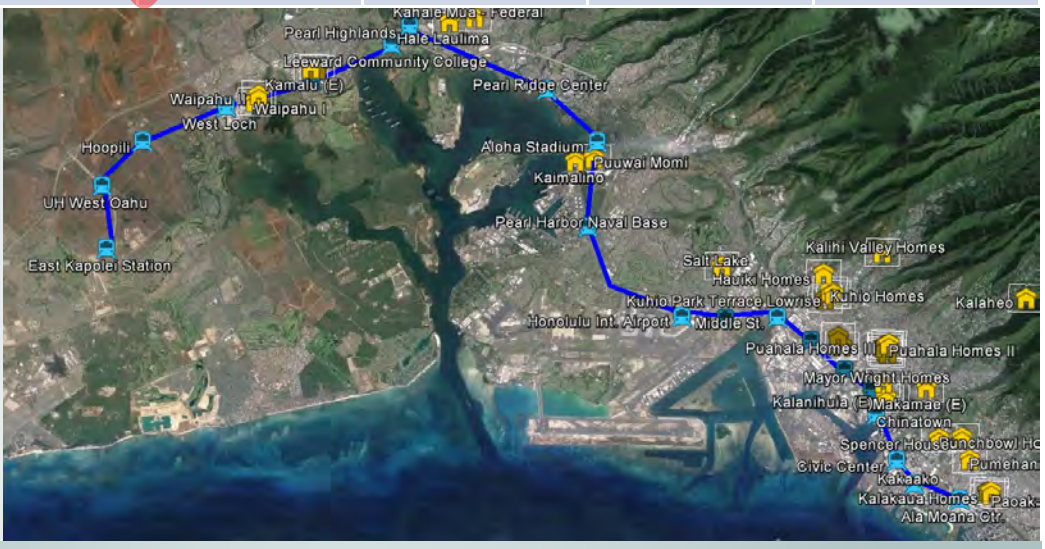
Above: Table of 10-Year Projection for HPHA Redevelopment Projects that could potentially add up to 10,000+ affordable housing units. (Subject to availability of funds and tax credits)

Left: Proposed Honolulu Rail route and stations (blue), and HPHA properties (yellow).



Redevelopment Efforts cont.

Mayor Wright Homes

The HPHA has teamed up with Hunt Development Group, and its team, for the redevelopment of Mayor Wright Homes (MWH). The vision for the redevelopment includes: one-for-one replacement of public housing units, and to create additional affordable units in this mixed income, mixed use development.

MWH is located within the Transit-Oriented Development (TOD) zone of the Honolulu Rail System, in close proximity to the Iwilei Station.

The HPHA has signed a Predevelopment Agreement with Hunt Development group, and through continuous community engagement, has created a Preferred Master Plan. The HPHA is anticipating to have the Final Environmental Impact Statement (EIS) completed and the Master Development Agreement signed by December of 2017, and looks forward to having the Federal National Environmental Protection Act (NEPA) EIS completed by the end of 2018.

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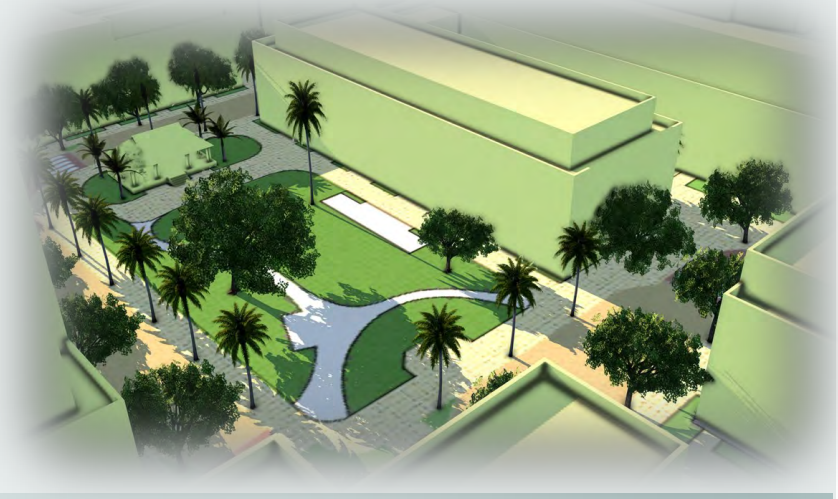
Proposed conceptual Illustration. Actual Design subject to change.



Redevelopment Efforts cont.

North School Street HPHA Administrative Offices

The HPHA partnered with non-profit Retirement Housing Foundation to redevelop the HPHA administrative offices located at 1002 N. School Street. The project will include HPHA offices, and commercial uses that best serve the surrounding community.

The HPHA has signed a Predevelopment Agreement with Retirement Housing Foundation and is looking forward to publishing the Draft Environmental Impact Statement (EIS) in January of 2018. Community engagement has been a vital part of this project, and has the support of the majority of the community to create senior affordable rental housing units.

Proposed conceptual Illustration. Actual Design subject to change.

Draft

From left: HPHA Housing Development Administrator Becky L. Choi; Katie Pierce of the Section 8 Subsidy Programs Branch; Housing Planner Sarah Beamer; Planner Benjamin Park; Chief Financial Officer Chong Gu; and (seated) Executive Director Hakim Ouansafi

CONSTRUCTION MANAGEMENT

With a backlog of approximately 820 million, the Construction Management Branch focuses primarily on bringing vacant units that are classified as Type C (units needing major repairs), while administering all capital improvement projects, and ensures the timely obligation and expenditure of program funds.

In FY17, the HPHA has been working hard to successfully encumber the $14.3M by the June 30, 2018 deadline. As of June 30, 2017, the HPHA has successfully encumbered 50.2% of the Biennium 2015-2017 Lump Sum appropriation. This is in addition to obligating $9.1M of the Federal CFP (Capital Fund Program) appropriated by HUD.

During this period, in addition to dozens of units fixed by our staff, the HPHA repaired and placed 49 vacant units back into service, and completed lead-based paint and lead-containing paint testing on 52 public housing building exteriors and 45 public housing unit interiors.

The HPHA also demolished down to the slab 31 obsolete duplex buildings at Lanakila Homes in Hilo, Hawaii. The Hazmat report indicted high levels of lead which is also in the soil. HPHA is working with a consultant and the Department of Health on a mitigation work plan for the site and contaminated soil. This work is planned for completion in FY18.

The HPHA continues to work toward making all sites accessible and free from hazardous materials (lead, asbestos, mold and any chemicals that may be present in the soil). All sites built before 1968 will be undergoing Lead-Based Paint Testing and Risk Assessments and HPHA will work towards abating the sites that test positive as funds are made available.

Funding as of June 30, 2017:

In Contract:
$12,127,266 – Federal funds (Capital Fund Program, CFP)
$62,802,759 – State funds (Capital Improvement Projects, CIP)
$74,930,025 – Total in Contract

Budgeted:
$36,429,015 – Federal CFP funds appropriated and budgeted
$146,145,000 – State CIP funds appropriated and budgeted
$182,594,015 – Total Budgeted

New Contracts in FY 2016-2017:

10 New Consultant Contracts
14 New Construction Contracts
1 New Service Contract

25 Total New Contracts (plus 2 in-house design)

$5,645,709 in New Consultant Contracts
$34,936,659 in New Construction Contracts
$40,613,058 Total New Contracts

Thanks to Governor Ige and appropriations from the Legislature, the *Pomaika'i Community Center on the Big Island was modernized.*

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CONSTRUCTION MANAGEMENT CONT.

The HPHA is undergoing a systematic assessment and upgrade of all major building systems for its high rise properties. Assessments and upgrades to fire prevention systems, backflow preventers, hot water heaters, hot water storage tanks, heat pumps, booster pumps and trash chutes.

Completing the major building systems upgrades moving into FY18 will include call-for-aid systems, fire pumps, exhaust fans and ventilation systems. Additionally, the elevators at all State public housing buildings will be assessed and upgraded.

The Construction Management Branch continues to diligently work to meet all Federal Capital Fund Program (CFP) and State Capital Improvement (CIP) deadlines for encumbrance, obligation and expenditure.

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Punchbowl Homes—New Water Heaters

Pumehana—New Tankless Gas Water Heaters

Before and after: Renovated roll-in shower

Completed Construction Projects FY 2017

The HPHA manages dozens of ongoing design and construction projects. Below are completed projects for the fiscal year.

Kauhale `Ohana – Site & Dwelling Improvements	Des: $470,543 ($32,130 CFP, $438,413 CIP) Const: $2,637,430 ($254,130 CFP, $2,383,300)
Mayor Wright Homes – Bldg and Site Improvements	Des: $427,728 CIP; Const: $4,314,722 CIP
Hale Hau`oli (Elderly) – Accessible Ramp to Comm Center	Des: *In-House;* Const: $7,652 CIP
Ko`olau Village – Site & Bldg. Improvements	Des: $668,527 ($82,253 CFP, $586,274 CIP), Const: $5,396,961 ($105,233 CFP, $5,291,728)
Pomaika`i (Elderly) – Site & Bldg Improvements	Des: $378,155 CIP; Const: $3,826,320 CIP
Hale Po`ai (Elderly)– Building Improvements	Des: $578,997 CIP; Const: $1,903,229 CIP
Hale Po`ai (Elderly) – Fire Prevention System Improvements	Des: $9,000 CIP; Const: $31,099 CIP
Ho`olulu (Elderly) – Fire Prevention System Improvements	Des: $12,000 CIP; Const: $62,962 CIP
Kamalu (Elderly) – Fire Prevention System Improvements	Des: $12,000 CIP; Const: $62,962 CIP
Paoakalani (Elderly) – Installation of new Backflow Preventers	Des: $12,000 CIP; Const: $42,000 CIP
Kalakaua (Elderly) – Installation of new Backflow Preventers	Des: $23,000 CIP; Const: $117,000 CIP
Makua Ali`i (Elderly) – Upgrade to Gas Water Heaters	Des: $5,122 CIP; Const: $138,700 CIP
Paoakalani (Elderly) – Upgrade to Water Heaters	Des: $13,973 CIP; Const: $303,672 CIP
Kalakaua – Upgrade to Heat Pumps and Booster Pumps	Des: $13,819 CIP; Const: $374,224 CIP
Makua Ali`i (Elderly) – Replacement of Trash Chute	Des: $66,395 CFP; Const: $850,903 ($514,463 CFP, $336,440 CIP)
Ho`okipa Kahalu`u – Accessibility and Site Improvements	Des: $682,789 ($626,850 CIP, $55,939 CFP), Const: $4,554,043 CIP
Ke Kumu `Elua – Interior Accessibility Improvements	Des: *In-House;* Const: $119,279 CIP
Kalanihuia (Elderly) – Gas Water Heaters & Booster Pumps	Des: $7,378 CIP; Const: $199,814 CIP
Pumehana – Upgrade to Water Heaters	Des: $19,103 CIP; Const: $517,335 CIP
Spencer House – Upgrade to Gas Water Heater	Des: $2,178 CIP; Const: $59,000 CIP
Punchbowl Homes (Elderly) – Upgrade to Gas Water Heater	Des: $5,410 CIP; Const: $146,500 CIP
Makamae – Upgrade to Gas Water Heater	Des: $4,317 CIP; Const: $116,900 CIP

CIP = State funded Capital Improvement Project
CFP = Federal funded Capital Fund Program

Draft

CONTRACT & PROCUREMENT

The HPHA receives federal and state funds for the procurement of a variety of goods and services such as capital improvement projects, repair and maintenance services, security services, and architectural/ engineering services to name a few.

The Contract and Procurement Office is responsible to oversee all procurements of goods, services, professional services, construction and health and human services for the Hawaii Public Housing Authority (HPHA). The Contract and Procurement Office's objective is to: 1) provide a procurement system of quality and integrity; 2) provide for the fair and equitable treatment of all persons or firms involved in purchasing by the HPHA; 3) assure that supplies, services and construction are procured efficiently, effectively, and at the best value to the HPHA; 4) promote competition in contracting; and 5) assure that HPHA purchasing actions are in full compliance with applicable Federal standards, HUD regulations, and State and local laws.

During the fiscal year, the HPHA executed 160 new contracts/supplemental contracts/change orders in the amount of $46,347,893 (state funds) and $18,170,515 (federal funds) for a sum total of $64,518,408.

HEARINGS

The Hearings Office manages the Federal Low Income Public Housing Evictions pursuant to Chapter 356D, Hawaii Revised Statutes (HRS) and Chapter 17-2020, Hawaii Administrative Rule (HAR).

For Fiscal Year 2017, the Hearings Office received 262 case referrals for the nonpayment of rent and cases related to criminal activities, drug use, or misconduct. For this period, a total of 85 families were evicted statewide, while others were put on conditions.

The Hawaii Public Housing Authority continues to monitor the federal project's rent delinquencies and expedite the removal of tenants engaged in drug related and/or criminal activities that threaten the health, safety and peaceful enjoyment of the project premises.

Left to Right—Raynette Suganuma-Carlson (Assistant), Marisa Pirtle (Secretary), and Renee Blondin-Nip (Hearings Officer)

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COMPLIANCE

The Compliance Office provides oversight to ensure that programs and activities operate according to Federal and State requirements, agency policies, fair housing laws and regulations. The Chief Compliance Officer also serves as the lead staff on litigation involving the HPHA.

Specifically, the Compliance Office covers fair housing, accessibility, reasonable accommodations, language access, the Violence Against Women's Act (VAWA), Declarations of Trust, and the Uniform Relocation Act.

The total agency-wide expenditure for interpretation and translation costs was approximately $77,729 for over 1,483 LEP encounters in 18 different languages, broken down into $48,746 for oral interpretation services, and $23,593 for written translations.

Some accomplishments for fiscal year 2017 include:

- Recommitted to a discrimination free agency and updated discrimination complaint procedure and forms, and provided additional translated discrimination complaint forms
- Continued training the HPHA staff on its obligations related to fair housing
- Reviewed modernization projects to ensure improvements to sites and residential units incorporate necessary accessibility features per the direction of the agency
- Revised notices and forms for Reasonable Accommodation (R.A.) requests to streamline the resolution process, and provided notices and forms in various languages
- Responded to approximately 900 tenant requests for R.A.s
- Improved language accessibility for limited English proficient program participants
- Worked to provide written translations of vital documents in at least 8 different languages
- Provided technical assistance to property managers in tenant requests involving VAWA issues
- Approved relocation plans for various properties undergoing upcoming modernization work for compliance with the federal Uniform Relocation Act, in preparation for relocation activities due to modernization work at various properties
- Worked with the HUD Honolulu Field Office and the Department of the Attorney General to comply with the U.S. Housing Act of 1937, federal regulations, and the Annual Contributions Contract (ACC) provision requiring public housing agencies to record current Declarations of Trust against all property that receives federal funding under the ACC.

The HPHA currently has 296 American with Disabilities Act (ADA) compliant units, and 19 additional ADA units currently under construction or slated for construction in 2018.

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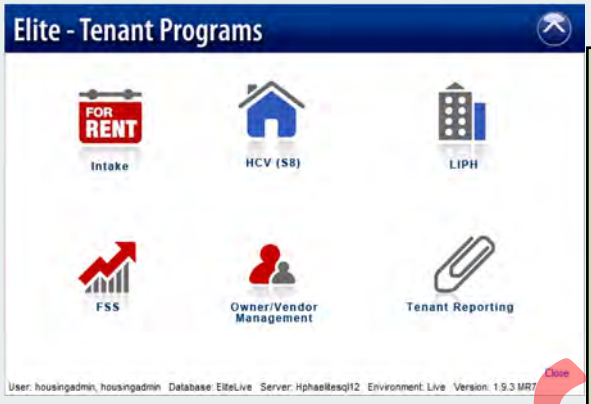
INFORMATION TECHNOLOGY

The Information Technology Office (ITO) provides critical support to HPHA operational and strategic practices. Services include supporting and integrating applications, hardware and systems implementation and maintenance, telecommunications support, and the much needed help desk support.

This was an interesting year for ITO as various projects were completed, and many more on their way to implementation. Over 4,100 trouble calls and requests over the course of this year alone, with a substantial increase in system access and software support due to implementation of tighter security policies and installation and upgrades of business software to support staff needs.



EmPHasys Elite is the main system used by HPHA to administer its public housing projects statewide. This year, ITO updated this system to its latest version (MR 7 SP2), thereby solving reported bugs, streamlining some processes and updating compliance with HUD regulations. This is a continuous effort that ITO strives to maintain.
RIGHT – Elite Interface showing some of the modules available to users.

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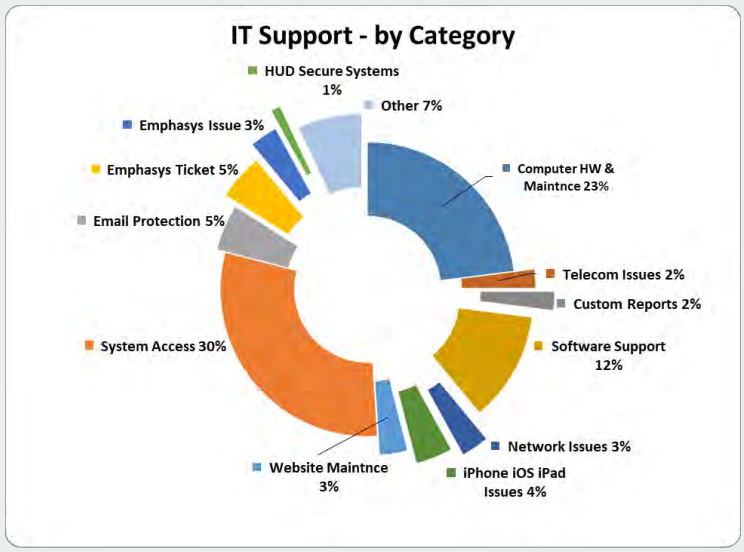
The use of portable document format or PDF has increased over the years and turned into a de facto standard. HPHA makes use of pdf files on a broad range of documents for both online and offline usage. With a joint effort with the State of Hawaii Enterprise Technology System, HPHA upgraded from Adobe Acrobat version 9 to the latest DC version at minimal cost, improving efficiencies at the office level.
MS O365 was implemented the previous year, and it is the main business and productivity application used by HPHA. ITO continues to support this implementation via administration of licenses and accounts.



Human Resources

The Human Resources Office oversees the recruitment, screening, interviewing and employee relations of our agency. The HPHA employed approximately 300 Full Time Equivalents , of which only 2 are state funded, as of June 30, 2017.

This past fiscal year, the agency hired well over 70 employees state-wide for Branch Chiefs, Managers, Project Engineers, Program Specialists, Planners, support staff and maintenance. Despite the challenges of attracting staff due to low wages, and other Departments and Agencies offering higher pay, this was done through a variety of outreach efforts including job fairs, the University of Hawaii system, social media, and Public Housing Organizations across the country.

This past fiscal year, the agency held our own career fair and attended various job fairs at Blaisdell, and Universities to recruit and fill various exempt and civil service positions. With the success of the job fairs, the HR Office was able to hire personnel to various offices to assist with their immediate operational needs.

In 2016, the Multi-Skilled Worker Pilot Program (MSWPP) was honored to have been selected as the Department of Human Services' Team of the Year and represents the Department of Human Services Team Award for the Governor's Award.

Front Row (left to right): Greg Cuadra, Clinton Kusada, Jewel Apana, Garrison Quisano, Phillip Ramos, Governor David Ige, Department of Human Services Director Pankaj Bhanot, Department of Human Services Deputy Director Bridget Holthus, Cesar Tabula, Rico Vasquez, Janice Shintaku, Paul Pasion, Kenneth Sasaki.
Second row (left to right): Betty Lee-Mara, Robert Dadis, Allan Dela Cruz, Amor Idelfonso, Nelson Lagadon, Hitler Manual, Renante Valiente, Blake Morikawa, Clayton Papapa, Joaquin Pascual, Boyd Richardson, Asher Tamanaha, Jamison Waiolama and Berman Viernes.

The Human Resources Office partnered with Times Supermarket/Pharmacy Team in October 2016, holds a successful Flu-Shot clinic which provides on-the-spot flu immunization to our employees at our School Street Campus. Employees were able to participate in this event. We will continue to be innovative and partner with local health care providers to expand our agency's wellness program.

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According to KMH LLP, over the past 5 years of auditing the HPHA, they have seen "significant improvement in the financial reporting area", and Fiscal Year 2017 was the "cleanest year ever" under their contract.

The Fiscal Management Office (FMO) oversees all budgeting and accounting needs of our agency. During Fiscal Year 2017, the FMO processed an average of over 2,700 financial transactions per working day, and disbursed over $179 million in expenditures. The FMO has developed its capacity to generate the HPHA's Annual Financial Report and Financial Data Schedules in-house, and continues to improve itself to gain operational effectiveness and efficiency.

Financial Data and Auditor's Report

HAWAII PUBLIC HOUSING AUTHORITY
Condensed Statements of Net Position
June 30, 2017 and June 30, 2016
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2017	2016 As restated	2017	2016 As restated	2017	2016 As restated
Assets						
Current and other assets	$ 111,429	$ 109,891	$ 86,072	$ 78,099	$ 197,501	$ 187,990
Capital assets	4,146	4,309	340,003	325,200	344,149	329,509
Other assets	-	-	8,717	8,717	8,717	8,717
Total Assets	115,575	114,200	434,792	412,016	550,367	526,216
Deferred Outflows of Resources	847	172	12,093	2,926	12,940	3,098
Total Assets & Deferred Outflows of Resources	$ 116,422	$ 114,372	$446,885	$ 414,942	$ 563,307	$ 529,314
Liabilities						
Current and other liabilities	$ 5,169	$ 4,079	$ 7,063	$ 7,037	$ 12,232	$ 11,116
long-term liabilities	3,754	2,613	59,122	44,895	62,876	47,508
Total Liabilities	8,923	6,692	66,185	51,932	75,108	58,624
Deferred Inflows of Resources	(7)	77	737	1,712	730	1,789
Net position						
Investment in capital assets, net of related debt	4,146	4,309	340,003	325,200	344,149	329,509
Restricted	4,657	3,301	-	-	4,657	3,301
Unrestricted	98,703	99,993	39,960	36,098	138,663	136,091
Total Net Position	107,506	107,603	379,963	361,298	487,469	468,901
Total liabilities, Deferred Inflows of Resources and net position	$ 116,422	$ 114,372	$446,885	$ 414,942	$ 563,307	$ 529,314

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HAWAII PUBLIC HOUSING AUTHORITY
Government-Wide Statements of Activities
Years Ended June 30, 2017 and June 30, 2016
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2017	2016 As restated	2017	2016 As restated	2017	2016 As restated
Revenues						
Program Revenues:						
Charges for services	$ -		$ 22,226	$ 20,592	$ 22,226	$ 20,592
Operating grants and contributions	65,449	62,885	24,054	24,013	89,503	86,898
Capital grants and contributions			5,999	9,669	5,999	9,669
Other income			270	127	270	127
General Revenues:					-	-
State allotted appropriations, net of lapsed funds	42,498	16,171	-	-	42,498	16,171
Total revenues	107,947	79,056	52,549	54,401	160,496	133,457
Expenses						
Governmental Activities						
Rental housing assistance program	66,539	62,878			66,539	62,878
Business-type activities					-	-
Rental assistance program			60,362	56,982	60,362	56,982
Housing development program			9,896	9,553	9,896	9,553
Other expenses	-	-	5,131	3,839	5,131	3,839
Total government-wide expenses	66,539	62,878	75,389	70,374	141,928	133,252
Excess (deficiency) of revenues over (under) expenses	41,408	16,178	(22,840)	(15,973)	18,568	205
Capital contributions	(30,573)	(31,969)	30,573	31,969	-	-
Transfers	(10,932)	(10,653)	10,932	10,653	-	-
CHANGES IN NET POSITION	(97)	(26,444)	18,665	26,649	18,568	205
Net position, beginning of year	107,603	134,047	361,298	334,649	468,901	468,696
Total net position, end of year	$107,506	$107,603	$379,963	$361,298	$487,469	$468,901

Pursuant to section 37-52.5 Hawaii Revised Statutes, this report on non-general funds is being submitted listing all administratively established funds or accounts along with a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account. Copies of the HPHA's full audited financial statements can be found at www.hpha.hawaii.gov.

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The above financial data is subject to audited year end adjustments.

FINANCIAL MANAGEMENT

Pursuant to section 37-52.5 Hawaii Revised Statutes, this audited report on non-general funds is being submitted listing all administratively established funds or accounts along with a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account. Copies of the HPHA's full audited financial statements can be found at www.hpha.hawaii.gov.

Fund Name	Cite of Law	Intended purpose	Current program activities
Equipment Rental Revolving Fund	Administratively Established	The fund purchases equipment by its administrative office and rents to various programs administered by HPHA.	Purchasing and renting equipment
Special Assistance of Housing Special Fund	Administratively Established	The fund was for HHFDC but erroneously accounted for under HPHA	Inactive
Housing for Elders Revolving Fund	356D-72, HRS	The fund supports the management, operation and maintenance of housing for the elderly and the disabled.	Serving the housing needs for the elderly and the disabled
Housing Project Bond Special Fund	356D-28, HRS	The fund was to account for the public housing projects financed from the proceeds of bonds secured under the trust indenture.	Inactive
HPHA Administration Revolving Fund	Administratively Established	The fund was established as temporary holding account to pay other state agencies for services provided to the Private Housing Development and Ownership Program	Fund was closed and balance returned to State Treasury by 6/30/2015
Payroll Clearing Trust Account	Administratively Established	The account is used as overdraft account to support the payroll activities of HPHA	Whenever there is a balance due. HPHA clears it promptly.
Public Housing Revolving Fund	356D-28, HRS	The fund supports developing and administering public housing for low-to-moderate income families	Serving the housing needs for low-to-moderate income families
State Low-income Housing Revolving Fund	356D-45, HRS	The fund supports developing and administering public housing for low income families	Serving the housing needs for low income families
Temporary Deposit - Payroll Overpayment Trust Fund	Administratively Established	The fund serves as temporary deposit for payroll that is overpaid to HPHA employees	Collecting reimbursements from employees and returning the proceeds to Central Payroll
Vehicle Rental Revolving Fund	Administratively Established	The fund collects vehicle rental fees to purchase replacement vehicles for HPHA administrative and area offices	Purchasing and renting vehicles

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Below is an audited financial activity report on all administratively established funds or accounts, which includes a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account.

Non-general Fund Report for FY Ended June 30, 2017 (in $1,000)

Fund Name	Cash Balance at 7/1/2016	Expenditure FY16-17	Revenue FY16-17	Transfers In FY16-17	Encumbrance at 7/1/2017	Cash Balance at 6/30/2017
Equipment Rental Revolving Fund	736.4	0.3	0.6			736.7
Special Assistance of Housing Special Fund	2.0					2.0
Housing for Elders Revolving Fund	3,180.9	2,003.1	2,363.7		1,173.2	3,541.5
Housing Project Bond Special Fund	-					-
HPHA Administration Revolving Fund	-					-
Payroll Clearing Trust Account	0.0	21,374.6	21,374.6			0.0
Public Housing Revolving Fund	8,356.5	32,548.1	32,531.7			8,340.1
State Low-income Housing Revolving Fund	721.5	1,520.3	2,590.3		216.3	1,791.6
Temporary Deposit - Payroll Overpayment Trust Fund	41.6	21,374.6	21,374.6			41.6
Vehicle Rental Revolving Fund	429.5	2.7	3.2			430.0

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2018 Legislative Proposals

Looking forward, the HPHA tentatively intends to pursue the following legislative proposals in 2018 to further improve and streamline its operations to better serve its tenants and program applicants. This portion of the report is required under Section 356D-20(3)(B), Hawaii Revised Statutes.

Title/ Intent	Bill Purpose	DHS No.
Relating to No Smoking	Align the smoking prohibition statue of the Hawaii Public Housing Authority with the U.S. Department of Housing and Urban Development's "smoke-free" policy.	HMS-01(18)
Relating to State Public Housing Evictions	Create an eviction process for the agency's state low-income housing and state housing for elders programs.	HMS-02(18)
Relating to Public Lands	To exempt Hawaii Public Housing Authority titled lands from the definition of "public lands".	HMS-03(18)
Relating to the Hawaii Public Housing Authority	To expressly provide that certain areas of the Hawaii Public Housing Authority (HPHA) housing projects are closed to the public. To amend criminal trespass in the second degree to permit the prosecution of any unauthorized entry into any closed HPHA project property or any violation of a written prohibition to enter such property.	HMS-04(18)

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Federal and State Public Housing Properties

OAHU PROPERTIES

PROPERTY NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 30					
Puuwai Momi	99-132 Kohomua St.	Aiea	96701	260	07/15/69
Hale Laulima	1184 Waimano Home Rd.	Pearl City	96782	36	03/24/81
Salt Lake	2907 Ala Ilima St.	Honolulu	96818	28	06/25/82
Waipahu I	94-111 Pupuole St.	Waipahu	96797	19	04/20/70
Waipahu II	94-132 Pupupuhi St.	Waipahu	96797	20	01/05/70
Asset Management Project 31					
Kalihi Valley Homes	2250 Kalena Dr.	Honolulu	96819	373	08/25/53
Hauiki Homes	Meyers St.	Honolulu	96819	46	06/09/64
Puahala Homes I	Ahiahi Pl. & Hala Dr.	Honolulu	96817	28	04/19/52
Puahala Homes II	Ahiahi Pl.	Honolulu	96817	20	04/19/52
Puahala Homes III	Ahiahi Pl.	Honolulu	96817	40	07/15/59
Puahala Homes IV	School St. & Lanakila Ave.	Honolulu	96817	40	07/15/59
Asset Management Project 32					
Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	364	10/27/52
Asset Management Project 33					
Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	10/26/58
Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	221	08/26/97
Asset Management Project 34					
Kalakaua Homes	1545 Kalakaua Ave.	Honolulu	96826	221	12/05/83
Makua Alii (E)	1541 Kalakaua Ave.	Honolulu	96826	211	12/06/67
Paoakalani (E)	1583 Kalakaua Ave.	Honolulu	96826	151	12/21/70
Asset Management Project 35					
Punchbowl Homes (E)	730 Captain Cooke Ave.	Honolulu	96813	156	12/27/60
Kalanihuia (E)	1220 Aala St.	Honolulu	96817	151	01/16/69
Makamae (E)	21 S. Kuakini St.	Honolulu	96813	124	06/08/71
Spencer House	1035 Spencer St.	Honolulu	96822	17	11/16/86
Pumehana (E)	1212 Kinau St.	Honolulu	96814	139	04/04/72
Asset Management Project 40					
Kuhio Homes	Ahonui St.	Honolulu	96819	134	11/16/53
Kuhio Park Terrace Low Rise	Ahonui St. & Linapuni St.	Honolulu	96819	40	02/02/65
Oahu Management Unit 42					
Hale Po'ai (E)	1001 N. School St.	Honolulu	96817	206	06/01/89
La'iola (E)	1 & 15 Ihoiho Pl.	Wahiawa	96786	108	10/01/91
Kamalu (E)	94-941 Kau'olu Pl.	Waipahu	96797	109	12/01/93
Ho'olulu (E)	94-943 Kau'olu Pl.	Waipahu	96797	112	02/02/95
Halia Hale (E)	851 N. School St.	Honolulu	96817	41	10/20/95

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Federal and State Public Housing Properties

OAHU PROPERTIES

Asset Management Project 44					
Waimaha-Sunflower	85-186 McArthur St.	Waianae	96792	130	07/01/80
Kau'iokalani	85-658 Farrington Hwy.	Waianae	96792	50	07/26/95
Maili I	Maliona St.	Waianae	96792	20	01/28/69
Maili II	Keliikipi St.	Waianae	96792	24	11/12/99
Nanakuli Homes	Lualei Pl. & Farrington Hwy.	Waianae	96792	36	11/24/69
Asset Management Project 45					
Koolau Village	45-1027 Kamau Pl.	Kaneohe	96744	80	11/05/69
Hookipa Kahaluu	47-330 Ahuimanu Rd.	Kaneohe	96744	56	08/18/83
Kaneohe Apartments	45-507 & 45-513 Pahia Rd.	Kaneohe	96744	24	04/19/84
Kauhale O'hana	41-1260 Kalanianaole Hwy.	Waimanalo	96795	25	04/06/95
Waimanalo Homes	Humuniki St. & Humuna Pl.	Waimanalo	96795	19	05/02/01
Waimanalo Homes II	Humuniki St. & Humuna Pl.	Waimanalo	96795	22	05/02/01
Asset Management Project 49					
Kauhale Nani	310 North Cane St.	Wahiawa	96786	50	07/10/80
Wahiawa Terrace	337 Palm St.	Wahiawa	96786	60	10/01/66
Kupuna Home O'Waialua (E)	67-088 Goodale Ave.	Waialua	96791	40	02/01/77
Asset Management Project 50					
Palolo Valley Homes	2107 Ahe Street	Honolulu	96816	118	06/30/57

HAWAII PROPERTIES

NAME	ADDRESS	CITY	ZIP	UNITS	OCCUPANCY
Asset Management Project 37 (East Hawaii)					
Lanakila Homes I	600 Wailoa St	Hilo	96720	78	02/29/00
Lanakila Homes II	600 Wailoa St.	Hilo	96720	44	02/29/00
Lanakila Homes III	600 Wailoa St.	Hilo	96720	20	09/14/62
Lanakila Homes IV	600 Wailoa St.	Hilo	96720	48	04/26/05
Hale Aloha O Puna (E)	16-189 Pili Mua St.	Keaau	96749	30	11/08/77
Hale Olaloa (E)	144 Kamana St.	Hilo	96720	50	07/08/76
Kauhale O'Hanakahi	19 Pamala St.	Hilo	96720	20	02/28/97
Lokahi	Lokahi Circle	Hilo	96720	30	05/01/62
Pahala (E)	96-1169 Kou St.	Pahala	96777	24	06/14/72
Pomaikai Homes (E)	929 Ululani St.	Hilo	96720	20	04/06/67
Punahele Homes	Lokahi Pl.	Hilo	96720	30	04/01/67

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Federal and State Public Housing Properties

Asset Management Project 43 (West Hawaii)					
Ka Hale Kahaluu	78-6725 Makolea St.	Kailua-Kona	96740	50	08/13/81
Hale Hookipa (E)	81-1038 Nani Kupuna Place	Kealakekua	96750	32	06/01/76
Kaimalino	74-5060 Kealakaa St.	Kailua-Kona	96740	40	06/28/71
Kealakehe	74-991 Manawale'a St.	Kailua-Kona	96740	48	08/28/85
Nani Olu (E)	81-1011 Nani Kupuna Place	Kealakekua	96750	32	08/31/81
Asset Management Project 46 (North Hawaii)					
Noelani II	65-1191 Opelo Rd.	Kamuela	96743	24	11/07/88
Hale Hauoli (E)	45-540 Koniaka Pl.	Honokaa	96727	40	03/04/70
Ke Kumu 'Ekolu	68-3385 Ke Kumu Pl.	Waikoloa	96738	20	02/28/97
Ke Kumu Elua	68-3367 Ke Kumu Pl.	Waikoloa	96738	26	10/22/95

KAUAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 38 (Kauai)					
Kapaa	4726 Malu Rd.	Kapaa	96746	36	07/19/66
Hale Hoolulu (E)	4264 Ala Muku Pl.	Kilauea	96754	12	04/02/74
Hale Nana Kai O Kea (E)	4850 Kawaihau Rd.	Kapaa	96746	38	10/15/77
Hui O Hanamaulu	Laukona St.	Hanamaulu	96715	46	05/18/66
Kalaheo	Puu Rd.	Kalaheo	96741	8	04/03/67
Kawailehua -State	5220 Paanau Rd.	Koloa	96756	26	11/23/93
Kekaha Ha'aheo	8238 Iwipolena Rd.	Kekaha	96752	78	10/12/82
Eleele Homes	Ahe St.	Eleele	96705	24	06/17/66
Hale Hoonanea (E) (Port Allen)	4401 Waialo Rd.	Eleele	96705	40	07/06/76
Home Nani (E)	Moana & Laau Rd.	Waimea	96796	14	07/07/70

MAUI / MOLOKAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 39 (Maui / Molokai)					
Kahekili Terrace [a & b]	2015 Holowai Pl..	Wailuku	96793	82	05/01/66
David Malo Circle	Mill St	Lahaina	96761	18	06/01/66
Makani Kai Hale	35 Koapaka Ln.	Waiehu	96793	25	09/11/95
Piilani Homes (E)	1028 Wainee St.	Lahaina	96761	42	08/17/70
Makani Kai Hale II	35 Koapaka Ln.	Waiehu	96793	4	05/01/98
Kahale Mua - Federal	P.O. Box 30	Maunaloa	96770	25	12/10/93
Kahale Mua - State	Maunaloa, Molokai	Maunaloa	96770	32	04/11/92

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Hawaii Public Housing Authority
1002 North School Street
Honolulu, Hawaii 96817
(808) 832-4692
www.hpha.hawaii.gov

EQUAL HOUSING
OPPORTUNITY

Appendix 13

2018 Hawaii Statewide PIT Topline Report

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BRIDGING THE GAP & PARTNERS IN CARE
2018 HAWAII STATEWIDE POINT IN TIME COUNT
TOPLINE REPORT

OVERVIEW

Results from the 2018 Hawaii statewide Point In Time (PIT) Count, conducted on January 22, 2018, revealed the following information:

- **A 9.6 percent overall decrease statewide in the numbers of homeless individuals, from 7,220 persons in 2017 to 6,530 persons in 2018.**
- **A 13.5 percent decrease in the total number of sheltered and unsheltered homeless veterans statewide compared with 2017, with a 9.4 percent decrease on Oahu and a 24.7 percent decrease on the Neighbor Islands.**
- **A 4.8 percent decrease statewide in the total number of chronic homeless individuals and families, compared with 2017.**
- **A 10.6 percent decrease in the total number of people in homeless families compared with 2017.**
- **A 12.5 percent decrease in the total number of children in homeless families compared with 2017.**

The statewide decrease featured overall decreases on Kauai (28.9 percent), Oahu (9.4 percent), Hawaii (8.8 percent) and Maui (2.6 percent).

The 2018 PIT overall decrease was fueled by an 8.6 percent decrease in unsheltered homeless to 3,475 persons, compared with 3,800 in 2017. Unsheltered homelessness declined on Oahu (7.7 percent), and the three rural counties, led by Kauai (37 percent), Maui (5.4 percent) and Hawaii (1.3 percent). This continues a two-year downward trend if looking back to 2016 as the baseline year. The count of homeless persons living in emergency or transitional shelters was 3,055 this year, a 10.7 percent decrease compared with last year, with reductions on Oahu, Hawaii island and Kauai, and a slight 1 percent increase on Maui.

The 2018 Point In Time Count represents the best available data to estimate a one-day homeless prevalence for the State of Hawaii. The primary objective of the count is to obtain a reliable estimate of the sheltered and unsheltered homeless individuals and families at a specific point in time. PIT data collection is an integral part of local and national planning and acts in support of policy and resource

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allocations. As count execution improves, the reporting more accurately reflects the actual state of homelessness during that point in time. The count is also an excellent opportunity to engage the general public, community leaders and private businesses in statewide homeless initiatives.

Partners in Care (PIC), which represents Oahu; and Bridging the Gap (BTG), which represents Hawaii County, Maui County and Kauai County, are Hawaii's Continua of Care (CoC). A CoC is a local planning body designed to promote communitywide commitment to the goal of ending homelessness.

STATEWIDE STATISTICS AND TRENDS

Island	Total 2017 Count	2018 Sheltered	2018 Unsheltered	Total 2018 Count	2018 % Change	2018 # of Persons
Oahu	4,959	2,350	2,145	4,495	-9.4%	-464
Hawaii	953	200	669	869	-8.8%	-84
Maui	896	399	474	873	-2.6%	-23
Kauai	412	106	187	293	-28.9%	-119
Statewide	**7,220**	**3,055**	**3,475**	**6,530**	**-9.6%**	**-690**

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Oahu: The total homeless count on Oahu declined for the first time since 2009, largely because of sizable decreases in the sheltered and unsheltered counts. In 2018, Oahu also saw a decrease in family individuals experiencing homelessness, down 13.9 percent to 1,590 compared with 1,847 in 2017. The decrease in family homelessness corresponded with a decrease in the number of children in homeless families, which decreased from 1,055 in 2017 to 899 in 2018 – a decrease of 14.7 percent. The number of veterans experiencing homelessness on Oahu registered a 9.4 percent decrease from 449 in 2017 to 407 in 2018. Those persons who are unsheltered and chronically experiencing homelessness (defined below) decreased by 8.4 percent in 2018 with 920 individuals and family individuals censused compared with 1,004 in 2017. The total unsheltered component, also, decreased 7.7 percent compared with 2017 and is the first decline in six years. The sheltered component decreased 10.8 percent relative to 2017, marking the fifth consecutive year of decline.

The decrease in homelessness on Oahu may in part be attributable to increased housing resources for homeless individuals and families. In 2017, the City & County of Honolulu added new housing projects on Oahu prioritized for homeless individuals and families, and increased the capacity of the Hale Mauliola housing navigation center. During this same period, the Hawaii Department of Human Services added new resources for Rapid Re-Housing, which provides short-term rental subsidies for homeless individuals and families, as well as for those at imminent risk of homelessness.

Service providers on Oahu also implemented a Coordinated Entry System for single adults, families, and youth. The Coordinated Entry System has prioritized housing resources for homeless individuals based

on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

Regional Summary of Total Unsheltered Persons Experiencing Homelessness on Oahu:

Region	2018 Count	2017 Count	% Change
1: Downtown Honolulu	509	639	-20.3%
2: East Honolulu	333	309	7.8%
3: Ewa	250	231	8.2%
4: Kaneohe to Waimanalo	229	253	-9.5%
5: Wahiawa to North Shore	281	385	-27%
6: Upper Windward	122	149	-18.1%
7: Waianae Coast	421	358	17.6%
TOTAL	**2,145**	**2,324**	**-7.7%**

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Hawaii County: The overall homeless count decreased by 8.8 percent compared with 2017, marking a decline for a second consecutive year. Several factors contributed to the decrease in homelessness in Hawaii County, including:

1. Implementation of the Coordinated Entry System, which organizes and prioritizes available housing resources and matches these resources with the most vulnerable households in the community;

2. Service agencies and the County government made a concerted effort to work together to implement programs that led to 234 individuals gaining permanent housing and ending their homelessness situation since the 2017 PIT count;

3. New affordable housing developments opened:
- Mohouli Senior Residences - Phase 2 (30 units), with occupancy beginning in November 2017
- Hale ‘Ohana (85 units), with occupancy beginning in November 2017
- Hale Kupuna (85 units), with occupancy beginning in December 2017
- Hale Kikaha (23 units), with occupancy beginning in January 2017

4. Increased state and federal funding for homeless prevention activities, Housing First, and Rapid Re-Housing programs. This included Coordinated Statewide Homeless Initiative (CSHI), Emergency Solutions Grant (ESG), and Rapid Re-Housing for households fleeing from domestic violence;

5. The increase in federal funding for the Housing Choice Voucher (Section 8) program, which led to an additional 45 homeless families securing affordable housing; and

6. Continued operationalizing of the Housing First strategies, including low-barrier shelters and no preconditions to shelter placement and housing programs.

NOTE: The regional characteristics for Hawaii County have changed relative to 2017, so there are no regional comparisons between the 2018 PIT count and the 2017 count.

Regional Summary of Total Unsheltered Persons Experiencing Homelessness in Hawaii County:

Region	2018 Count
1: North Kohala	8
2: Hamakua	26
3: North Hilo	3
4: South Hilo	168
5: Puna	88
6: Kau	133
7: South Kona	21
8: North Kona	174
9: South Kohala	48
TOTAL	**669**

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Maui County: In 2018, Maui saw a 2.6 percent decrease, continuing a downward trend that began in 2017. This figure accounts for a slight uptick of 1 percent in sheltered homelessness and a 5.4 percent decrease in unsheltered homelessness. The overall decline was largely because of the following:

1. An infusion of state funding, especially the Housing First program and Rapid Re-Housing funds;

2. A continued slow release of Section 8 vouchers and changes in regulations that allowed for room rentals using a Section 8 voucher;

3. Continued focus and implementation of the Housing First approach, including organizational and cultural changes to reflect a harm reduction, low-barrier focus.

4. In total, service agencies and county government assisted 555 individuals in accessing permanent housing.

Regional Summary of Total Unsheltered Persons Experiencing Homelessness in Maui County:

Region	2018 Count	2017 Count	% Change
1: Central Maui	173	215	-19.5%
2: Lower Waiehu	19	4	375%
3: Up Country	48	48	0%
4: Lahaina	129	104	24%
5: Kihei	104	129	-19.4%
6: Hana	1	1	0%
TOTAL	**474**	**501**	**-5.4%**

Kauai County: This year, Kauai experienced a steep 28.8 percent decline compared with 2017, the third decrease in the past four years. Reasons for the decline include:

1. The Kaua‘i County Housing Agency Tenant Based Rental Assistance program, along with the HUD Housing Choice Voucher (Section 8) program contributed significantly to reducing family homelessness. In addition, agencies such as Family Life Center and Catholic Charities Hawai‘i provided rental deposit/utility deposits or related supplements to help families take advantage of the housing vouchers.

2. Local funding resources, including Kaua‘i United Way and Charity Walk, helped families otherwise not eligible for assistance to retain their housing and prevent evictions.

3. Kaua‘i County committed to reducing homelessness by adding a position as the Homeless Coordinator, keeping the focus on homeless services and coordinating with service providers. This focus on the Coordinated Entry System made referrals more transparent and saved money by focusing on the hardest to serve.

4. A program offered by Kaua‘i Economic Opportunity assisted several families in returning to the mainland and prevented homelessness or moved the families from homelessness to housing on the mainland.

5. The new Housing First and Rapid Re-Housing programs, including the Homeless Prevention Program and Emergency Solutions Grant, helped local families become or remain housed. Special recognition needs to go to local landlords who were willing to work with agency-referred clients for these programs.

6. County and service provider efforts assisted 157 individuals on Kauai to gain permanent housing in 2017.

Regional Summary of Total Unsheltered Persons Experiencing Homelessness in Kauai County:

Region	2018 Count	2017 Count	% Change

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1: West	20	72	-72.2%
2: South	6	9	-33.3%
3: South Central	95	109	-12.8%
4: East	56	58	-3.4%
5: North	10	49	-79.6%
TOTAL	**187**	**297**	**-37%**

SUBPOPULATIONS

Family Homelessness
In the 2018 Statewide PIT count, 2,399 individuals in families were counted as homeless, including 148 families living unsheltered. This represents a **10.6 percent decrease** in the total number of people in homeless families compared with 2017. In addition, 295 children were found living unsheltered within these families. Sheltered families totaled 475 households with 1,840 persons, including 1,060 children (393 in emergency shelters and 667 in transitional housing), which is down compared with 2017. The total number of children living in families totaled 1,355 compared to 1,549 the prior year – a 12.5 percent decrease.

Youth Homelessness
Youth are defined as individuals 24 years old or younger. The Statewide total is 189 unaccompanied youth with 139 (73.5 percent) living unsheltered, and 50 in emergency or transitional shelters. The 2018 total youth count declined dramatically compared with the 319 recorded in 2017. There were 11 unaccompanied youth under age 18 reported this year (10 on Oahu; 1 on the Neighbor Islands), which is less than half the number reported in 2017.

Parenting youth is defined as a household containing persons 24 or younger with one or more dependent children and without any accompanying adults 25 or older. The Statewide total of parenting youth tallied 44 households totaling 143 persons, including 76 children. The 2018 total increased slightly compared with the 2017 totals of 42 households with 139 persons, including 68 children.

Chronic Homelessness
Data from the 2018 reporting supported a decline in chronic homelessness with 1,529 individuals and 185 persons in families for a Statewide total of 1,714 persons in chronically homeless households. This represents a 4.8 percent decrease from the 1,800 found in 2017. The overall decrease represented a 3.7 percent downturn in single chronic homeless individuals, and a 12.7 percent decrease in family individuals. "Chronically homeless" is defined by 24 CFR Parts 91 and 570 of the *Consolidated Plan Revisions and Updates; Final Rule* as living in a place not meant for human habitation, in a safe haven or in an emergency shelter; can be diagnosed with a one or more conditions including substance abuse disorder, serious mental illness, or chronic physical illness or disability; and living as described above continuously for at least 12 months, or on at least four separate occasions in the past 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions

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must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

Veterans
The total number of sheltered and unsheltered homeless veterans Statewide **decreased 13.5 percent** to 532 veterans compared with the 2017 Statewide total of 615 veterans. While Oahu registered a 9.4 percent decrease in homeless veterans (from 449 in 2017, to 407 in 2018), the Neighbor Islands recorded a steep 24.7 percent decline (from 166 in 2017, to 125 in 2018). In this year's count, 292 unsheltered veterans were encountered Statewide, a 22.8 percent overall decrease compared with the 378 counted in 2017. In addition, 174 unsheltered chronically homeless veterans without children were tallied Statewide, which accounts for 60.4 percent of the total unsheltered homeless veteran household members without children.

COMMUNITY SOLUTIONS TO ADDRESS HOMELESSNESS

HOUSING FOCUSED COORDINATED ENTRY SYSTEM: Coordinated entry processes help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

EXPAND SHORT, MEDIUM AND LONG-TERM RAPID RE-HOUSING PROGRAMS: Rapid re-housing is an intervention designed to help individuals and families exit homelessness quickly and return to permanent housing by providing three core program components including housing identification, time limited financial assistance and housing based case management services. **According to the National Low Income and Housing Coalition, "Out of Reach 2017" study, Hawaii has the highest housing wage in the country where residents must earn $35.20/hour to afford a two-bedroom unit.**

INCREASE PERMANENT SUPPORTIVE HOUSING PROGRAMS: For chronically homeless individuals (those with a disability and long history of homelessness), stable housing and supportive services is the foundation for stability. Permanent supportive housing programs are project-based, clustered, or scattered site permanent housing linked with supportive services that help residents maintain housing. This housing program is the right intervention for persons with the deepest needs where they may stay in this program indefinitely with temporary or long-term rental assistance and/or supportive services.

BUILD AND ACQUIRE AFFORDABLE HOUSING: Hawaii can dedicate itself to increasing the supply of housing and creating new housing opportunities.

AVOID CRIMINALIZATION OF INDIVIDUALS EXPERIENCING HOMELESSNESS: The criminalization of homeless individuals results in the displacement and disruption of homeless communities. As an alternative to criminalization, the community should increase investment in programs like Law Enforcement Assisted Diversion (LEAD) and Community Outreach Court, which divert homeless individuals from the criminal justice system and connect them to housing and supportive services.

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Appendix 14

2015 Hawaii HIV/AIDS Integrated Epidemiologic Profile Report

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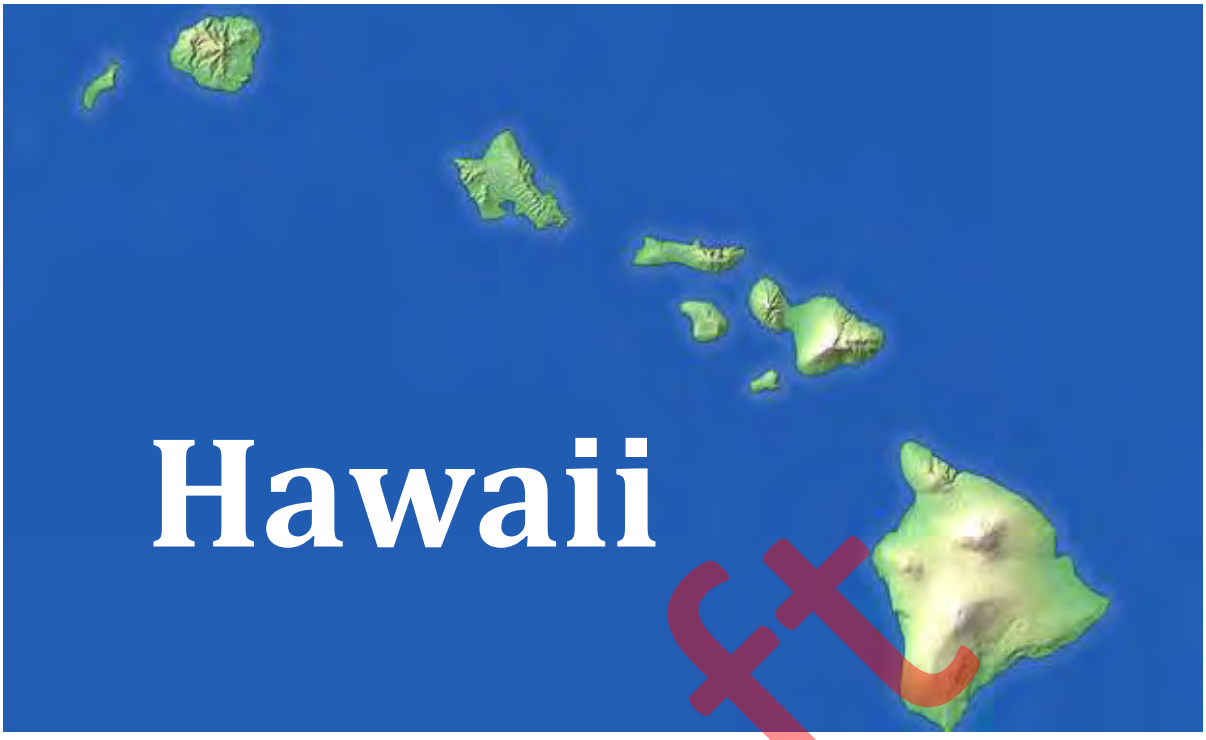

2015 Hawaii HIV/AIDS Integrated Epidemiologic Profile

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November 2017

Harm Reduction Services Branch
Communicable Disease and
Public Health Nursing Division
Hawaii State Department of Health

Prepared for:

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Hawaii 2015 HIV/AIDS
Integrated Epidemiologic Profile
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List of Abbreviations

- AIDS: Acquired Immunodeficiency Syndrome
- AIAN: American Indian/Alaskan Native
- CD4: CD4+ T-lymphocyte
- DOB: Date of Birth
- DBEDT: Department of Business, Economic Development & Tourism
- eHARS: Enhanced HIV/AIDS Reporting System
- HDOH: Hawaii Department of Health
- HIV: Human Immunodeficiency Virus
- NHAS: National HIV/AIDS Strategy
- NHPI: Native Hawaiians/other Pacific Islanders
- OS: Outside of State
- PLWDH: Persons Living with Diagnosed HIV Infection
- PLWDA: Persons Living with Diagnosed HIV Infection that Was Ever Classified as Stage 3 (AIDS)
- CDC: The Centers for Disease Control and Prevention
- VL: Viral Load

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EXECUTIVE SUMMARY

The Hawaii 2015 HIV/AIDS epidemiologic profile describes the epidemiology of human immunodeficiency virus (HIV) infections in Hawaii in 2015. This profile aims to: 1) describe the sociodemographic characteristics of the general population in 2015 in Hawaii; 2) analyze the incidence and prevalence of all stages of HIV infection overall and stratified by sex, age, race, and transmission category as well as characteristics of persons living with diagnosed HIV infection at year-end 2015; 4) describe the HIV continuum of care and explore disparities by patients' sex, age, race, and behavioral risk factors for transmission; and 5) summarize characteristics of the out of care population in 2015.

The following significant findings were noted:

Racial distribution of the 2015 general population in Hawaii compared to the United States

- In 2015, about 10 percent (10.4%) of Hawaii's population were of Hispanic/Latino origin. Among non-Hispanics/non-Latinos, the racial distribution was 22.9% white, 2.4% black/African American, 0.3% American Indian/Alaskan Native (AIAN), 36.1% Asian, 9.2% Native Hawaiian/other Pacific Islander (NHPI), and 18.8% with two or more races. Hawaii's ethnic/racial makeup is distinctive compared to the 2015 US general population, which consists of a higher proportion of white (77.1%), black/African American (13.3%), AIAN (1.2%), and Hispanic/Latino (17.6%) and a lower proportions of Asian (5.6%), NHPI (0.2%), and multiracial (2.6%) individuals than Hawaii.

Incidence and stage 3 (AIDS) classification at diagnosis of HIV infection

- From the beginning of the HIV/AIDS epidemic to December 31, 2015, there were a total of 4,744 HIV infections in Hawaii, of which 598 infections were diagnosed between 2010 and 2015 and 124 new HIV infections were diagnosed in 2015. HIV infections were more common in males (89.4%), persons in age groups 25-34 years old (33.8%) and 34-45 years old (33.3%), whites (55.1%), and infections attributed to male-to-male sexual contact (71.0%).

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- Between 2010 and 2015, the incidence rate of diagnosed HIV infections increased from 5.9 per 100,000 population in 2010 to 8.7 per 100,000 population in 2015. This increase was not statistically significant (*P*=0.08).

- The proportion of stage 3 (AIDS) at diagnosis decreased from 74.2% among infections diagnosed in 2000 or earlier to 40.4% among those diagnosed between 2001 and 2009 and then to 33.1% among those diagnosed between 2010 and 2015. The percentage of stage 3 (AIDS) at diagnosis remained stable around 38% from 2010 to 2013, decreased to 31.6% in 2014, and further decreased to 18.6% in 2015.

Prevalence and prevalent cases

- At year-end 2015, there were 2,519 persons living with diagnosed HIV infections (PLWDH) in Hawaii, resulting in a prevalence rate of PLWDH of 176.0 per 100,000 population. There were 1,445 persons living with diagnosed HIV infections that were ever classified as stage 3 (AIDS) (PLWDA), resulting in a prevalence rate of PLWDA at 100.9 per 100,000 population.

- Prevalence rates in males (PLWDH: 307.8 and PLWDA: 177.0, respectively) were 8 times higher than that of females (40.5 and 22.8, respectively). Prevalence rates increased with patients' age, with the highest rate among those aged 45-54 years (489.2 and 325.2 respectively). Blacks/African Americans had the highest rates (492.9 and 283.3 respectively), followed by whites (380.1 and 214.6). At the county level, Hawaii County (199.1 and 115.6 respectively) and Maui County (187.1 and 116.0 respectively) had the highest prevalence rates.

- Among both PLWDH and PLWDA, males (88.7% and 88.9% respectively), persons ≥45 years old (69.6% and 81.0% respectively), and whites (49.4% and 48.7% respectively) were over-represented compared to their respective proportions among Hawaii's general population. Male-to-male sexual contact was the dominant transmission category among both populations (71.9% and 70.7% respectively).

- Honolulu County constituted over two thirds (68.4%) of the prevalent cases of PLWDH, followed by Hawaii County (15.5%), Maui County (12.2%) and Kauai County (3.8%). No

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disproportion was observed among the four counties when compared to their respective proportion of the general population.

Linkage to HIV medical care after diagnosis of HIV infection

- In 2015, of the 124 persons whose infections were diagnosed in Hawaii, 86.3% were linked to HIV medical care ≤1 month after diagnosis, and 94.4% were linked to HIV medical care ≤3 months after diagnosis.

- Linkage to care ≤1 month after diagnosis was 85% or higher among all selected patient groups except for persons aged 25-34 years (n=48, 72.9%), Asians (n=21, 76.2%), Native Hawaiian/Other Pacific Islander (n=17, 82.4%), infections attributed to female heterosexual contact with a person known to have, or to be at high risk for, HIV infection (n=5, 80.0%), and those diagnosed in Maui County (n=6, 83.3%). Nevertheless, please use caution when interpreting such data as the total number of infections in some groups was small.

Receipt of any HIV medical care and retention in HIV medical care

- A total of 2,381 persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014 who resided in Hawaii at year-end 2015 were included in the analysis of receipt of HIV medical care. During 2015, 1,887 (79.3%) received any HIV medical care and 1,219 (51.2%) met the criteria for retention in care.

- Percentage of receipt of any HIV medical care in 2015 increased as age increased, with the highest percentage among those aged ≥55 years (84.1%) and the lowest among those aged 13-24 years (70.2%). Asians had the highest percentage (81.6%) for receiving care, followed by whites (80.5%) and NHPIs (80.1%). Persons whose race/ethnicity were unknown had the lowest percentage (55.6%). The percentage of those who received any HIV medical care in 2015 was highest among IDUs (female 82.5%, male 81.4%) and lowest among HIV infections attributed to hemophilia, blood transfusions, or risk factors not known or not identified (59.5%).

- The percentage of retention in HIV medical care also increased as age increased. Persons aged ≥55 years had the highest percentage (58.2%) and persons aged 13-24 years had the

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lowest percentage (31.9%). Asians had the highest percentage (55.5%), followed by whites (51.2%) and NHPIs (51.1%). Persons whose race/ethnicity were unknown had the lowest percentage (22.2%). The percentage of retention in HIV medical care was highest among infections due to perinatal transmission (70.0%), followed by male heterosexual contact with a person known to have, or to be at high risk for, HIV infection (64.4%), but lowest among those whose infections were attributed to hemophilia, blood transfusion, and risk factors not known or not identified (35.1%).

Viral suppression

- A total of 2,381 persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014 who resided in Hawaii at year-end 2015 were included in the analysis of viral suppression. Of the 2,381 persons, 1,652 (69.4%) achieved viral suppression at the latest viral load test in 2015. Among persons who received any care in 2015, the percentage of viral suppression was 87.6% (1,652/1,887). Among persons who were retained in care in 2015, percentage of viral suppression was 92.5% (1,128/1,219).

- Percentage of viral suppression increased as age increased, with the highest among persons aged ≥55 years (76.4%) and the lowest among persons aged 13-24 years (53.2%). Whites had the highest percentage of viral suppression (71.9%), followed by Asians (71.7%). The lowest percentages were among blacks/African Americans (58.0%) and those whose race/ethnicity were unknown (55.6%).

- Among different behavioral risk categories, the highest percentage of viral suppression was among those whose infections were attributed to MSM (71.9%), followed by female heterosexual contact with a person known to have, or to be at increased risk for, HIV infection (70.1%), and male injection drug usage (68.8%). The lowest percentage were among those whose risk factors were not reported or not identified (50.5%).

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Introduction

In July 2015, the National HIV/AIDS Strategy (NHAS) was updated to look forward to 2020. It has three main goals with measurable targets to be achieved by 2020: 1) to reduce new HIV infections; 2) to increase access to care and improve health outcomes for people living with HIV; and 3) to reduce HIV-related health disparities (1). The 2020 NHAS includes indicators specifically related to early HIV diagnosis and effective care. These indicators include: 1) Increase the percentage of people living with HIV who know their serostatus to at least 90 percent; 2) Increase the percentage of newly diagnosed persons linked to HIV medical care within one month of their HIV diagnosis to at least 85 percent; 3) Increase the percentage of persons with diagnosed HIV infection who are retained in HIV medical care to at least 90 percent; and 4) Increase the percentage of persons with diagnosed HIV infection who are virally suppressed to at least 80 percent (1, 2).

The HIV care continuum is a model that outlines the sequential steps of stages of HIV medical care that people living with HIV go through from initial diagnosis to achievement of viral suppression (2). The Centers for Disease Control and Prevention (CDC), in particular, tracks the proportion of people with HIV who are: 1) diagnosed with HIV infection; 2) linked to care within one month after HIV diagnosis; 3) engaged or retained in care, and 4) virally suppressed (2). These indicators are also used to monitor progress toward NHAS 2020 goals, to track progress over time, and to identify areas where improvements are needed (3).

A person's most recent known address is used in the estimates of those four outcomes mentioned above except for linkage to care (3). One limitation of the most recent known address as captured in the surveillance data set is that this address can be out of date if there is no updated information on that person. For example, if a person was diagnosed back in 2002 and had no additional or follow up information reported or added to the surveillance system, then the address as captured in the surveillance data set actually reflects the address back at the time of HIV diagnosis in 2002, rather than the current most recent known address in the measurement year, e.g. 2015.

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To differentiate those who are truly out of care from those who are out of the jurisdiction is one of the most commonly reported challenges in working with the HIV care continuum. Inclusion of those people who have left the jurisdiction as out of care patients will overestimate the jurisdiction's prevalence of people living with diagnosed HIV (PLWDH) and the out of care population, while underestimating receipt of any HIV medical care, retention in care, and viral suppression indicators of the HIV care continuum. Other challenges commonly reported in the work of the HIV care continuum include: 1) differentiating those who are truly out of care from those who are in care but their care is not recorded; and 2) differentiating those who are truly out of care from those deceased during the assessment period. Hence, identification of the person's most recent known address, complete laboratory or medical records data, and death verification are three essential tasks in the process (3, 4).

To accurately understand where we stand now, and how far away we are from reaching the NHAS 2020 goals, the State of Hawaii decided to develop an integrated epidemiologic profile of HIV/AIDS for 2015. The profile seeks to address the following questions:

1. What are the sociodemographic characteristics of the general population in 2015 in Hawaii?
2. What is the incidence of HIV infections in the last 6 years in Hawaii, e.g., between 2010 and 2015, and what are the characteristics of patients with diagnosed HIV infection?
3. What is the prevalence of HIV infection in 2015 in Hawaii and what are the characteristics of persons living with diagnosed HIV infection?
4. What is the HIV continuum of care in Hawaii in 2015? How do selected indicators of the HIV care continuum differ by patient characteristics?
5. What are the characteristics of the out of care population in 2015 in Hawaii?

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Methods

A. Source of data

To be included in the analysis, data must meet the CDC case definition for HIV infection and eligibility criteria for HIV disease. The 2008 surveillance case definition for HIV infection (5) was used to classify cases diagnosed from the beginning of the epidemic through 2013. The 2014 revised surveillance case definition was used to classify cases diagnosed in 2014 and later (6).

Data used in the development of this profile are from the State of Hawaii Enhanced HIV/AIDS Reporting System (eHARS). eHARS is the nationwide, population-based data system developed by CDC for collecting, storing, and retrieving mandatory reporting of cases of HIV and/or AIDS. In the State of Hawaii, mandatory name-based reporting of AIDS started in the beginning of the epidemic. Mandatory reporting of name-based HIV infections (all stages) was not completed until 2008. The State of Hawaii is now one of the 32 states with complete reporting of CD4+ T-lymphocyte (CD4) and viral load test results to CDC as of December 31, 2015 (3, 7).

The eHARS dataset exported at the end of 2016 (dated 12/27/2016) was used in the analysis. The dataset included information on persons' date of birth, birth sex, race, transmission category, stage of disease at diagnosis, current address, and laboratory data such as CD4 tests and results, and viral load tests and results. Current address captured in this dataset reflects a person's most recent known address at year-end 2016. Because of this, to obtain the most recently known address at year-end 2015, current address captured in the dataset by the end of 2015 was used as the starting point of the investigation. Several internal and external datasets were used in the investigation for confirmation of a person's most recently known address at year-end 2015.

B. Measures and definitions

New Diagnosis

New diagnosis of HIV infection was defined as a diagnosis of HIV infection regardless of the stage of disease (stage 0, 1, 2, 3[AIDS], or unknown) and refers to all persons with a diagnosis of HIV infection from January 1st to December 31st of the selected measurement year. Only persons whose residence at the time of diagnosis was Hawaii were included in the count. The month and

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the year of the earliest HIV positive test result reported to the surveillance system was used to determine the diagnosis date of HIV infection. Persons who died during the same measurement year were included in the analysis. Stage 3 (AIDS) at the time of HIV diagnosis and stage of disease at diagnosis were determined by using the first CD4 test result or documentation of an AIDS-defining condition ≤3 months after the HIV diagnosis date, following CDC's protocol (3, 7).

Linkage to HIV medical care

Linkage to HIV medical care was based on the date of HIV diagnosis in the measurement year (e.g. 2015). Linkage to HIV medical care within 1 month after HIV diagnosis was measured by documentation of ≥1 CD4 (count or percentage) or viral load tests performed ≤1 month after HIV diagnosis, including tests performed on the same date as the date of diagnosis. Linkage to HIV medical care within 3 months after HIV diagnosis was measured by documentation of ≥1 CD4 (count or percentage) or viral load tests performed ≤3 months after HIV diagnosis, including tests performed on the same date as the date of diagnosis (3, 7).

Persons living with diagnosed HIV infection (PLWDH) at year-end 2015

Prevalent cases of PLWDH in 2015 were defined as persons whose HIV/AIDS diagnosis date was on or before December 31, 2015 and who were alive and resided in the State of Hawaii at year-end 2015 (3, 7). Prevalent cases of persons living with diagnosed HIV infection that was ever classified as stage 3 (AIDS) (PLWDA) were defined as persons whose AIDS diagnosis date was on or before December 31, 2015 and who were alive and resided in the State of Hawaii at year-end 2015 (3, 7).

Receipt of HIV medical care and retention in HIV medical care

Receipt of HIV medical care was based on data for persons whose HIV infection was diagnosed by year-end 2014 and who were alive and resided in the State of Hawaii at year-end 2015. Only persons aged ≥13 years at year-end 2014 were included in the analysis. Receipt of any HIV medical care was measured by documentation of ≥1 CD4 (count or percentage) or viral load tests performed in 2015 (3, 7). Retention in HIV medical care was measured by documentation of ≥2

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or more CD4 (count or percentage) or viral load tests performed ≥3 months apart during 2015 (3, 7).

In care

The definition of in care in this document was the same as receipt of any HIV medical care. It was based on data for persons whose HIV infection was diagnosed by year-end of 2014 and who were alive and resided in the State of Hawaii at year-end 2015.

Out of care

Out of care was defined as no documentation of CD4 (count or percentage) or viral load tests performed in 2015. It was based on data for persons whose HIV infection was diagnosed by year-end of 2014 and who were alive and resided in the State of Hawaii at year-end 2015.

Viral suppression

Viral suppression was defined as having a viral load (VL) test result < 200 copies/mL at the most recent viral load test in 2015 (3, 7). Viral suppression was calculated among the following three populations:

(1) all persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014 who were alive and resided in Hawaii at year-end 2015; hereafter referred to as 'All persons'.

(2) all persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014, who were alive and resided in Hawaii at year-end 2015, and who had documentation of ≥1 CD4 or VL tests in 2015; hereafter referred to as 'Persons in care in 2015' or 'Persons with ≥1 CD4/VL tests'.

(3) all persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014, who were alive and resided in Hawaii at year-end 2015, and who had documentation of ≥2 CD4 or VL tests performed ≥3 month apart during 2015; hereafter referred to as 'Persons retained in care in 2015' or 'Persons with ≥2 CD4 or VL tests'.

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C. Area of residence

Residence at HIV disease diagnosis was used for new diagnosis, stages of disease at diagnosis, stage 3 (AIDS) at diagnosis, and linkage to HIV medical care. A person's most recent known address at year-end 2015 was used for prevalence data, receipt of HIV medical care, in care or out of care, retention of HIV medical care, and viral suppression. To determine whether a person resided in the State of Hawaii at year-end 2015, vigorous investigation was conducted using several available datasets.

Missing data at the county level was redistributed back to each county based on the proportion each county has among those who had county data for selected outcomes. For example, for prevalent cases of PLWDH, proportion of each county among those with county data was: Hawaii County, 15.5%, Honolulu County, 68.4%, Kauai County, 3.8%, and Maui County, 12.2%. Among the total of 267 persons missing county data, 41 (=267 × 15.5%) were redistributed back to Hawaii County, 183 (=267 × 68.4%) to Honolulu County, 10 (=267 ×3.8%) to Kauai County, and 33 (=267 × 12.2%) to Maui County.

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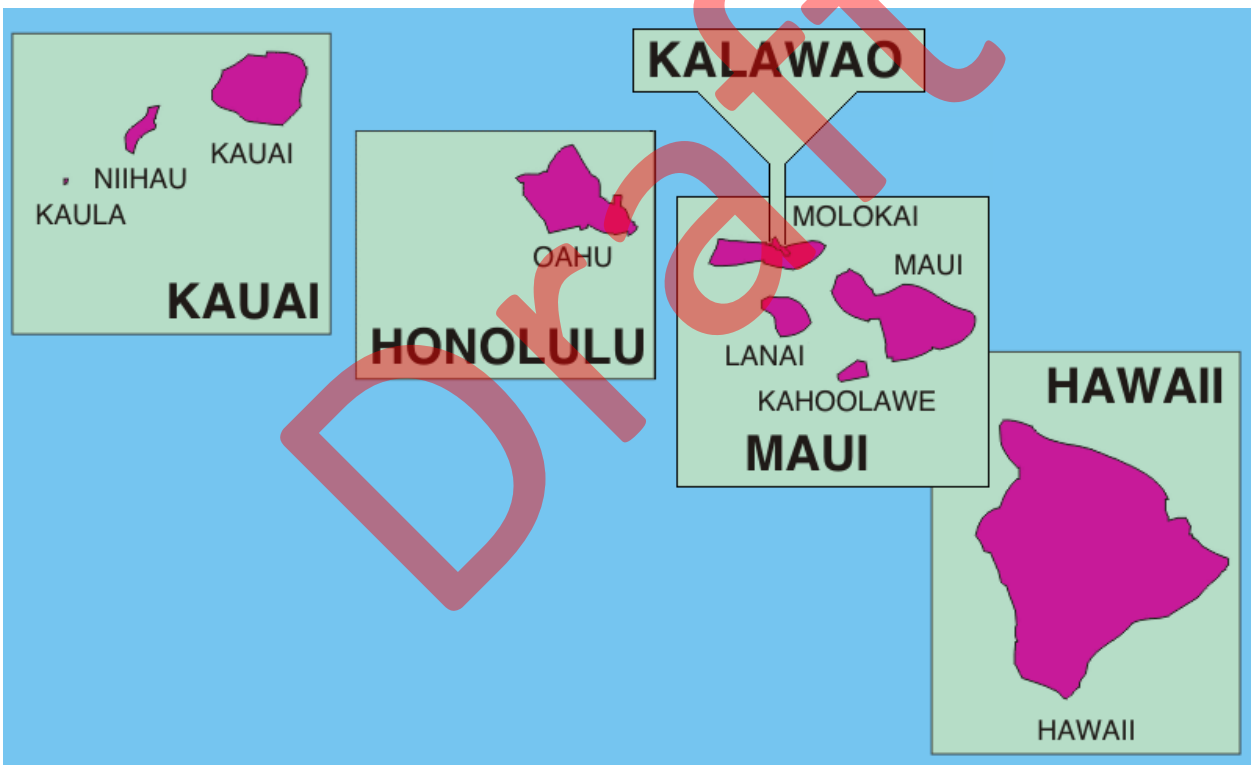
Results

A. Sociodemographic characteristics of the State of Hawaii

Geography and counties of Hawaii

The State of Hawaii consists of eight major islands located in the Pacific Ocean. The islands of Hawaii, Maui, Lanai, Molokai, Oahu, Kauai, and Niihau are the seven populated islands. The island of Kahoolawe is the smallest among the eight and the only unhabituated one. These islands are further organized into five counties: Honolulu, Hawaii, Maui, Kauai and Kalawao. Each county differs in population demographics, and social/cultural norms (8). **Figure 1** is a map of the Hawaiian Islands and its designated counties.

Figure 1. Map of the Hawaiian Islands and their counties



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Consisting of the island of Oahu, Honolulu County houses the state's capital, Honolulu. It has the largest population and highest population density compared to the other counties, making it known for its urbanization and development. Hawaii County consists of the island of Hawaii, also known as Big Island and is the largest island in the State of Hawaii. Compared to the other counties, Hawaii County has the highest proportion of individuals living in poverty, and the

highest proportion of individuals living without health insurance. It has the highest proportion of Native Hawaiian/Other Pacific Islander (NHPIs) and the lowest population density compared to the other counties (8). In Hawaii County, an average of 1,300 people live in every square mile compared to Honolulu County where an average of 4,300 people live in every square mile (9).

Maui County consists of the islands of Molokai, Lanai, Maui, and Kahoolawe. The degree of urbanization and development differs greatly among the islands that make up Maui County. The island of Maui has the most urban clusters of the four followed by Lanai, while Molokai and Kahoolawe are the least urbanized (9). Maui County has the second highest proportion of individuals living in poverty. The County of Kauai consists of the islands Niihau and Kauai. The island of Niihau is not accessible to the public because it is privately owned. Kauai County has the largest proportion of older adults (9).

Kalawao County is the smallest of the five counties and therefore does not function as the other counties do. Kalawao County consists of a specific peninsula, Kalaupapa, which can be found on the north coast of the island of Molokai. From 1866 to 1969 it was developed as a settlement for the treatment and quarantine of patients of Hansen's disease by the Hawaii Department of Health (HDOH). In 2014, the total population in Kalawao County was 89 and consists of patients who chose to stay after the quarantine policy lifted, as well as the facilities' staff members (8).

2015 Population of the State of Hawaii

Population estimates and distribution by sex, age, and race were based on the latest population estimate data from the Hawaii Department of Business, Economic Development & Tourism (DBEDT) which abstracted US Census Bureau data for the State of Hawaii (10). The 2015 population estimate as of July 1, 2015 for the State of Hawaii was 1,431,603. Honolulu County had the largest population of 998,714, which accounted for 69.8% of the State's total population. Hawaii County had the second largest population at 196,428 (13.7%), followed by Maui County at 164, 637 (11.5%), then Kauai at 71,735 (5.0%). The total population in Kalawao County was 89 in 2015.

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Age and sex distribution of 2015 population

In 2015, the median age for people living in Hawaii was 37.9 years old, slightly higher than that of the US population at 37.7 years. The median age was highest in Kauai County at 41.4, followed by Hawaii County at 41.3 and lowest at Honolulu Country at 36.6 (8). About one sixth (16.1%) of the population were younger than 13 years old and over a quarter (29.1%) were persons aged 55 years and older. The sex distribution was roughly the same between males (50.7%) and females (49.3%) (**Table 1**).

Table 1. Hawaii 2015 population estimates by age and sex

	Total		Male		Female	
Age (years)	**Population**	**Percent**	**Population**	**Percent**	**Population**	**Percent**
<13	230,244	16.1	118,466	8.3	111,778	7.8
13-24	216,767	15.1	117,369	8.2	99,398	6.9
25-34	215,911	15.1	116,502	8.1	99,409	6.9
35-44	176,715	12.3	91,371	6.4	85,344	6.0
45-54	175,609	12.3	87,537	6.1	88,072	6.2
≥ 55	416,357	29.1	194,127	13.6	222,230	15.5
Total*	**1,431,603**	**100**	**725,372**	**50.7**	**706,231**	**49.3**

* Total population of Hawaii, including the population from Kalawao County (n=89).
Source: Hawaii Department of Business, Economic Development & Tourism. Latest Hawaii population estimate data. Accessed on May 9th, 2017, available at http://census.hawaii.gov/home/population-estimate/

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Race/Ethnicity

In 2015, about 10 percent (10.4%) of Hawaii's population were of Hispanic/Latino origin. Among non-Hispanic/non-Latinos, the racial distribution was 22.9% white, 2.4% black/African American, 0.3% American Indian/Alaskan Native (AIAN), 36.1% Asian, 9.2% NHPI, and 18.8% with two or more races. Hawaii's ethnic/racial makeup is distinctive compared to the US general population, which consists of a higher proportion of white (77.1%), black/African American (13.3%), AIAN (1.2%), and Hispanic/Latino (17.6%) people and lower proportions of Asian (5.6%), NHPI (0.2%), and multiracial (2.6%) individuals than Hawaii (Table 2) (10).

Racial distribution across the four major counties varied. Percentages of Hispanic/Latino, white alone, AIAN alone, NHPI alone, and those of two or more races were below the state average in Honolulu County but above or at the state average in the other three counties. In contrast, percentage of Asian alone and black/African American alone were far above the state average in Honolulu County, while greatly below the state average in the other three counties (Table 2).

Table 2. Race/ethnicity distribution of Hawaii 2015 population estimates, by county

	Hawaii (N=196, 428)	**Honolulu (N=998, 714)**	**Kauai (N=71, 735)**	**Maui (N=164, 637)**	**State total (N=1,431, 603)**	**United States (N=321, 418,820)**
Race/Ethnicity	%	%	%	%	%	%
Hispanic/Latino (all races)	12.5	9.8	11.1	11.2	10.4	17.6
Non-Hispanic/Latino						
American Indian / Alaska Native	0.4	0.2	0.3	0.3	0.3	1.2
Asian	20.7	41.0	29.8	27.5	36.1	5.6
Black/African American	0.8	3.0	0.7	0.9	2.4	13.3
Native Hawaiian/Other Pacific Islander	11.8	8.7	8.3	10.0	9.2	0.2
White	30.6	19.5	30.1	31.1	22.9	77.1
More than one race	23.2	17.8	19.8	19.0	18.8	2.6

* Total population of Hawaii, including the population from Kalawao Country (n=89).
**Hispanic/Latino origin is considered an ethnicity, not a race. Hispanic/Latino may be of any race.
*** Hawaii Department of Business, Economic Development & Tourism. Latest Hawaii population estimate data. Accessed on May 4th, 2015, available at http://census.hawaii.gov/home/population-estimate/

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Socioeconomic Status

The most updated socioeconomic status data available at the time of analysis were for year 2014, so 2014 data is used as a substitute for 2015. In 2014, the median household income for the state of Hawaii was $68,201, compared to $53,482 for the United States. The proportion of the population that lived in poverty in Hawaii was 11.3%, lower than that of the national average at 15.6%. Among persons under the age of 65 years old, only 6.1% were without health insurance, compared to a national average of 13.5%.

The socioeconomic status varied among counties. Hawaii County had the highest proportion of individuals living in poverty (19.2%) and persons living without health insurance (7.4%). It also had the lowest median income at $51, 213, which was lower than the United States median income. Honolulu County has the lowest proportion of individuals living in poverty (9.8%) and living without health insurance (5.5%), as well as the highest median income ($73.581) (Table 3) (11, 12).

Table 3. Hawaii socioeconomic status by county, 2014

	Honolulu County	Hawaii County	Maui County	Kaua‘i County	Hawaii State	United States
Population (N)	991,788	194,190	163,019	70,475	1,419,561	318,907,401
Median household income ($)*	73,581	51,213	64,567	62,946	68,201	53,482
Persons in poverty (%)*	9.8	19.2	11.4	11.7	11.3	15.6
Persons without health insurance (%), under age 65 years**	5.5	7.3	7.4	6.5	6.1	13.5

*Source: Median household income, US Census Bureau, 2010-2014 American community Survey 5-year estimates. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF
** Health insurance coverage for US and Hawaii was based on US Census: Health Insurance Coverage in the United States: 2014. http://census.gov/library/publications/2015/demo/p60-253.html; Health insurance coverage for counties of Hawaii was based 2014 Small Area Health Insurance Estimates (SAHIE).

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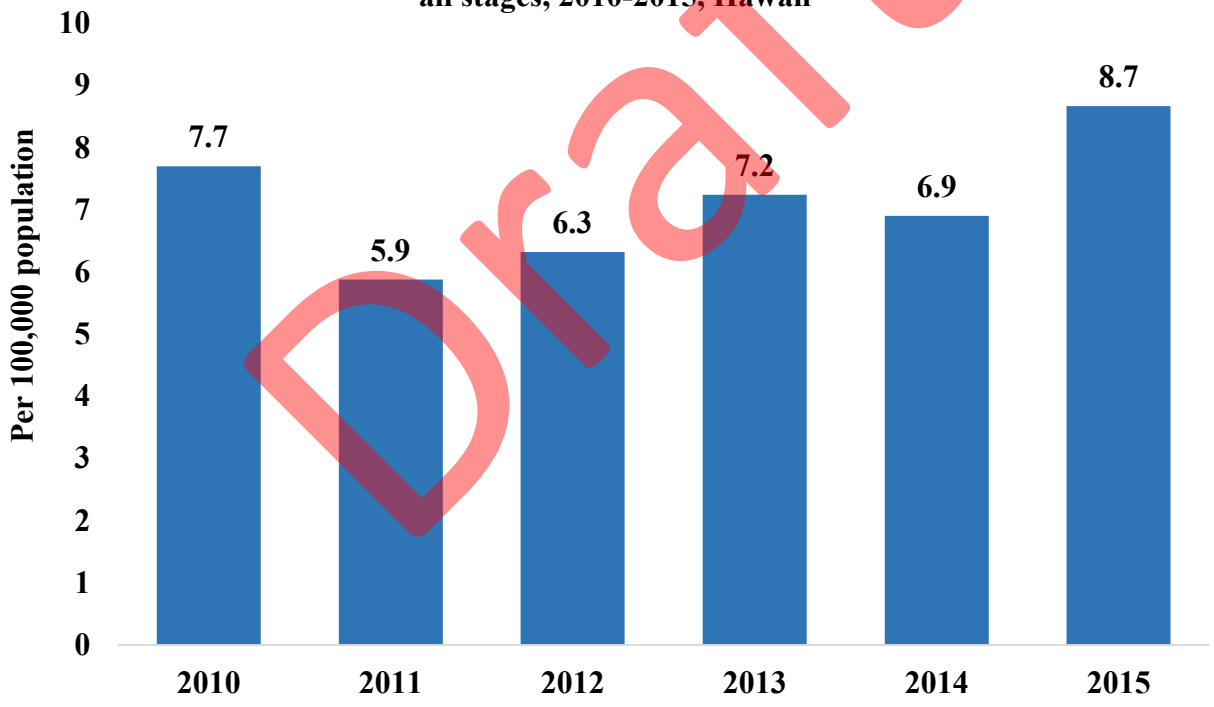
B. Epidemiology of HIV/AIDS, 2015, Hawaii

i. New diagnosis and incidence rate

1) Incidence rate of diagnoses of HIV infection, all stages, 2010-2015

Incidence rates of new HIV infection diagnoses were calculated at the state level only. Incidence rates by selected patient characteristics were not calculated because of small counts for new infections in most categories. In Hawaii, the incidence rate of diagnosed HIV infections decreased from 7.7 in 2010 to 5.9 per 100,000 population in 2011. From 2012 to 2015, it increased from 6.3 in 2012 to 8.7 per 100,000 population in 2015, except in 2014, which was lower than that of 2013 **(Figure 2).** Nevertheless, chi-squared test for trend was not statistically significant, indicating there was no particular trend of increase or decrease in the incidence rate of diagnoses of HIV infection (all stages) from 2010 to 2015 in Hawaii.

Figure 2. Incidence rate of diagnosed HIV infections, all stages, 2010-2015, Hawaii



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2) Diagnoses of HIV infection by selected characteristics, 2010 to 2015 and cumulative, Hawaii

Table 4 demonstrates patient characteristics among those diagnosed between 2010 and 2015, and among all HIV infections diagnosed since the beginning of the epidemic. Among all 4,744

HIV diagnoses, 89.4% were males, about a third each were from persons aged 25-34 years (33.8%) and 35-44 years (33.3%) and another sixth (16.8%) from persons aged 45-54 years old. Whites constituted the highest proportion (55.1%) of diagnosed HIV cases, followed by Asians (15.4%), NHPIs (11.3%), and Hispanics/Latinos (7.6%). MSM was the dominant transmission category (71.0%), followed by MSM & IDU (6.5%), and infections attributed to other risk factors, including hemophilia, blood transfusion, and risk factors not reported or not identified (6.3%). Honolulu County accounted for over two thirds (72.9%) of all diagnoses, followed by Hawaii County (12.5%), Maui County (9.9%), and Kauai County (4.8%).

In the six years between 2010 and 2015, a total of 598 HIV infections were diagnosed in Hawaii. Males constituted 89.0% of all diagnoses. Persons aged 25-34 years had the highest proportion (31.9%), followed by those aged 35-44 years (23.4%) and those aged 45-54 years (22.4%). Whites had the highest proportion (34.3%), followed by Asians (21.2%), NHPIs (14.9%) and multiple races (12.4%). MSM remained as the dominant transmission category (63.7%), followed by infections attributed to other risk factors, including hemophilia, blood transfusion, and risk factors not reported or not identified (11.4%), and male heterosexual contact with a person known to have, or at high risk for, HIV infection (8.0%). County distribution was similar to what was found among all HIV diagnoses.

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3) Stage of disease at HIV diagnosis, 2010-2015, Hawaii

Table 5 summarizes stage of disease at diagnosis by year and other selected characteristics among HIV infections diagnosed from 2010 to 2015. Percentage of stage 3 (AIDS) at diagnosis remained stable from years 2010 to 2013; however, by 2014, it started to decrease and in 2015, it decreased to 18.6%. Percentage of stage 3 at diagnosis increased as age increased, e.g. 10.3% among those aged 13-24 years vs 52.4% among those aged ≥55 years. Among different race/ethnicity groups, percentage of stage 3 at diagnosis was highest in NHPIs (52.8%), followed by Asians (41.7%). When examined by transmission categories, percentage of stage 3 was highest among male IDUs (59.4%), followed by heterosexual contact with a person known to have, or to be at high risk for, HIV infection (males 41.7%, females 40.6%).

Table 4. Diagnoses of HIV infection by selected characteristics, 2010-2015 and cumulative, Hawaii

Characteristics	2010-2015 (N=598)		Cumulative (N=4,744)	
	No.	Percent	No.	Percent
Birth sex				
Female	66	11.0	501	10.6
Male	532	89.0	4,243	89.4
Age at diagnosis				
<13	1	0.2	26	0.6
13-24	68	11.4	414	8.7
25-34	191	31.9	1,604	33.8
35-44	140	23.4	1,581	33.3
45-54	134	22.4	799	16.8
>=55	64	10.7	320	6.8
Race/ethnicity				
Hispanic, all races	52	8.7	360	7.6
American Indian/Alaska Native	2	0.3	17	0.4
Asian	127	21.2	731	15.4
Black/African American	44	7.4	232	4.9
Native Hawaiian/Other Pacific Islander	89	14.9	535	11.3
White	205	34.3	2,614	55.1
Multiple races	74	12.4	238	5.0
Other/Unknown [a]	5	0.8	17	0.4
Transmission category				
Male-to-male sexual contact (MSM)	381	63.7	3,369	71.0
Injection drug use (IDU), male	32	5.4	234	4.9
Injection drug use, female	12	2.0	133	2.8
MSM & IDU	25	4.2	309	6.5
Heterosexual contact [b], male	48	8.0	132	2.8
Heterosexual contact [b], female	32	5.4	253	5.3
Perinatal	0	0	14	0.3
Other [c]	68	11.4	300	6.3
County				
Hawaii County	69	11.5	592	12.5
Honolulu County	443	74.1	3,457	72.9
Kauai County	26	4.4	226	4.8
Maui County	60	10.0	469	9.9

Note. Data included persons with a diagnosis of HIV infection regardless of stage of disease at diagnosis. Only data from those who resided in Hawaii at diagnosis was included.

[a] Included persons categorized as Asian/Pacific Islander and races not listed/reported.

[b] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[c] Included hemophilia, blood transfusion, and risk factors not reported or not identified.

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Table 5. Stage of disease at diagnosis by selected characteristics, 2010-2015, Hawaii

	Stage 1 (CD4 ≥500 cells/µL or 29%)	Stage 2 (CD4 200-499 or 14% - 28%)	Stage 3 (OI or CD4 <200 cells/µL or <14%)	Stage unknown (No CD4 information)
Total (2010-2015) (n=598)	**182 (30.4%)**	**190 (31.8%)**	**198 (33.1%)**	**28 (4.7%)**
Year of diagnosis (*P*<0.001, based on Monte Carlo estimate for the Exact test)				
2010 (n=105)	22 (21.0%)	38 (36.2%)	40 (38.1%)	5(4.8%)
2011 (n=81)	17 (21.0%)	30 (37.0%)	31 (38.3%)	3 (3.7%)
2012 (n=88)	30 (34.1%)	17 (19.3%)	34 (38.6%)	7 (8.0%)
2013 (n=102)	29 (28.4%)	29 (28.4)	39 (38.2%)	5 (4.9%)
2014 (n=98)	33 (33.7%)	33 (33.7%)	31 (31.6%)	1 (1.0%)
2015 (n=124)	51 (41.1%)	43 (34.7%)	23 (18.6%)	7 (5.7%)
Birth sex (*P*=0.89)				
Female (n=66)	18 (27.3%)	21 (31.8%)	23 (34.9%)	4 (6.1%)
Male (n=532)	164 (30.8%)	169 (31.8%)	175 (32.9%)	24 (4.5%)
Age in years at diagnosis in years (*P*<.0001, based on Monte Carlo estimate for the Exact test)				
<13 (n=1)	1 (100%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
13-24 (n=68)	28 (41.2%)	30 (44.1%)	7 (10.3%)	3 (4.4%)
25-34 (n=191)	70 (36.7%)	68 (35.6%)	41 (21.5%)	12 (6.3%)
35-44 (n=140)	43 (30.7%)	39 (27.9%)	51 (36.4%)	7 (5.0%)
45-54 (n=134)	30 (22.4%)	37 (27.6%)	65 (48.5%)	2 (1.5%)
≥55 (n=64)	10 (15.6%)	16 (25.0%)	34 (53.1%)	4 (6.4%)
Race/ethnicity (*P*=0.03, based on Monte Carlo estimate for the Exact test)				
Hispanic, all races (n=52)	11 (21.2%)	24 (46.2%)	16 (30.8%)	1 (1.9%)
American Indian/Alaska Native (n=2)	0 (0.0%)	2 (100%)	0 (0.0%)	0 (0.0%)
Asian (n=127)	30 (23.6%)	40 (31.5%)	53 (41.7%)	4 (3.2%)
Black/African American (n=44)	21 (47.7%)	11 (25.0%)	10 (22.7%)	2 (4.6%)
Native Hawaiian/Other Pacific Islander (n=89)	17 (19.1%)	20 (22.5%)	47 (52.8%)	5 (5.6%)
White (n=205)	68 (33.2%)	71 (34.6%)	53 (25.9%)	13 (6.3%)
Multiple races (n=74)	32 (43.2%)	22 (29.7%)	18 (24.3%)	2 (2.7%)
Other/Unknown [a] (n=5)	3 (60.0%)	0 (0%)	1 (20.0%)	1 (20.0%)
Transmission category (*P*=0.002, based on Monte Carlo estimate for the Exact test)				
Male-to-male sexual contact (n=381)	125 (32.8%)	133 (34.9%)	113 (29.7%)	10 (2.6%)
Injection drug use (IDU), male (n=32)	4 (12.5%)	6 (18.8%)	19 (59.4%)	3 (9.4%)
Injection drug use, female (n=12)	5 (41.7%)	4 (33.3%)	3 (25.0%)	0 (0.0%)
MSM & IDU (n=25)	11 (44.0%)	7 (28.0%)	7 (28.0%)	0 (0.0%)
Heterosexual contact [b], male (n=48)	14 (29.2%)	13 (27.1%)	20 (41.7%)	1 (2.1%)
Heterosexual contact, female (n=32)	7 (21.9%)	12 (37.5%)	13 (40.6%)	0 (0.0%)
Other [c] (n=68)	16 (23.5%)	15 (22.1%)	23 (33.8%)	14 (20.6%)

Note. Only data from patients who resided in Hawaii at diagnosis were included. OI: opportunistic infection;

[a] Included persons categorized as Asian/Pacific Islander and races not listed/reported.

[b] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[c] Included risk factors not reported or not identified.

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Table 6 compares percentage of stage 3 (AIDS) at diagnosis among persons diagnosed between 2010-2015 to those diagnosed between 2001-2009 and to those diagnosed in 2000 or earlier. Percentage of stage 3 (AIDS) at diagnosis decreased from 74.2% among those diagnosed in 2000 or earlier to 40.4% among those diagnosed between 2001 and 2009, and then to 33.1% among those diagnosed between 2010 and 2015. In addition, between 2010 and 2015, there were no infections attributed to perinatal transmission.

Nevertheless, disparities in the decrease were observed among some patient characteristics. Among different age groups, across those three time periods, percentage of stage 3 at diagnosis decreased from 72.7% to 34.9%, and then to 21.5% among those aged 25-34 years; in contrast, the percentages decreased from 79.6% to 48.6%, and then increase to 53.1% among those aged 55 or older. Among different race/ethnicity groups, whites (74% to 34.8% to 25.9%) and blacks (80.5% to 40% to 22.7%) experienced a larger degree of decrease than that of Asians (73.4% to 45.5% to 41.7%) and NHPIs (82.0% to 49.1% to 52.8%). Of note was that among NHPIs, the percentage of stage 3 at diagnosis increased, from 49.1% among infections diagnosed between 2001 and 2008 to 52.8% among those diagnosed between 2010 and 2015.

Among different transmission categories, those that experienced the largest decrease were among persons whose infections were attributed to MSM (75.1% to 38.5% to 30.2%), MSM&IDU (75.1% to 38.8% to 29.7%), and male heterosexual contact with a person known to have, or to be at high risk for HIV infection (82.4% to 66.7% to 41.7%). Among infections attributed to female heterosexual contact with a person known to have, or to be at high risk for, HIV infection, a large decrease was observed between those diagnosed in 2000 or earlier (61.4%) and those between 2001 and 2008(26.3%). However, among those diagnosed between 2010 and 2015, it increased to 34.2%. At the county level, the decrease in the percentage of stage 3 at diagnosis was similar except for Kauai County, where the percentage of stage 3 (AIDS) increased to 46.2% among those diagnosed between 2010 and 2015 from 23.1% among those diagnosed between 2001 and 2008 (**Table 6**).

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Table 6. Stage 3 (AIDS) at diagnosis by selected characteristics and time periods, Hawaii

Characteristics	2010-2015		2001-2009		2000 or earlier	
	Total No. [a]	No. (%) Stage 3	Total No. [a]	No. (%) Stage 3	Total No. [a]	No. (%) Stage 3
Total	**598**	**198 (33.1)**	**1,058**	**427 (40.4)**	**3,088**	**2,290 (74.2)**
Birth sex						
Female	66	23(34.9)	154	48 (31.2)	281	181 (64.4)
Male	532	175 (32.9)	904	379 (41.9)	2,807	2,109 (75.1)
Age at diagnosis in years						
<13	1	0 (0.0)	1	1 (100.0)	24	16 (66.7)
13-24	68	7 (10.3)	95	20 (21.1)	251	143 (57.0)
25-34	191	41 (21.5)	249	87 (34.9)	1,164	846 (72.7)
35-44	140	51 (36.4)	348	160 (46.0)	1,093	839 (76.8)
45-54	134	65 (48.5)	256	106 (41.4)	409	329 (80.4)
>=55	64	34 (53.1)	109	53 (48.6)	147	117 (79.6)
Race/ethnicity						
Hispanic, all races	52	16 (30.8)	104	49 (47.1)	204	135 (66.2)
American Indian/Alaska Native	2	0 (0.0)	2	0 (0.0)	13	8 (61.5)
Asian	127	53 (41.7)	198	90 (45.5)	406	298 (73.4)
Black/African American	44	10 (22.7)	55	22 (40.0)	133	107 (80.5)
Native Hawaiian/Other Pacific Islander	89	47 (52.8)	108	53 (49.1)	338	277 (82.0)
White	205	53 (25.9)	518	180 (34.8)	1,891	1,399 (74.0)
Multiple races	74	18 (24.3)	69	33 (47.8)	95	58 (61. 1)
Other/Unknown [b]	5	1 (20.0)	4	0 (0.0)	8	8 (100)
Transmission category						
Male-to-male sexual contact	381	113 (29.7)	698	271 (38.8)	2,290	1,720 (75.1)
Injection drug use (IDU), male	32	19 (59.4)	63	40 (63.5)	139	104 (74.8)
IDU, female	12	3 (25.0)	34	16 (47.1)	87	61 (70.1)
MSM & IDU	25	7 (28.0)	45	18 (40.0)	239	179 (74.9)
Heterosexual contact [c], male	48	20 (41.7)	33	22 (66.7)	51	42 (82.4)
Heterosexual contact [c], female	32	13 (40.6)	76	20 (26.3)	145	89 (61.4)
Perinatal	0	0 (0.0)	1	1 (100.0)	13	10 (76.9)
Other [d]	68	23 (33.8)	108	39 (36.1)	124	85 (68.6)
County						
Hawaii County	69	19 (27.5)	120	47 (39.2)	403	300 (74.4)
Honolulu County	443	145 (32.7)	773	323 (41.8)	2,241	1,674 (74.7)
Kauai County	26	12 (46.2)	65	15 (23.1)	135	89 (65.9)
Maui County	60	22 (36.7)	100	42 (42.0)	309	227 (73.5)

[a] Referring to the total number of persons diagnosed with HIV by the selected patient category. Only data from patients who resided in Hawaii at diagnosis were included.

[b] Included persons categorized as Asian/Pacific Islander and races not listed/reported.

[c] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[d] Included hemophilia, blood transfusion, and risk factors not reported or not identified.

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ii. Prevalent cases and prevalence rate

1) Prevalence rate of persons living with diagnosed HIV infection (PLWDH) at year-end 2015, Hawaii

Despite extensive data cleaning on a person's most recent known address at year-end 2015, there remained 760 (25.6%) individuals of unknown whereabouts at year-end 2015. Among those 760 patients, there was a total of 464 persons whose HIV infection was diagnosed by the end of 2005, who had not been in care since 2006, and whose most recent known address at year-end 2015 was not able to be determined. Among those 464 patients, 348 (75%) were diagnosed by the end of 2000 and 238 (51.3%) were classified as stage 3 (AIDS). Based on the natural disease progress of HIV infection, if a patient had not been in care for 10 years or more since HIV diagnosis, the odds of survival were likely low. It is therefore reasonable to assume that those patients were moved away from Hawaii long time ago. Those 464 patients were excluded from further analysis. Thus, a total of 2,519 persons were identified as PLWDH and a total of 1,445 were identified as persons living with diagnosed HIV infection that was ever classified as stage 3 (AIDS) (PLWDA) at year-end 2015 in Hawaii.

For calculations of receipt of any HIV medical care, retention in HIV medical care, or viral suppression, persons whose HIV infection was diagnosed in 2015 in Hawaii and persons who were younger than 13 years old at year-end 2014 were further excluded, resulting in a total of 2,381 cases. County data was missing for 267 (10.6%) persons among the 2,519 cases of PLWDH, 126 (8.8%) persons among the 1,445 cases of PLWDA, and 233 (9.8%) persons among the 2,318 persons included in the analysis of receipt of HIV medical care and viral suppression. Missing data on county was redistributed back to each county based on the proportion each county had among those who had data on county for any selected outcome, e.g. prevalence cases of PLWDH.

Prevalence of PLWDH and of PLWDA at the state level, county level, and by selected patient characteristics are shown in **Table 7**. The prevalence rate (calculated per 100,000 population) of PLWDH at Hawaii (176.0) was much lower than that of the 2014 national average (299.5). The rate for males was 307.8, more than 7 times higher than that of females (40.5). Among persons of different age groups, the highest rate (489.2) was among persons aged 45-54 years old. The

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rate for children (aged less than 13 years at year-end 2015) was 2.6. A total of 9 cases did not have data on race/ethnicity. Among persons with data on race/ethnicity, the highest rate (492.9) was among blacks, followed by whites (380.1). The lowest rates were found among Asians (75.1) and those of multiple races (79.7). Similar patterns were observed in the prevalence rate of PLWDA.

2) Characteristics of PLWDH and of PLWDA

Table 8 summarizes the age, sex, and race/ethnicity distribution among PLWDH and among PLWDA, compared to their respective distribution among the 2015 general population. Males were dominant and overrepresented in both populations (88.7% of PLWDH and 88.9% of PLWDA). In general, older patients made up a larger proportion of both PLWDH and of PLWDA and were overrepresented in both populations compared to younger ones (e.g. persons aged ≥45 years constituted 41% of the general population but 70% of PLWDH and 81% of PLWDA). Among persons of different race/ethnic groups, whites (49.4% of PLWDH, 48.7% of PLWDA) and blacks/African Americans (6.6% of both populations) were overrepresented while Asians (15.4% and 16.6% respectively) and persons of multiple races (8.5% and 7.5% respectively) were underrepresented. No disproportion was observed among the four counties.

MSM was the dominant risk factor for both populations (71.9% of PLWDH and 70.7% of PLWDA), followed by MSM& IDU (6.2% and 6.7% respectively), and female heterosexual contact with a person known to have, or to be at high risk for, HIV infection (6.6% and 6.3% respectively). Less than one percent of all infections were attributed to perinatal transmission (0.6% of both populations).

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Table 7. Prevalent rates of persons living with diagnosed HIV infections, all stages (PLWDH)/ that was ever classified as stage 3 (AIDS) (PLWDA), by selected characteristics, at year-end 2015, Hawaii

		PLWDH, all stages		PLWDA	
Characteristics	**Total Population**	**Number**	**Prevalence rate [a]**	**Number**	**Prevalence rate [a]**
National 2014 average	318,907,401	955,081	299.5	521,002	163.4
State of Hawaii	1,431,514	2,519	176.0	1,445	100.9
County [b]					
Hawaii County	196,428	391	199.1	227	115.6
Honolulu County	998,714	1,724	172.6	969	97.0
Kauai County	71,735	96	133.8	58	80.9
Maui County	164,637	308	187.1	191	116.0
Birth sex					
Female	706,231	286	40.5	161	22.8
Male	725,372	2,233	307.8	1,284	177.0
Age (in years) at year-end 2015					
<13	230,244	6	2.6	1	0.4
13-24	216,767	56	25.8	12	5.5
25-34	215,911	287	132.9	74	34.3
35-44	176,715	418	236.5	189	107.0
45-54	175,609	859	489.2	571	325.2
≥55	416,357	893	214.5	598	143.6
Race/ethnicity [c]					
Hispanic, all races	148,705	253	170.1	140	94.1
American Indian/Alaska Native	3,753	6	159.9	1	26.6
Asian	516,791	388	75.1	240	46.4
Black/African American	33,882	167	492.9	96	283.3
Native Hawaiian/Other Pacific Islander	132,242	237	179.2	154	116.5
White	327,577	1,245	380.1	703	214.6
Multiple races	268,653	214	79.7	109	40.6

Note. Data included persons with a diagnosis of HIV infection regardless of stage of disease at diagnosis. Data were based on residence at the end of 2015, or the most recent known address.

[a] Rates were per 100,000 population. The population from Kalawao County was excluded from the state total population in the calculation as there were no persons living with diagnosed HIV infections.

[b] Missing data (267 among the 2,519 cases of PLWDH and 126 among the 1,445 cases of PLWDA) at the county level was redistributed back to each county based on their proportions among the total number of persons who had data on county.

[c] There were a total of 9 cases of PLWDH and 2 cases of PLWDA whose race/ethnicity could not be identified.

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Table 8. Characteristics of persons living with diagnosed HIV infection, all stages (PLWDH)/ That was ever classified as stage 3 (AIDS) (PLWDA) at year-end 2015, Hawaii

Characteristics	Percent of 2015 general population	PLWDH, all stages (n=2,519)		PLWDA (n=1,445)	
		No.	Percent	No	Percent
County [a]					
Hawaii County	13.7	391	15.5	227	15.7
Honolulu County	69.8	1,724	68.4	969	67.1
Kauai County	5.0	96	3.8	58	4.0
Maui County	11.5	308	12.2	191	13.2
Birth sex					
Female	49.3	286	11.4	161	11.1
Male	50.7	2,233	88.7	1,284	88.9
Age in years at year-end 2015					
<13	16.1	6	0.2	1	0.1
13-24	15.1	56	2.2	12	0.8
25-34	15.1	287	11.4	74	5.1
35-44	12.3	418	16.6	189	13.1
45-54	12.3	859	34.1	571	39.6
≥55	29.1	893	35.5	598	41.4
Race/ethnicity					
Hispanic, all races	10.4	253	10.0	140	9.7
American Indian/Alaska Native	0.3	6	0.2	1	0.1
Asian	36.1	388	15.4	240	16.6
Black/African American	2.4	167	6.6	96	6.6
Native Hawaiian/Other Pacific Islander	9.2	237	9.4	154	10.7
White	22.9	1,245	49.4	703	48.7
Multiple races	18.8	214	8.5	109	7.5
Other/Unknown [b]	N/A	9	0.4	2	0.1
Transmission Category					
Male-to-male sexual contact (MSM)	N/A	1,812	71.9	1,021	70.7
Injection drug use (IDU), male	N/A	104	4.1	75	5.2
Injection drug use, female	N/A	61	2.4	43	3.0
MSM & IDU	N/A	156	6.2	99	6.7
Heterosexual contact [c], male	N/A	90	3.6	51	3.5
Heterosexual contact, female	N/A	165	6.6	91	6.3
Perinatal	N/A	14	0.6	8	0.6
Other [d]	N/A	117	4.6	57	3.9

Note. Data was based on residence at the end of 2015, or the most recent known address. N/A: not applicable.

[a] Missing data at the county level was redistributed back to each county based on their proportions among the total number of persons who had data on county.

[b] Included persons categorized as Asian/Pacific Islander and races not listed/reported.

[c] Included heterosexual contact with a person known to have, or at increased risk for, HIV infection.

[d] Included hemophilia, blood transfusion, and risk factors not reported or not identified.

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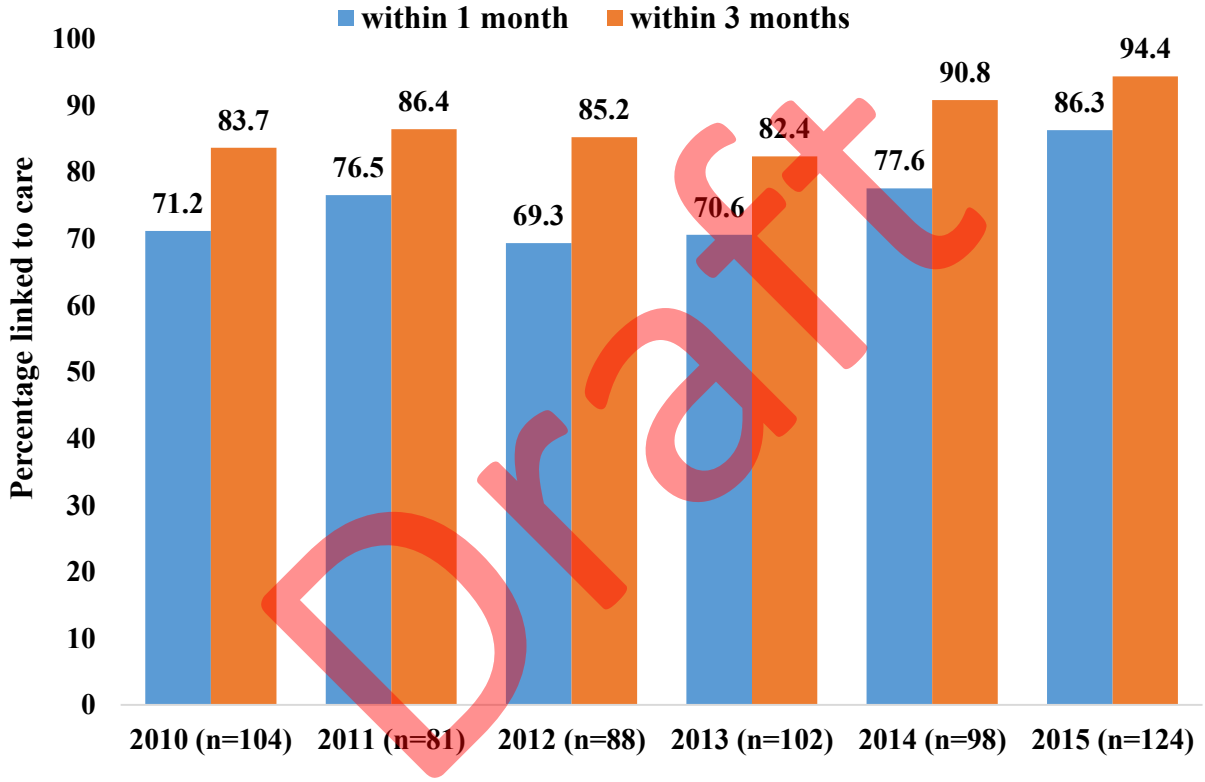
C. HIV care continuum, 2015, Hawaii

i. Linkage to HIV medical care after diagnosis of HIV infection

From 2010 to 2015, linkage to care within 1 month increased significantly (*P*=0.01) from 71.2% in 2010 to 86.3% in 2015. Linkage to care within 3 months also increased, from 83.7% in 2010 to 94.4% in 2015, but did not achieve statistical significance (*P*=0.06). **Figure 3** presents the trend of linkage to HIV medical care from 2010 to 2015.

Figure 3. Linkage to HIV medical care after HIV diagnosis among persons aged ≥13 years old, 2010-2015, Hawaii



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Note: data included persons with a diagnosis of HIV infection regardless of stage of disease at diagnosis. Only data from those who resided in Hawaii at the time of HIV diagnosis were included. N refers to the total number of diagnoses in each year.

Table 9 shows linkage to care in 2015 by selected patient characteristics. In 2015, linkage to care was 86.3% within 1 month, and 94.4% within 3 months at the state level. When examined by selected patient characteristics, linkage to care was ≥85% for most categories except for the following: persons aged 25-34 years (72.9%), Asians (76.2%) and NHPIs (82.4%), persons whose infections were attributed to MSM&IDU (66.7%), infections attributed to risk factors not reported or not identified (75.0%), and infections diagnosed in Maui County (83.3%).

Nevertheless, such results should be interpreted with caution because of the small numbers observed in many of the categories mentioned above, particularly, when examined by transmission category and counties.

ii. Receipt of HIV medical care and retention in HIV medical care

Table 10 describes receipt of HIV medical care and retention in HIV medical care in 2015, overall, and by selected patient characteristics. Receipt of HIV medical care was based on data among persons aged ≥13 years old at year-end 2014 with HIV infection diagnosed by year-end of 2014 and who were alive and residing in the state of Hawaii at year-end 2015. Among the 2,381 patients included in the analysis, 1,887 (79.3%) received any HIV medical care in 2015, and 1,219 (51.2%) met the criteria for retention in HIV medical care.

Percentage of receipt of any HIV medical care did not differ significantly by birth sex but by person's age ($P<.001$), race/ethnicity ($P=0.04$) and by transmission category ($P<.001$). The percentage increased as age increased, with the highest percentage among those aged ≥55 years (84.1%) and the lowest among those aged 13-24 years (70.2%). Asians had the highest percentage (81.6%), followed by whites (80.5%) and NHPIs (80.1%). Persons whose race/ethnicity were unknown had the lowest percentage of 55.6%. Percentage of receipt of any HIV medical care were highest among IDUs (female 82.5%, male 81.4%) but lowest among infection attributed to hemophilia, blood transfusion, or risk factors not known or not identified (59.5%).

Percentage of retention in HIV medical care did not differ significantly by birth sex or race/ethnicity but by person's age and transmission categories (*P*s<.001). The percentage increased as age increased (e.g. 58.2% among persons aged ≥55 years vs 31.9% among persons aged 13-24 years). Asians had the highest percentage (55.5%), followed by whites (51.2%) and NHPIs (51.1%). Persons whose race/ethnicity were unknown had the lowest percentage at 35.1%. Percentage of retention in care was highest among infections due to perinatal transmission (70.0%), followed by male heterosexual contact with a person known to have, or to be at high risk for, HIV infections (64.4%), but lowest among those whose infections were attributed to hemophilia, blood transfusion, and risk factors not known or not identified (35.1%).

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Table 9. Linkage to HIV medical care after HIV diagnosis among persons aged ≥13 years at HIV diagnosis, by selected characteristics, 2015, Hawaii

Characteristics		≤1 month		≤ 3 months	
	No. total	No.	Percent	No.	Percent
Total	**124**	**107**	**86.3**	**117**	**94.4**
Birth sex					
Female	9	8	88.9	8	88.9
Male	115	99	86.1	109	94.8
Age at diagnosis in years					
13-24	15	13	86.7	14	93.3
25-34	48	35	72.9	43	89.6
35-44	24	23	95.8	24	100.0
45-54	26	26	100.0	26	100.0
>=55	11	10	90.9	10	90.9
Race/ethnicity					
Hispanic, all races	11	11	100.0	11	100.0
American Indian/Alaska Native	1	1	100.0	1	100.0
Asian	21	16	76.2	20	95.2
Black/African American	13	12	92.3	12	92.3
Native Hawaiian/Other Pacific Islander	17	14	82.4	15	88.2
White	44	38	86.4	42	95.5
Multiple races	17	15	88.2	16	94.1
Transmission category					
Male-to-male sexual contact (MSM)	83	71	85.5	79	95.2
Injection drug use (IDU), male	7	7	100.0	7	100.0
Injection drug use (IDU), female	4	4	100.0	4	100.0
MSM & IDU	3	2	66.7	3	100.0
Heterosexual contact [a], male	18	16	88.9	17	94.4
Heterosexual contact [a], female	5	4	80.0	4	80.0
Other [b]	4	3	75.0	3	75.0
County					
Hawaii County	15	13	86.7	14	93.3
Honolulu County	97	83	85.6	92	94.8
Kauai County	6	6	100.0	6	100.0
Maui County	6	5	83.3	5	83.3

Note. Data included persons with diagnosed HIV infection regardless of stage of disease at diagnosis. Only data from those who resided in Hawaii at the time of HIV diagnosis was included. Linkage to HIV medical care was measured by documentation of ≥1 CD4+ T-lymphocyte count or percentage or viral load test results ≤1 month or ≤3 months after HIV diagnosis.

[a] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[b] Included risk factors not reported or not identified.

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Table 10. Receipt of HIV medical care among persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014 and alive and residing in Hawaii at year-end 2015 (all persons), by selected characteristics, 2015, Hawaii

Characteristics	All persons	≥ 1 CD4 or VL tests		≥ 2 CD4 or VL tests [a]	
		No.	Percent	No.	Percent
Total	**2,381**	**1,887**	**79.3**	**1,219**	**51.2**
Birth sex					
Female	273	210	76.9	126	46.2
Male	2,108	1,677	79.6	1,093	51.9
Age at diagnosis in years					
13-24	47	33	70.2	15	31.9
25-34	264	185	70.1	118	44.7
35-44	415	291	70.1	175	42.2
45-54	858	708	82.5	447	52.1
>=55	797	670	84.1	464	58.2
Race/ethnicity					
Hispanic, all races	241	177	73.4	115	47.7
American Indian/Alaska Native	5	3	60.0	2	40.0
Asian	364	297	81.6	202	55.5
Black/African American	150	110	73.3	73	48.7
Native Hawaiian/Other Pacific	221	177	80.1	113	51.1
White	1193	960	80.5	611	51.2
Multiple races	198	158	79.8	101	51.0
Other/Unknown	9	5	55.6	2	22.2
Transmission category					
Male-to-male sexual contact (MSM)	1,721	1,378	80.1	897	52.1
Injection drug use (IDU), male	97	79	81.4	47	48.5
Injection drug use, female	57	47	82.5	30	52.6
MSM & IDU	153	122	79.7	79	51.6
Heterosexual contact [b], male	73	58	79.5	47	64.4
Heterosexual contact [b], female	159	129	81.1	73	45.9
Perinatal	10	8	80.0	7	70.0
Other [c]	111	66	59.5	39	35.1
County [d]					
Hawaii County	370	299	80.8	174	47.0
Honolulu County	1,622	1,280	78.9	845	52.1
Kauai County	90	73	81.1	49	54.4
Maui County	299	235	78.6	151	50.5

Note. Data included persons with a diagnosis of HIV infection regardless of stage of disease at diagnosis. Data were based on address of residence at year-end 2015, e.g. the most recently known address. CD4, CD4+ T-lymphocyte count or percentage; VL, viral load (copies/mL).

[a] Performed ≥3 months apart during 2015.

[b] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[c] Included hemophilia, blood transfusion, and risk factors not reported or not identified.

[d] Missing data on county was redistributed back according to each county's proportion among those with county data.

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iii. Viral suppression

Viral suppression was based on data among persons aged ≥13 years old at year-end 2014 with HIV infection diagnosed by year-end of 2014 and who were alive and resided in the state of Hawaii at year-end 2015. A total of 2,381 persons were included in the analysis, of which 1,652 (69.4%) achieved viral suppression in 2015. Among persons who received care in 2015 (n=1,887), percentage of viral suppression increased to 87.6%. Among persons who were retained in care in 2015 (n=1,219), the percentage of viral suppression was 92.5%.

Table 11 summarizes viral suppression by selected patient characteristics. Percentage of viral suppression was significantly higher in males (70.1%) than females (63.7%) (*P*=0.03). Percentage of viral suppression increased significantly as age increased (*P*<.001), with the highest percentage among persons aged ≥55 years (76.4%) and the lowest among persons in the age group 13-24 years (53.2%). Significant differences were observed by patient's race/ethnicity and by transmission category (*Ps*<.001). The highest percentage was among whites (71.9%), followed by Asians (71.7%), and the lowest was among those whose race/ethnicity was unknown (55.6%). By transmission category, the highest percentage of viral suppression was among MSM (71.9%) and the lowest were found among infections attributed to hemophilia, blood transfusion, and risk factors not reported or not identified (50.5%).

When viral suppression was examined only among patients who received any HIV medical care in 2015, viral suppression was achieved by more than 80% (the NHAS 2020 target) among almost all patient characteristics, except for persons in the age group 13-24 years (75.8%), and among infections attributed to perinatal transmission (75.0%), female IDUs (73.1%), and male heterosexual contact with a person known to have, or to be at increased risk for, HIV infection (77.1%). When viral suppression was examined only among patients who met the criteria of retention in care in 2015, viral suppression was higher than 80% among all patient characteristics except for perinatal transmission. Nevertheless, the total number of HIV infections due to perinatal transmission was small (n=10), therefore, interpretation of results in this category should be interpreted with caution (**Table 11**).

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Table 11. HIV viral suppression (VS) among persons aged ≥13 years at year-end 2014 with HIV infection diagnosed by year-end 2014 and alive and residing in Hawaii at year-end 2015 (all persons), by selected characteristics, 2015, Hawaii

Characteristics	All persons		Persons with ≥ 1 CD4 or VL tests		Persons with ≥ 2 CD4 or VL tests [a]	
	Total No.	VS No. (%)	Total No.	VS No. (%)	Total No.	VS No. (%)
Total	**2,381**	**1,652 (69.4)**	**1,887**	**1,652 (87.6)**	**1,219**	**1,128 (92.5)**
Birth sex						
Female	273	174 (63.7)	210	174 (82.9)	126	114 (90.5)
Male	2,108	1,478 (70.1)	1,677	1,478 (88.1)	1,093	1,014 (92.8)
Age at diagnosis in years						
13-24	47	25 (53.2)	33	25 (75.8)	15	12 (80.0)
25-34	264	149 (56.4)	185	149 (80.5)	118	103 (87.3)
35-44	415	241 (58.1)	291	241 (82.8)	175	154 (88.0)
45-54	858	628 (73.2)	708	628 (88.7)	447	418 (93.5)
>=55	797	609 (76.4)	670	609 (90.9)	464	441 (95.0)
Race/ethnicity						
Hispanic, all races	241	161 (66.8)	177	161 (91.0)	115	109 (94.8)
American Indian/Alaska Native	5	3 (60.0)	3	3 (100)	2	2 (100)
Asian	364	261 (71.7)	297	261 (87.9)	202	187 (92.6)
Black/African American	150	87 (58.0)	110	87 (79.1)	73	63 (86.3)
Native Hawaiian/Other Pacific Islander	221	151 (68.3)	177	151 (85.3)	113	102 (90.3)
White	1,193	858 (71.9)	960	858 (89.4)	611	573 (93.8)
Multiple races	198	126 (63.6)	158	126 (79.7)	101	90 (89.1)
Other/Unknown	9	5 (55.6)	5	5 (100)	2	2 (100)
Transmission category						
Male-to-male sexual contact (MSM)	1,721	1,232 (71.6)	1,378	1,232 (89.4)	897	842 (93.9)
Injection drug use (IDU), male	97	67 (69.1)	79	67 (84.8)	47	41 (87.2)
Injection drug use, female	57	37 (64.9)	47	37 (78.7)	30	27 (90.0)
MSM & IDU	153	96 (62.7)	122	96 (78.7)	79	70 (88.6)
Heterosexual contact [b], male	73	47 (64.4)	58	47 (81.0)	47	39 (83.0)
Heterosexual contact [b], female	159	111 (69.8)	129	111 (86.0)	73	68 (93.2)
Perinatal	10	6 (60.0)	8	6 (75.0)	7	5 (71.4)
Other [c]	111	56 (50.5)	66	56 (84.8)	39	36 (92.3)
County [d]						
Hawaii County	370	268 (72.4)	299	268 (89.6)	174	164 (94.3)
Honolulu County	1,622	1,108 (68.3)	1,280	1,108 (86.6)	845	778 (92.1)
Kauai County	90	63 (70.0)	73	63 (86.3)	49	45 (91.8)
Maui County	299	213 (71.2)	235	213 (90.6)	151	141 (93.4)

Note . Data included persons with a diagnosis of HIV infection regardless of stage of disease at diagnosis. Data were based on address of residence at year-end 2015, e.g. the most recently known address. CD4, CD4+ T-lymphocyte; VL, viral load ; VS: virally suppressed (defined as the last VL test in 2015 with a result of VL<200 copies/mL)

[a] Performed ≥3 months apart in 2015.

[b] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[c] Included hemophilia, blood transfusion , and risk factors not reported or not identified.

[d] Missing data were redistributed back according to the proportion each county had among persons with data on county.

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Figures 4 to 28 portray the diagnosis-based 2015 HIV care continuum for Hawaii, overall, and by selected patient characteristics and geographic areas. The diagnosis-based care continuum shows each step in the continuum as a percentage of persons achieving each indicator of care along the continuum for the total population as well as for individual characteristics.

Statewide, a total of 2,381 persons aged ≥13 years old at year-end 2014 with HIV infection (regardless of stage of disease) diagnosed through year-end 2014 and who were alive and residing in Hawaii at year-end 2015 were included in the analysis as the denominator for all selected indicators, except for linkage to care. This denominator is abbreviated as "PLWDH" through the following figures. The denominator for linkage to HIV medical care was the total number of new diagnosis among persons aged ≥13 years old and residing in Hawaii at the time of diagnosis in 2015. Among the 2,381 persons included in the analysis, 1,887 (79.3%) received any HIV medical care during 2015, 1,219 (51.2%) met the criteria for retention in care in 2015, and 1,652 (69.4%) were virally suppressed in 2015. Among the 124 new diagnoses included in the analysis for linkage to care, 107 (86.3%) were linked to care within one month and 117 (94.4%) were linked to care within three months (Figure 4).

Figure 4. Hawaii 2015 HIV Care Continuum

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Figures 5 and 6 present Hawaii's 2015 HIV care continuum by sex. Males overall did slightly better in all indicators than females.

Figure 5. Hawaii 2015 HIV care continuum, Females

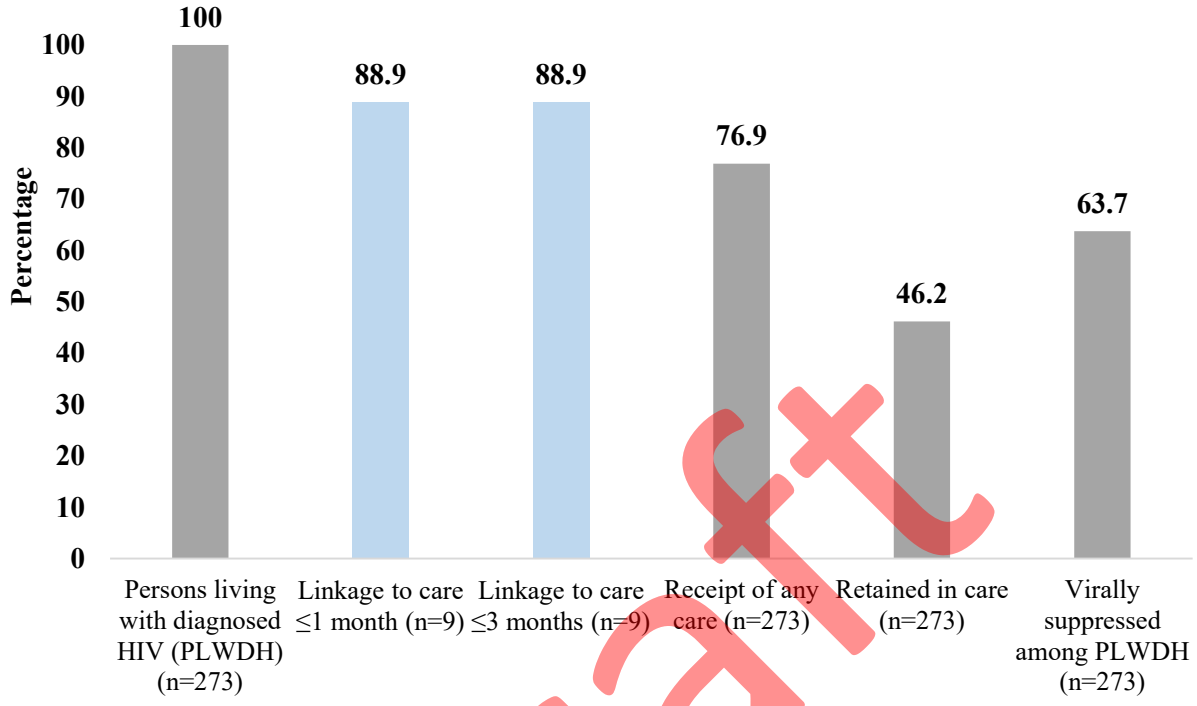
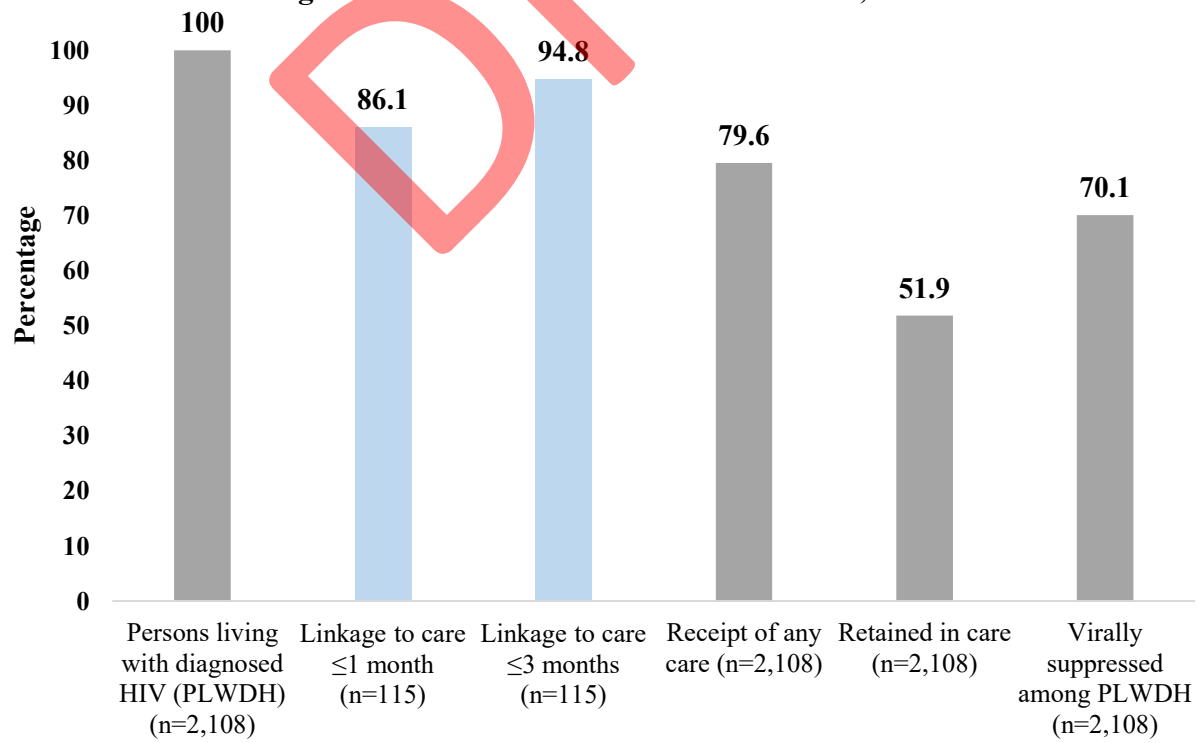


Figure 6. Hawaii 2015 HIV care continuum, Males



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Figures 7 to 11 describe Hawaii's 2015 HIV care continuum by age groups. In general, percentages of receipt of any HIV medical care, retention in HIV medical care, and viral suppression increased as age increased. The highest percentage was among persons aged ≥55 years (84.1%, 58.2%, and 76.4% respectively) and the lowest percentage was among persons aged 13-24 years (70.2%, 31.9%, and 53.2% respectively). Linkage to HIV medical care also improved as age increased. Nevertheless, the lowest percentage was among persons aged 25-34 years (72.9% ≤1 month after HIV diagnosis and 89.6% ≤3 after HIV diagnosis).

Figure 7. Hawaii 2015 HIV care continuum, 13-24 years old

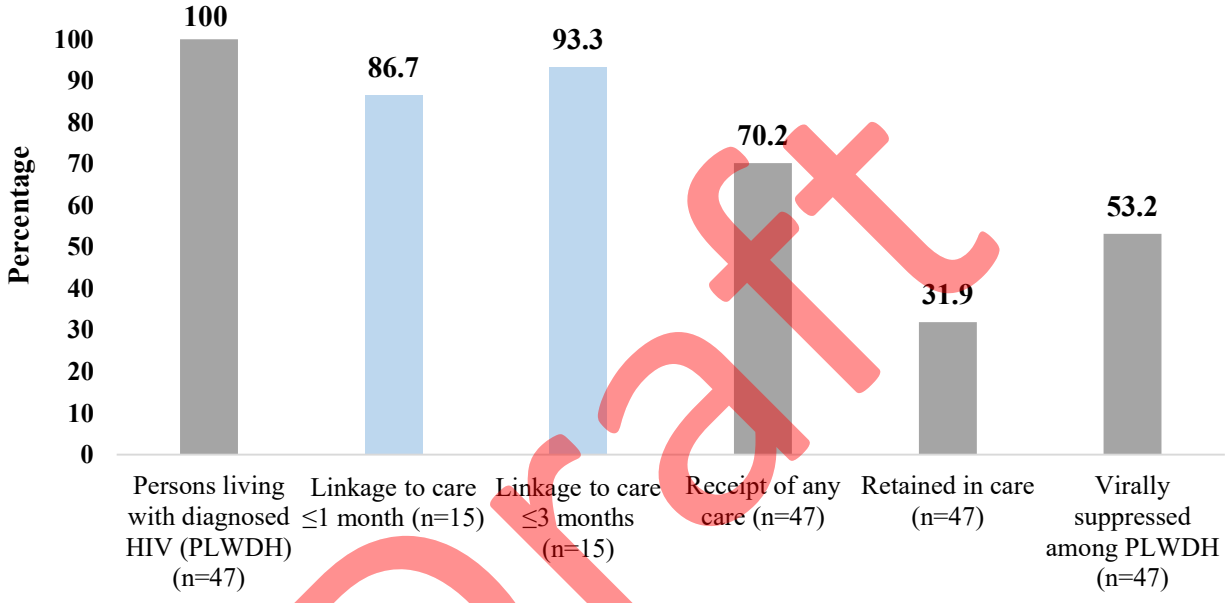

Figure 8. Hawaii 2015 HIV care continuum, 25-34 years old

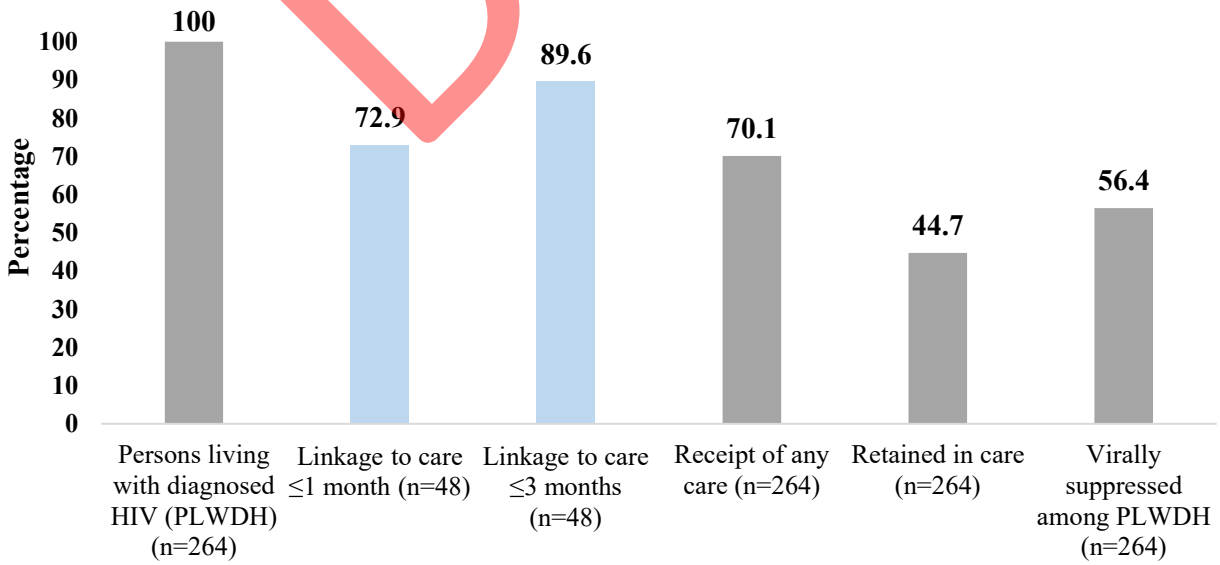

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Figure 9. Hawaii 2015 HIV care continuum, 35-44 years old

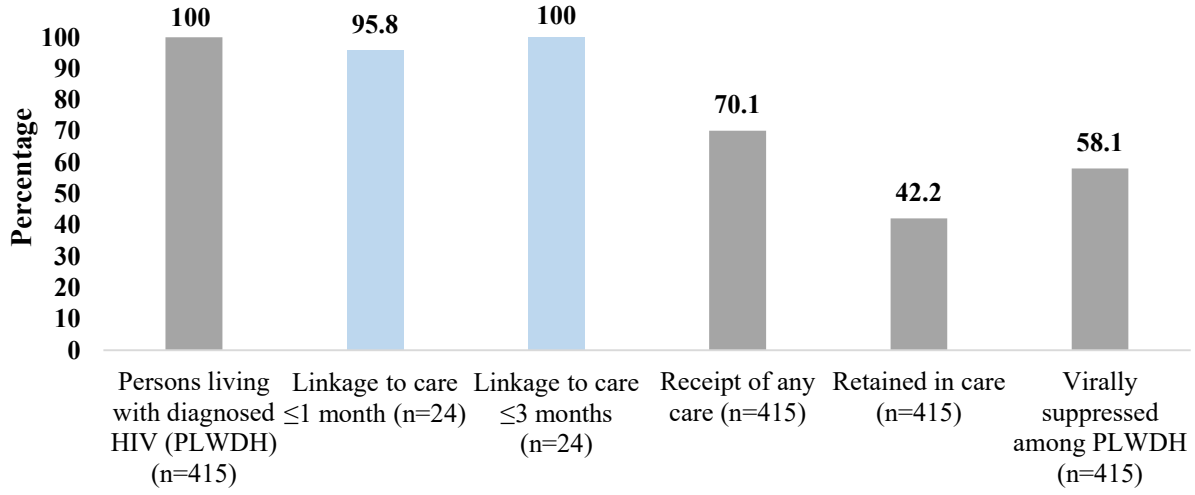
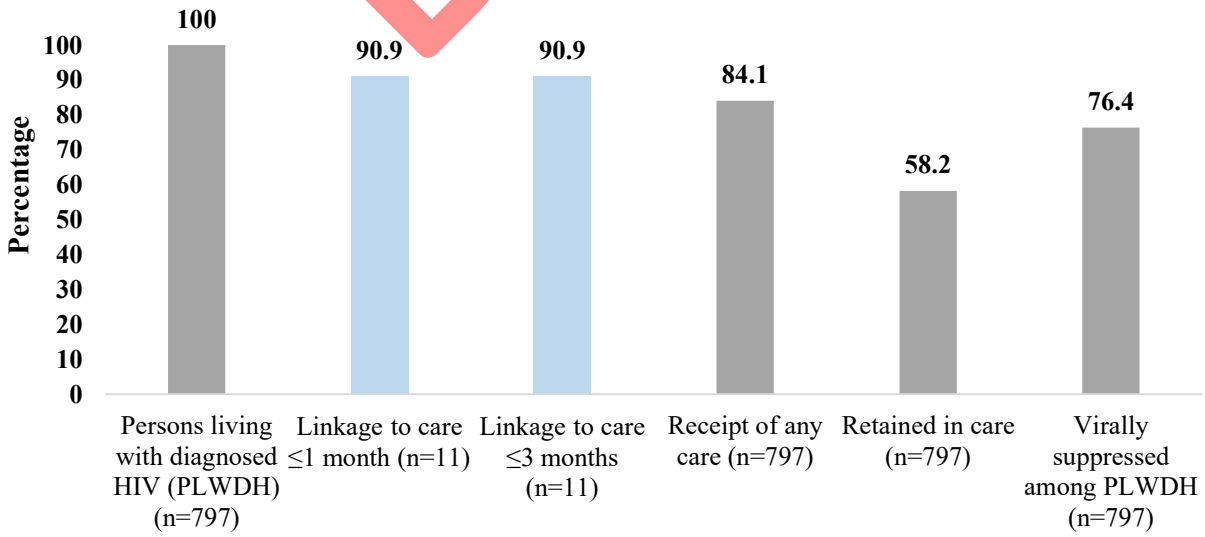


Figure 10. Hawaii 2015 HIV care continuum, 45-54 years old

Figure 11. Hawaii 2015 HIV care continuum, ≥55 years old



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Figures 12 to 17 describe Hawaii's 2015 HIV care continuum by race/ethnicity. Care continuum was not done for American Indian/Alaska Native or those whose race/ethnicity groups were unknown due to the small number of persons in those groups. Among all other race/ethnicity groups, Hispanics/Latinos did best in linkage to care, Asians did best in receipt of any HIV medical care and retention in HIV medical care, and whites did best in viral suppression.

Figure 12. Hawaii 2015 HIV care continuum, Asian only

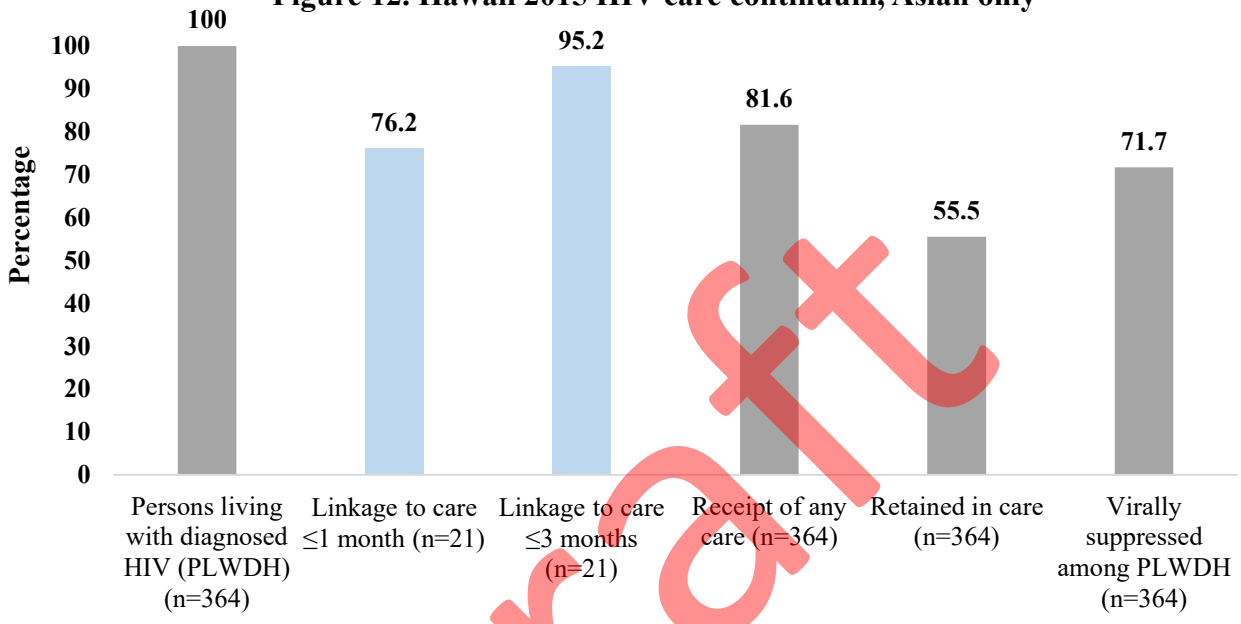

Figure 13. Hawaii 2015 HIV care continuum, black/African American only

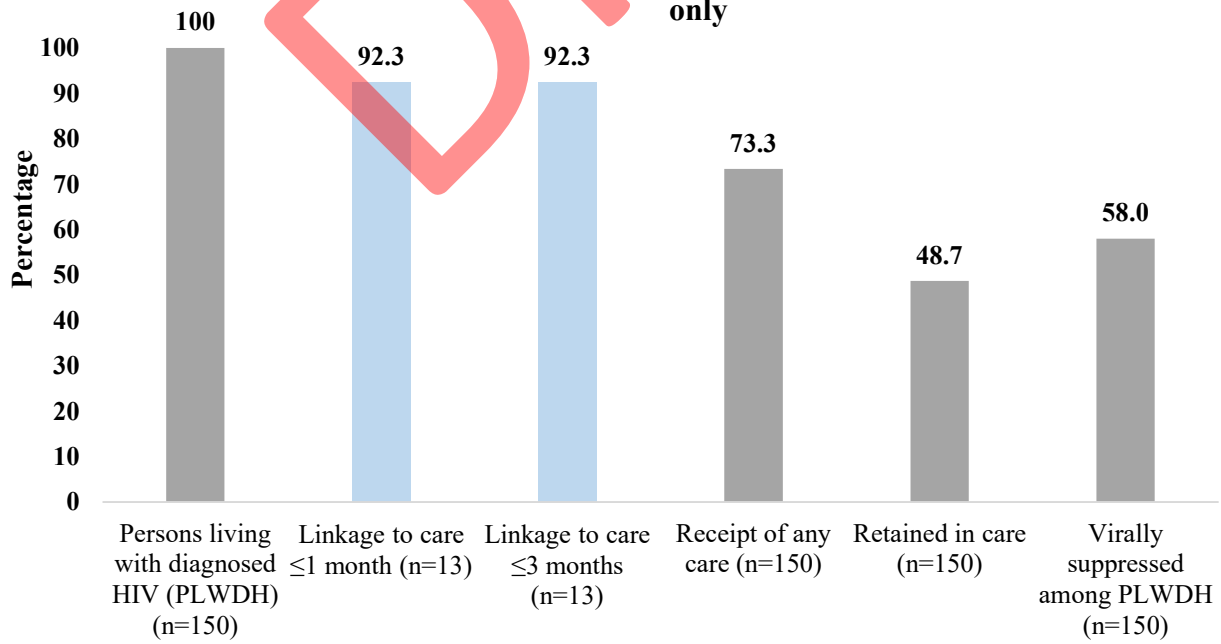

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Figure 14. Hawaii 2015 HIV care continuum, Hispanic, all races

Figure 15. Hawaii 2015 HIV care continuum, Native Hawaiian/other Pacific Islander only

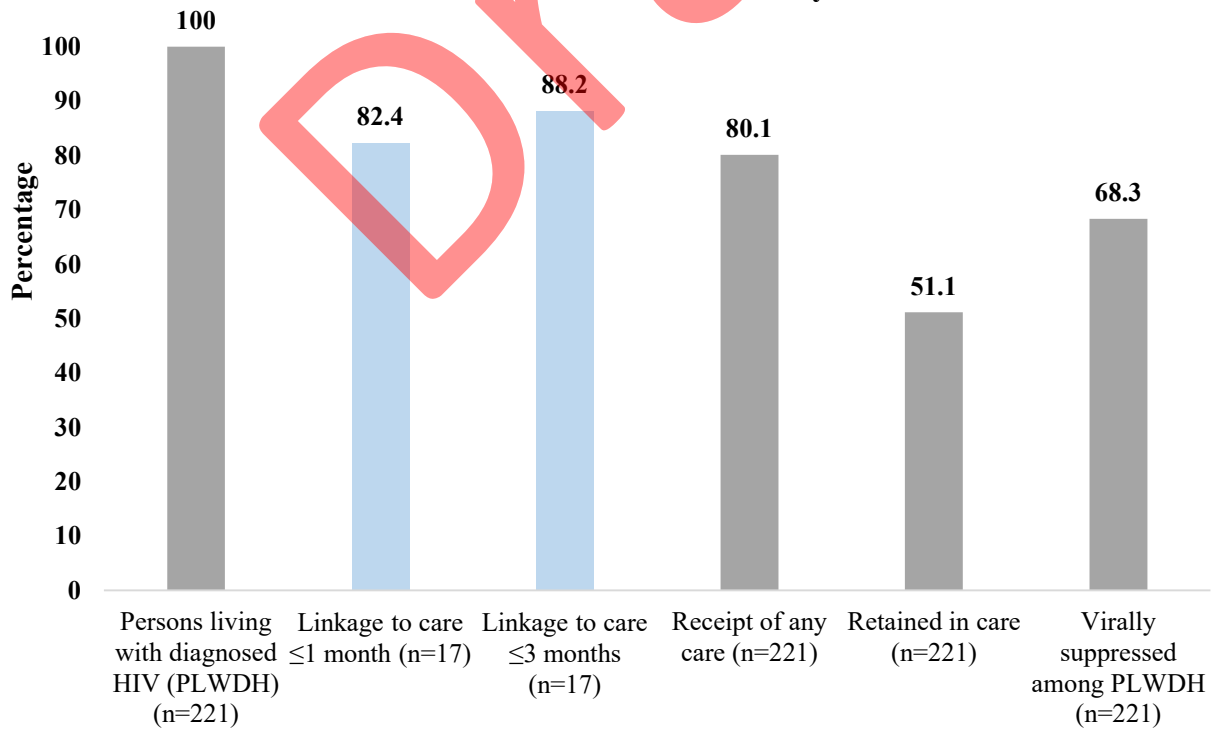

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Figure 16. Hawaii 2015 HIV care continuum, white only

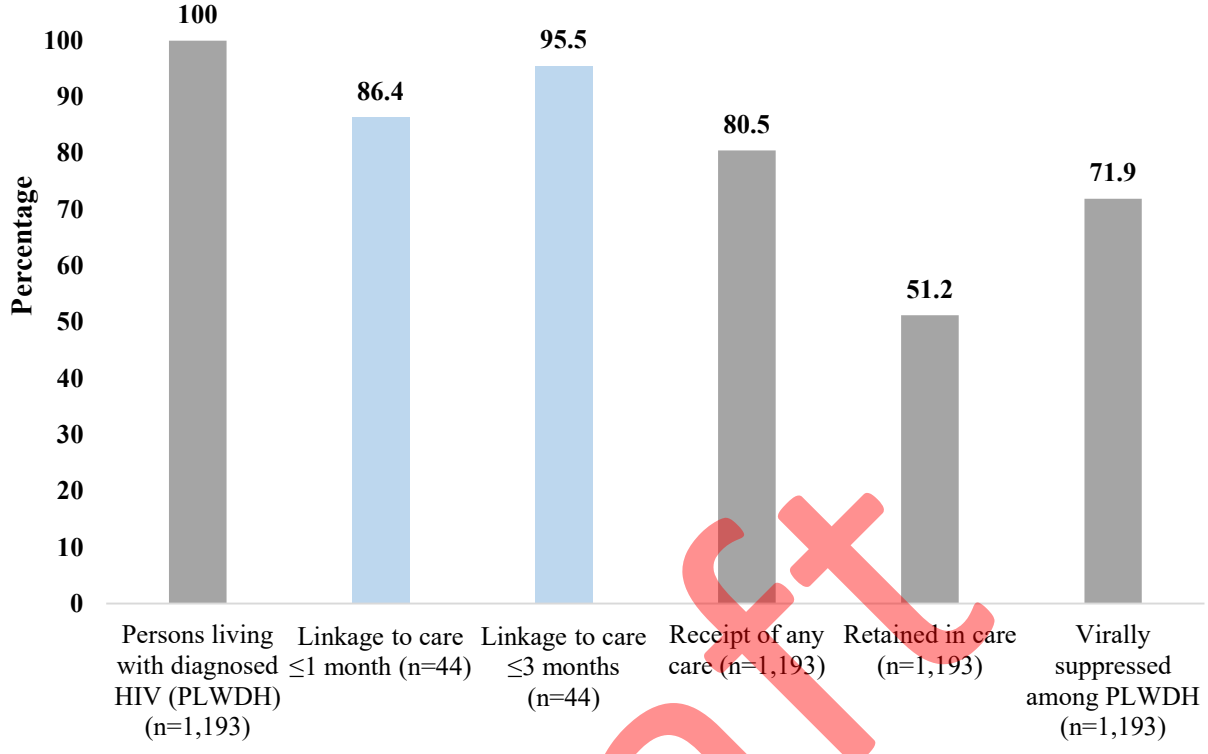
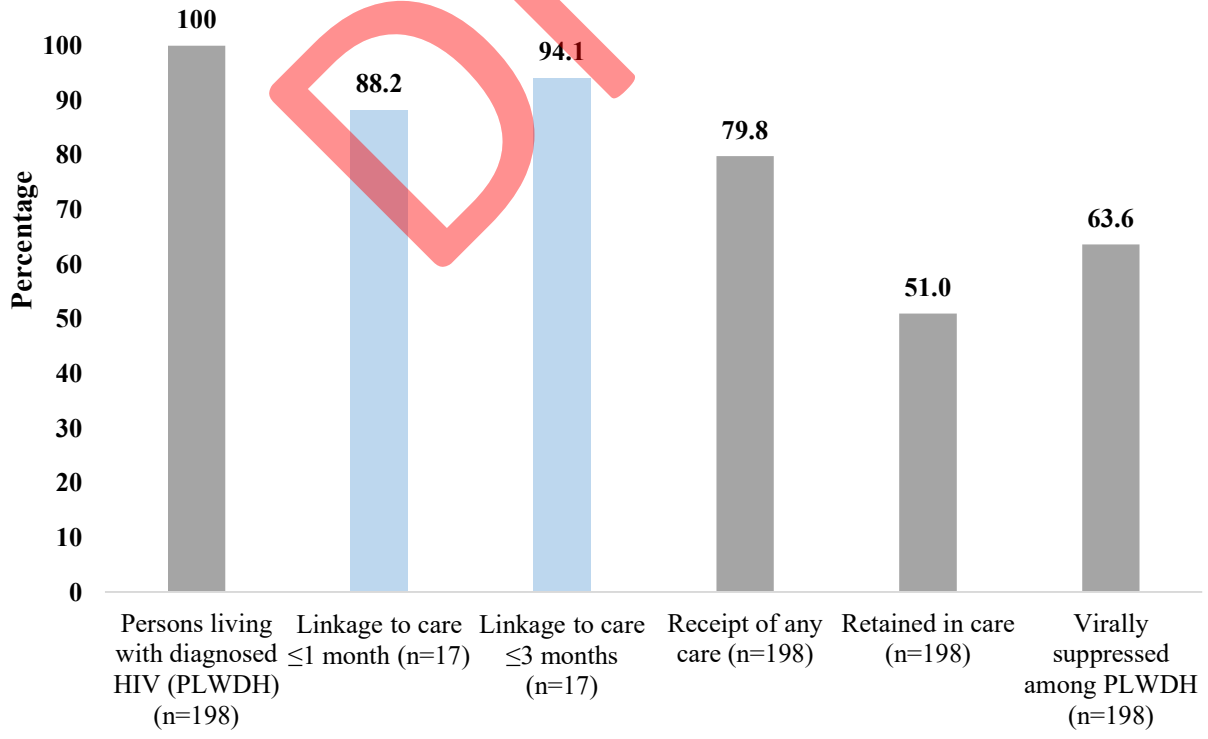


Figure 17. Hawaii 2015 HIV care continuum, multiple races



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Figures 18 to 24 describe Hawaii's 2015 HIV care continuum by transmission categories. Percentages of receipt of any HIV medical care and retention in care were similar across different transmission categories, except for those whose infections were attributed to hemophilia, blood transfusion, and risk factors not reported or not identified, which had the lowest percentages (59.5% and 35.1% respectively). Percentage of viral suppression was highest among MSM (71.6%) and lowest among those infections attributed to hemophilia, blood transfusion, and risk factors not reported or not identified (50.5%).

Figure 18. Hawaii 2015 HIV care continuum, male-to-male sexual contact

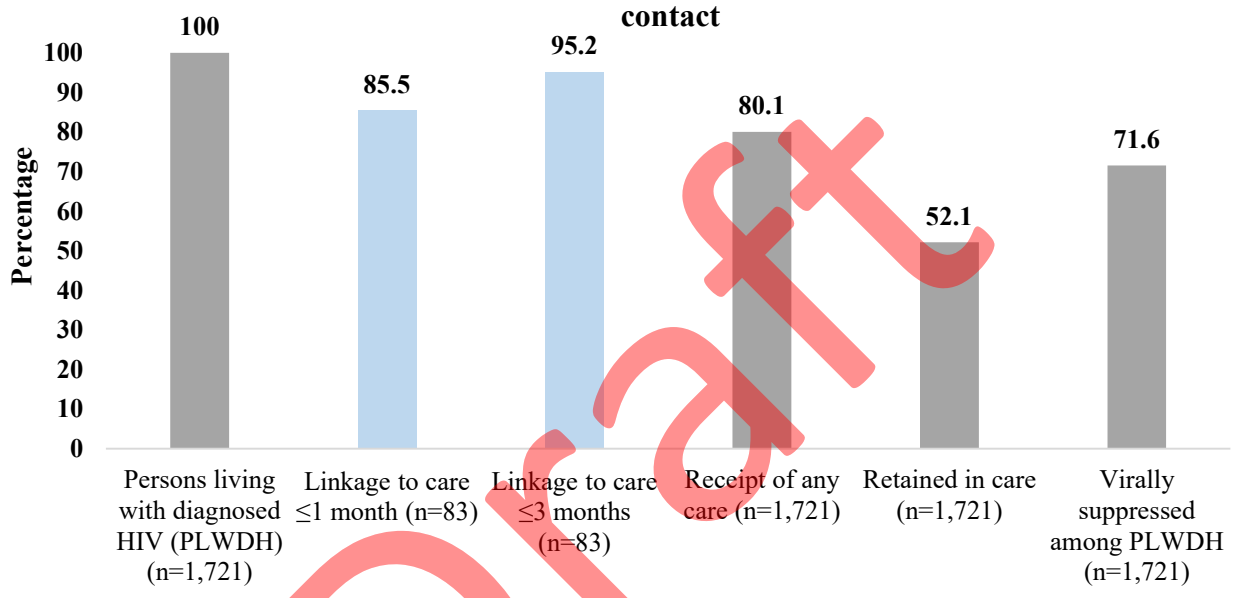

Figure 19. Hawaii 2015 HIV care continuum, male injection drug use

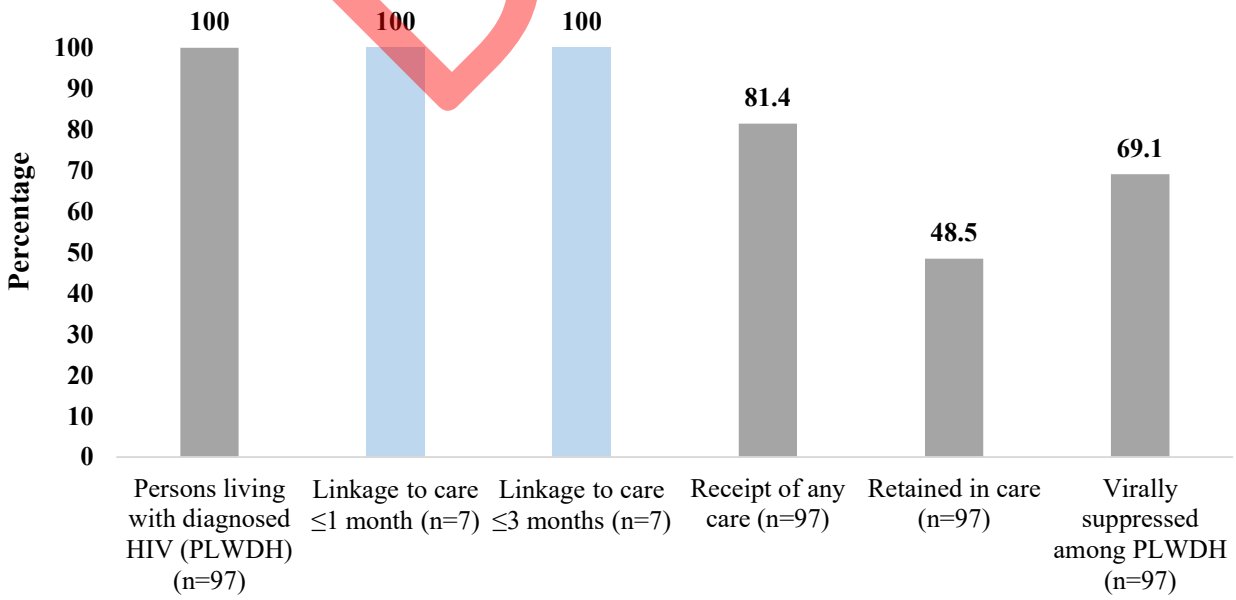

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Figure 20. Hawaii 2015 HIV care continuum, female injection drug use

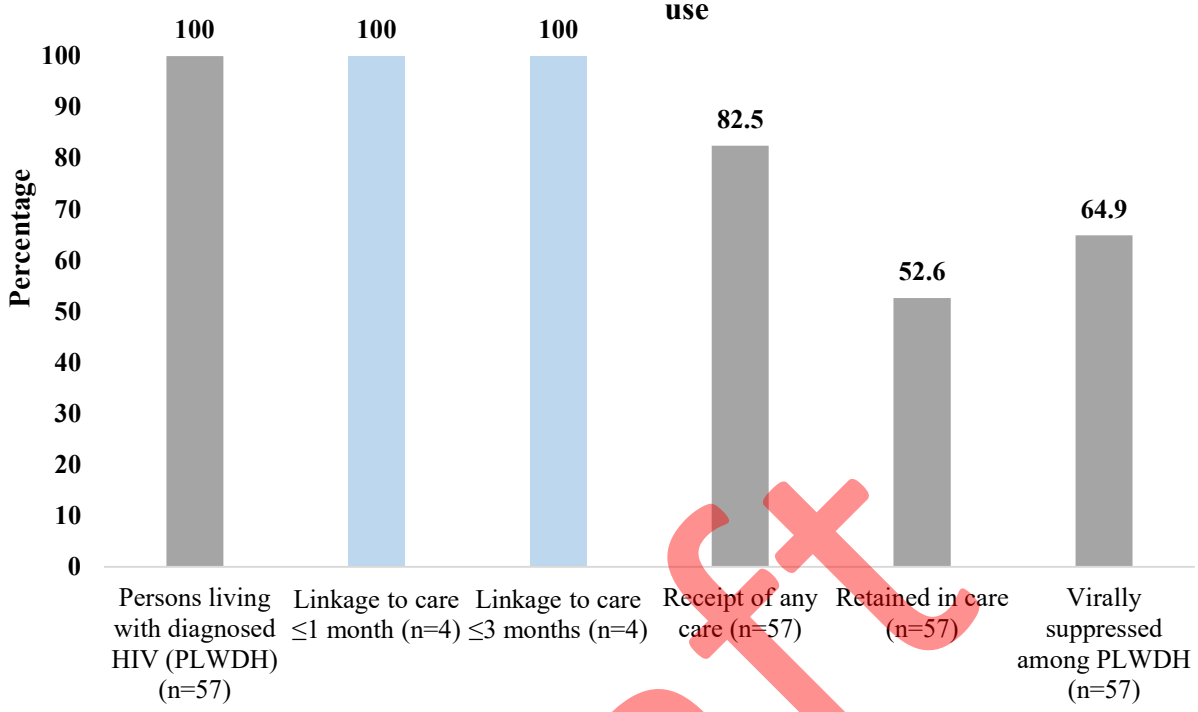

Figure 21. Hawaii 2015 HIV care continuum, MSM & IDU*

***MSM&IDU: male-to-male sexual contact & injection drug use**

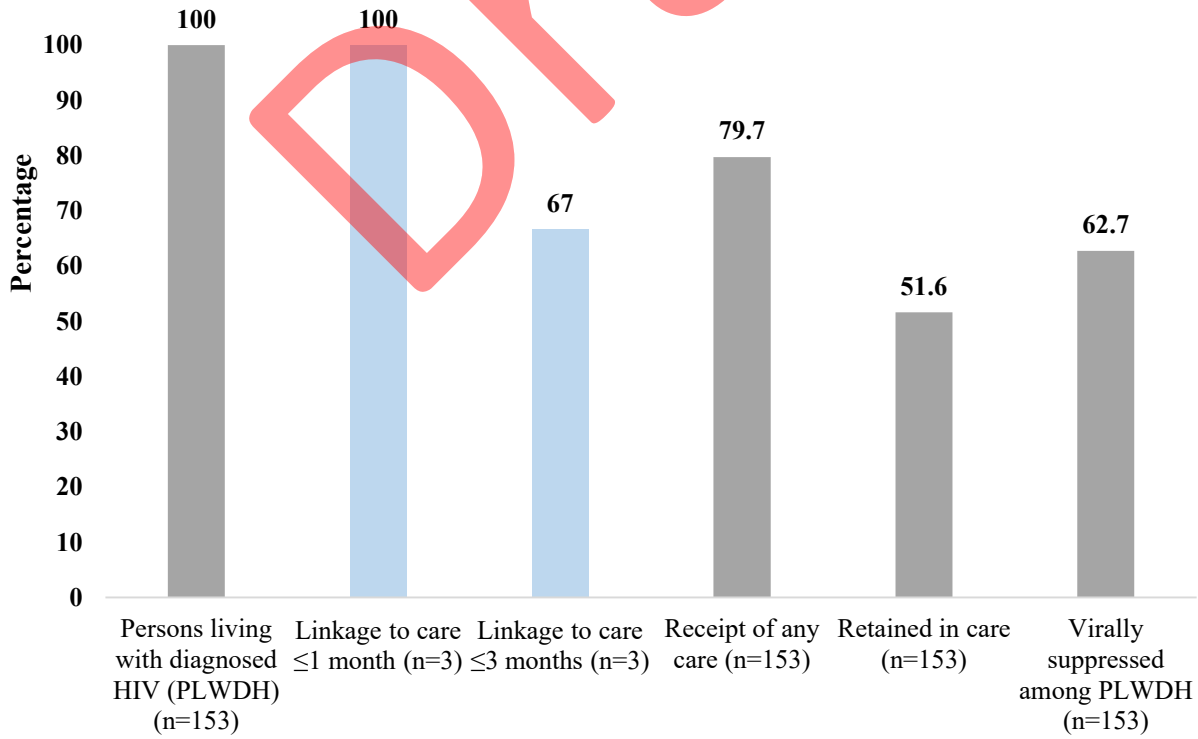

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Figure 22. Hawaii 2015 HIV care continuum, male heterosexual contact with a person known to have, or to be at high risk for, HIV infection

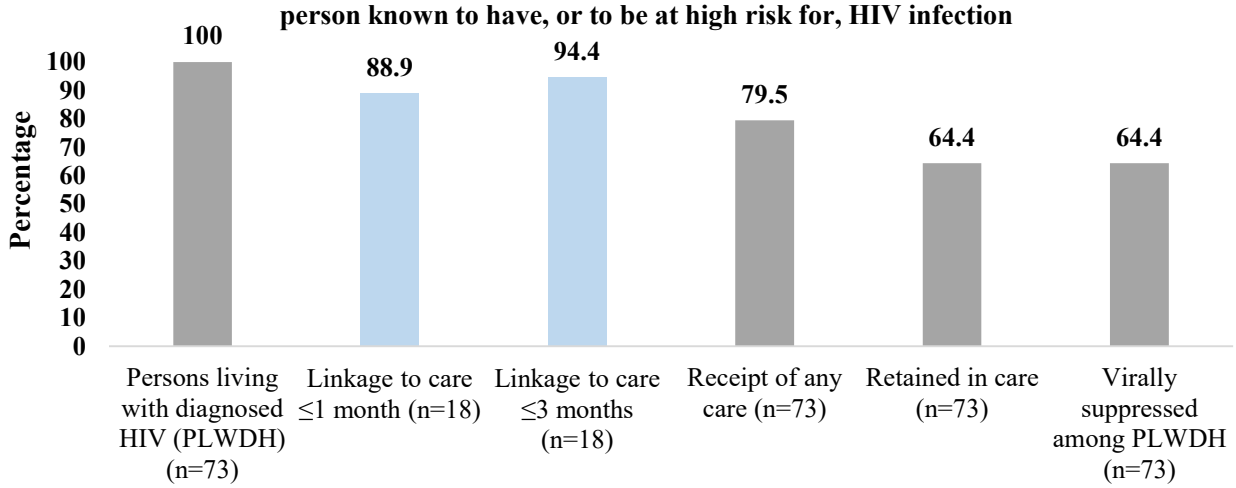


Figure 23. Hawaii 2015 HIV care continuum, female heterosexual contact with a person known to have, or to be at high risk for, HIV infection

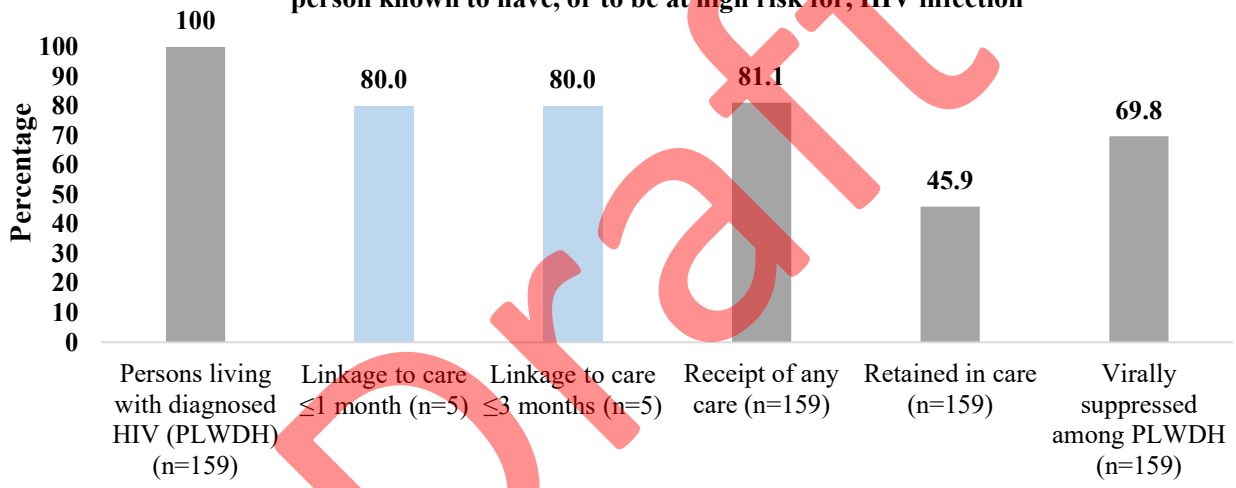
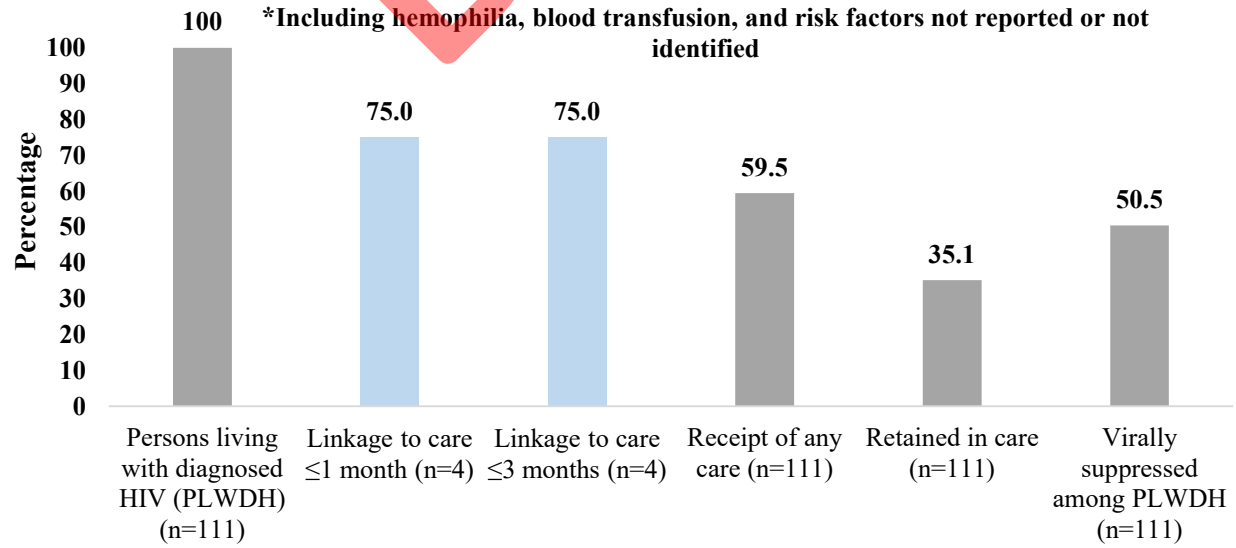


Figure 24. Hawaii 2015 HIV care continuum, other category*

***Including hemophilia, blood transfusion, and risk factors not reported or not identified**



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Figures 25 to 28 describe Hawaii's 2015 HIV care continuum by county. Among the 2,381 persons included in the data analysis, 233 (9.8%) had missing data on county. Missing data on county were redistributed back according to the proportion each county had among persons with data on county. No significant difference was found in the percentage of any indicators except for linkage to care, where Maui County had the lowest percentage (83.3%). Nevertheless, please use caution in interpreting such results as the total number of new diagnosis in Maui County in 2015 was low (n=6).

Figure 25. Hawaii 2015 HIV care continuum, Hawaii County

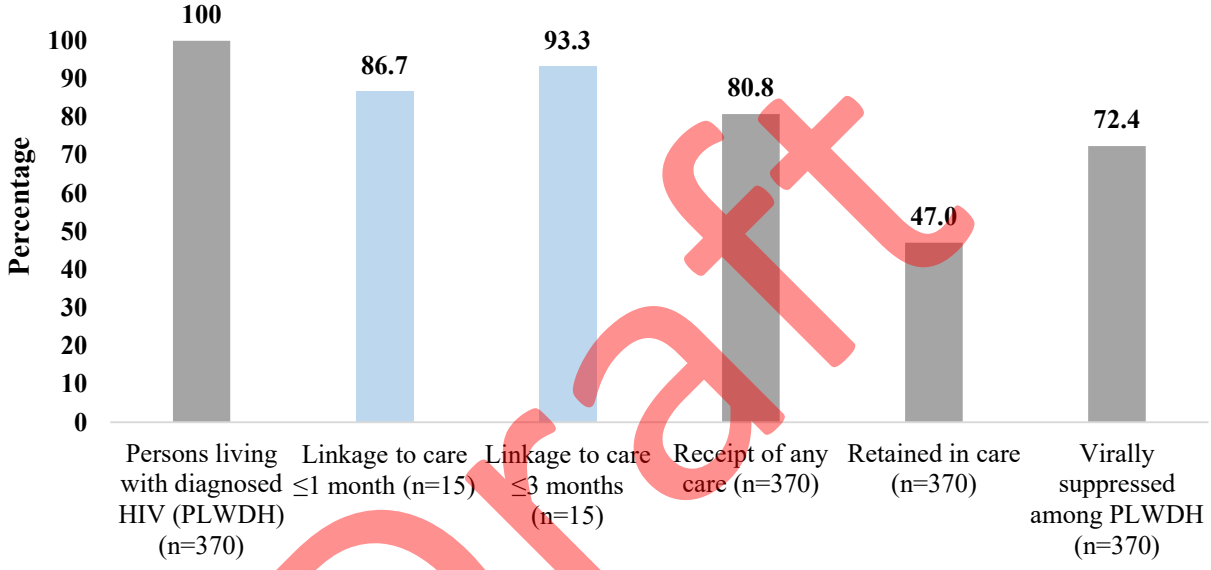

Figure 26. Hawaii 2015 HIV care continuum, Honolulu County

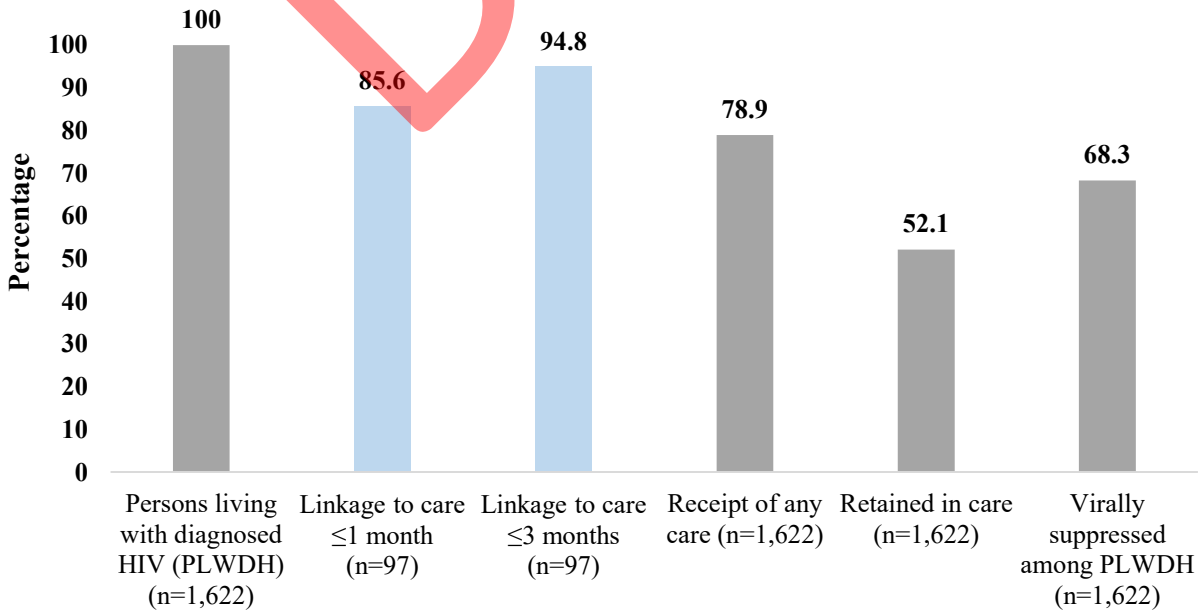

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Figure 27. Hawaii 2015 HIV care continuum, Kauai County

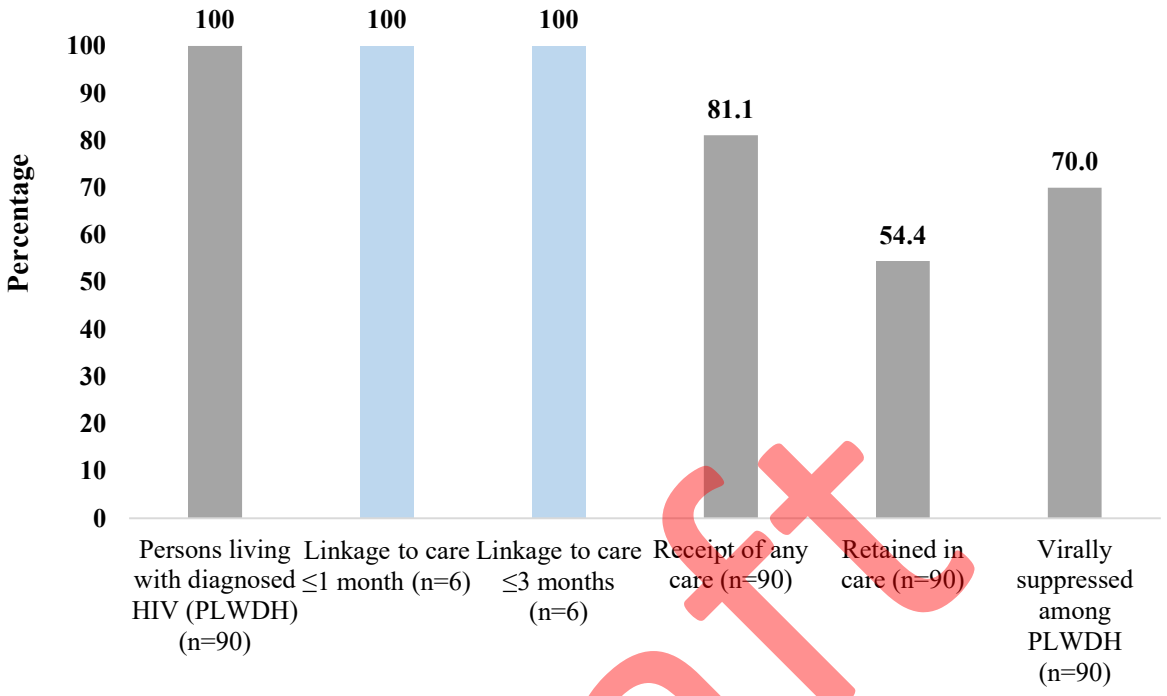
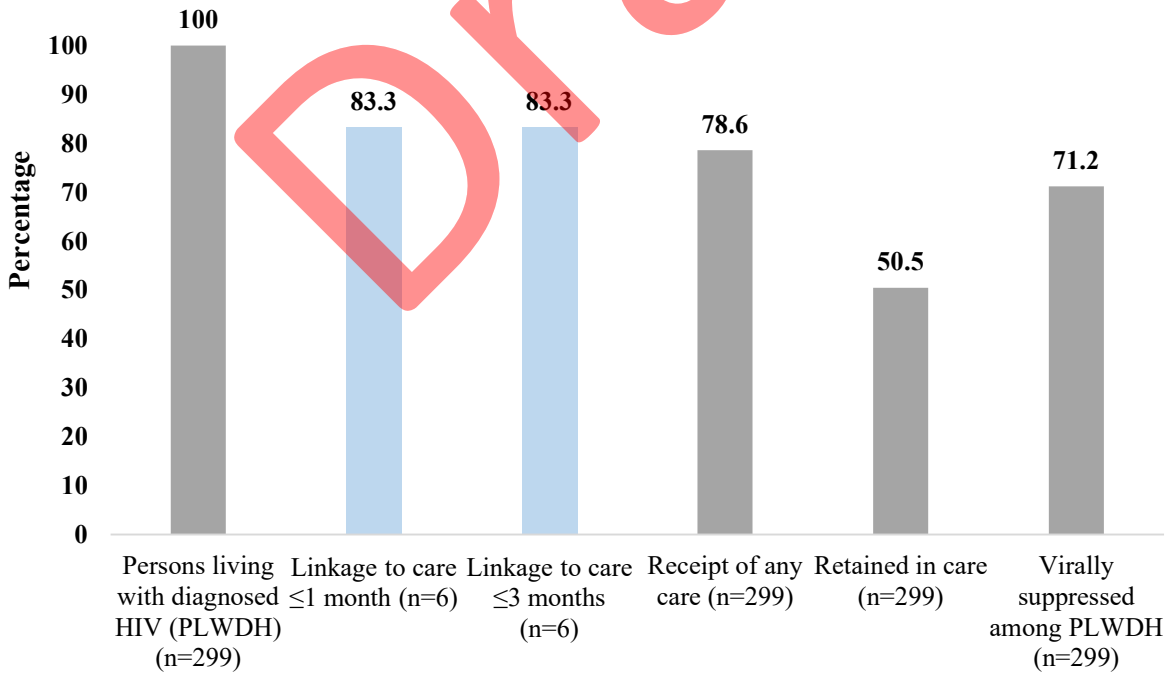


Figure 28. Hawaii 2015 HIV care continuum, Maui County



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D. Out of care patient characteristics, 2015, Hawaii

The definition of in care in this document is the same as receipt of any HIV medical care, which was measured by documentation of ≥1 CD4 (count or percentage) test or viral load test performed in 2015. Out of care was defined as no documentation of CD4 (count or percentage) or viral load tests performed in 2015. This was based on data from persons whose HIV infection was diagnosed by year-end of 2014 and who were alive and residing in the state of Hawaii at year-end 2015. **Table 12** compares patients' care status in 2015 by sex, age, race and ethnicity, and behavioral risk factors.

No significant difference was found in the distribution of patient's care status by birth sex. Nevertheless, significant differences were observed in the distribution of patients' care status by patient's age, race, and transmission category (*P*s <.001). Younger patients were more likely to be out of care compared to older patients. Patients aged ≤44 years constituted a total of 44.1% among the out of care population but only constituted 27.2% among patients in care in 2015. In contrast, patients ≥45 years old constituted slightly more than half (55.8%) of the out of care population but almost three quarters (72.8%) of the in care population.

Proportions of whites, Asians, NHPIs, and persons of multiple races among the in care population were higher than their respective proportions in the out of care population. Hispanics/Latinos (12.9% out of care vs. 9.4% in care) and blacks/African Americans (8.3% out of care vs 5.9% in care) had a higher proportion among the out of care population than their respective proportions within the in care population. When examined by patient's transmission category, patients whose infections were attributed to hemophilia, blood transfusion, and risk factors not reported or not identified were more likely to be out of care than all other categories (9.5% out of care vs 4.8% in care).

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Table 12. Patient characteristics by care status, 2015, Hawaii

	Out of care population (n=496)		In care population (n=1,892)	
Characteristics	**No.**	**Percent**	**No.**	**Percent**
Birth sex (*P*=0.37 [a])				
Female	63	12.7	213	11.3
Male	433	87.3	1,679	88.7
Age (*P*<.001 [a])				
<13	2	0.4	5	0.3
13-24	14	2.8	33	1.7
25-34	79	15.9	185	9.8
35-44	124	25.0	291	15.4
45-54	150	30.2	708	37.4
≥55	127	25.6	670	35.4
Race/ethnicity (*P*<.001 [a])				
Hispanic/Latino (can be of any race)	64	12.9	178	9.4
American Indian/Alaska Native	2	0.4	3	0.2
Asian	67	13.5	298	15.7
Black/African American	41	8.3	111	5.9
Native Hawaiian/Other Pacific	44	8.9	178	9.4
White	234	47.2	961	50.8
Multiple races	40	8.1	158	8.4
Unknown/Other (including legacy NHPI)	4	0.8	5	0.3
Transmission category (*P*<.001 [a])				
Male-to-male sexual contact (MSM)	343	69.2	1,721	72.1
Injection drug use (IDU), male	18	3.6	97	4.1
Injection drug use, female	10	2.0	57	2.4
MSM & IDU	231	6.3	153	6.4
Heterosexual contact [b], male	15	3.0	73	3.1
Heterosexual contact [b], female	30	6.1	159	7.7
Perinatal	2	0.4	14	0.6
Other [c]	47	9.5	114	4.8

Note: Out of care was defined as no documentation of any CD4 or viral load test results in 2015. In care was defined as documentation of ≥1 CD4 or viral load test results in 2015. Legacy NHPI referred to those earlier cases who could not be distinguished as Asians or NHPI.

[a] Chi-squared test of the association between care status in 2015 and selected characteristics.

[b] Included heterosexual contact with a person known to have, or to be at high risk for, HIV infection.

[c] Included hemophilia, blood transfusion, and risk factors not reported or not identified.

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Limitations

Several limitations need to be addressed in the development of this epidemiologic profile. First of all, despite extensive investigation of a person's most recent known address at year-end 2015, there remained 760 (25.6%) individuals of unknown whereabouts at year-end 2015. Among those 760 patients, a total of 464 (60.8%) patients whose HIV infections were diagnosed by year-end 2005 and who had not been in care since 2006 were excluded from further analysis. This might have resulted in underestimating prevalence cases and prevalent rates, but overestimating indicators such as receipt of any HIV medical care, retention in care and viral suppression.

Nevertheless, the bias should be minimal for the following reasons. First, among persons identified as residing in the state of Hawaii at year-end 2015 (n=2,200), only 14 (0.6%) were known to be diagnosed by year-end 2015 and had not been in care since 2006. Secondly, 75% of the 464 patients excluded from further analysis were diagnosed by year-end 2000 and 51.3% were diagnosed as stage 3 (AIDS). Based on the natural disease progress of HIV, it is reasonable to assume that those patients had moved out of Hawaii and received care in other states.

At the county level, 267 (10.6%) out of the 2,519 prevalent cases of PLWDH, 126 (8.8%) out of the 1,445 prevalent cases of PLWDA, and 233 (9.8%) out of the 2,381 persons included as the denominator of the 2015 HIV care continuum had missing data. Missing data was redistributed to each county based on their proportions among persons who had data at the county level. Further examination found no significant difference in the percentages of persons receiving any HIV medical care, retention in care, or achieving viral suppression among the four counties. In addition, there were no over- or under- representation of HIV/AIDS cases for any one county when compared to their proportions among the 2015 general population. Such findings indicated redistributing missing data back to each county was reasonable.

Another limitation resided with the nature of the surveillance system. The surveillance dataset is an ongoing data system underlying constant updates whenever new information is available. Therefore, results based on analysis on a frozen data set would be limited to the information available at the time when the data was exported.

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Health insurance coverage for counties of Hawaii was based 2014 Small Area Health Insurance Estimates (SAHIE)

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Appendix 15

Report on Fixed Wireline Broadband Speeds in Hawaii

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Report on Fixed Wireline Broadband Speeds in Hawaii

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Department of Commerce and Consumer Affairs

State of Hawaii

June 2018

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Report on
Fixed Wireline Broadband Speeds in Hawaii

Broadband speed data for Hawaii can assist policymakers in understanding the State of Hawaii's evolving broadband picture, thereby enabling more informed policies and strategies to advance the State towards its broadband goals. To help provide this information, the Department of Commerce and Consumer Affairs (DCCA), in addition to participation in the Federal Communications Commission's (FCC) Measuring Broadband America Program, has obtained consumer-initiated fixed wireline speed data for Hawaii from Ookla® the proprietor of Speedtest® and a widely-recognized source for fixed broadband and mobile network testing applications, data, and analysis. Ookla was able to provide significant quantities of Speedtest data for Hawaii from tests that used servers physically located in Hawaii. This data, provided via Ookla's Speedtest Intelligence® data platform (Speedtest Intelligence data), offers insights to help understand the performance of the State's broadband networks and to monitor improvements to those networks over time.[1]

The following tables, charts, and maps reflect fixed wireline broadband performance in Hawaii based on DCCA's analysis of the Speedtest Intelligence data. The Speedtest results are generated from fixed wireline tests performed by Internet users in Hawaii from Quarter 3 of 2016 through Quarter 1 of 2018.[2]

For the State overall, the Speedtest results for December 2016 show a mean of approximately 81 Megabits per second (Mbps) download speed and a median download speed of approximately 53 Mbps. For December 2017, the Speedtest results show increased speeds to approximately 102 Mbps mean download speed and 65 Mbps median download speed.

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[1] In using Ookla's Speedtest Intelligence data subscribed for this report, we agree with the benefits and possible limitations of this crowd-sourced data noted by the FCC, International Bureau, in its use of Ookla's Speedtest Intelligence data for its 2018 International Broadband Data Report: "We note that generally, crowd-sourced data (such as Ookla's) can provide the benefit of generating a large volume of data at a very low cost and of measuring actual consumer experience on a network in a wide variety of locations, indoor and outdoor. Crowd-sourced data, however, are often not collected pursuant to statistical sampling techniques, and may require adjustments to construct a representative sample from the raw data. For instance, crowd-sourced mobile data come from a self-selected group of users, and there often is little control for most tests regarding such parameters as when people implement the test, whether the test is performed indoors or outdoors, the geographic location of the tester, and the vintage of the consumer's device." International Comparison Requirements Pursuant to the Broadband Data Improvement Act, International Broadband Data Report, GN Docket No. 17-199, DA 18-99, rel. Feb. 2, 2018 at 5, n.28.

[2] Results of tests from users located outside of the State were not used for this report. The fixed wireline tests may be taken by going to http://www.speedtest.net/ or by downloading Ookla's Speedtest desktop application.

The following charts, tables, and maps are included in this report:

Statewide Speeds

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Maps of Speedtest Results

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Statewide Speeds

This set of tables and charts shows aggregated Speedtest results statewide year-over-year and by quarter.

Aggregated Speedtest Results Year-Over-Year

State Fixed Wireline Speeds – Year-Over-Year (Mbps)*					
Year	Mean†		Median††		Sample Count
	Download	Upload	Download	Upload	
2016	81.11	16.05	53.12	11.56	29,834
2017	101.69	19.68	65.02	11.85	30,070
Total Change	+20.58	+3.63	+11.9	+0.29	
% Change	+25.37%	+22.62%	+22.40%	+2.51%	

*Table compares Speedtest Intelligence data collected from December 1 to December 31 for each year.
†The mean (or average) is the sum of the data set numbers divided by the total number in the data set.
††The median is the "middle" value separating the higher half of a data set from the lower half.

Aggregated Speedtest Results by Quarter

State Fixed Wireline Speeds – Quarterly (Mbps)						
Year	Quarter	Mean		Median		Sample Count
		Download	Upload	Download	Upload	
2016	Q3	76.38	14.48	47.69	10.75	83,195
	Q4	80.52	15.76	51.31	11.60	81,964
2017	Q1	79.61	16.83	53.22	11.78	80,428
	Q2	86.28	18.77	57.51	11.90	80,391
	Q3	97.51	19.52	62.23	11.89	85,654
	Q4	94.55	20.35	58.99	11.85	85,594
2018	Q1	100.05	21.68	67.20	11.83	88,761

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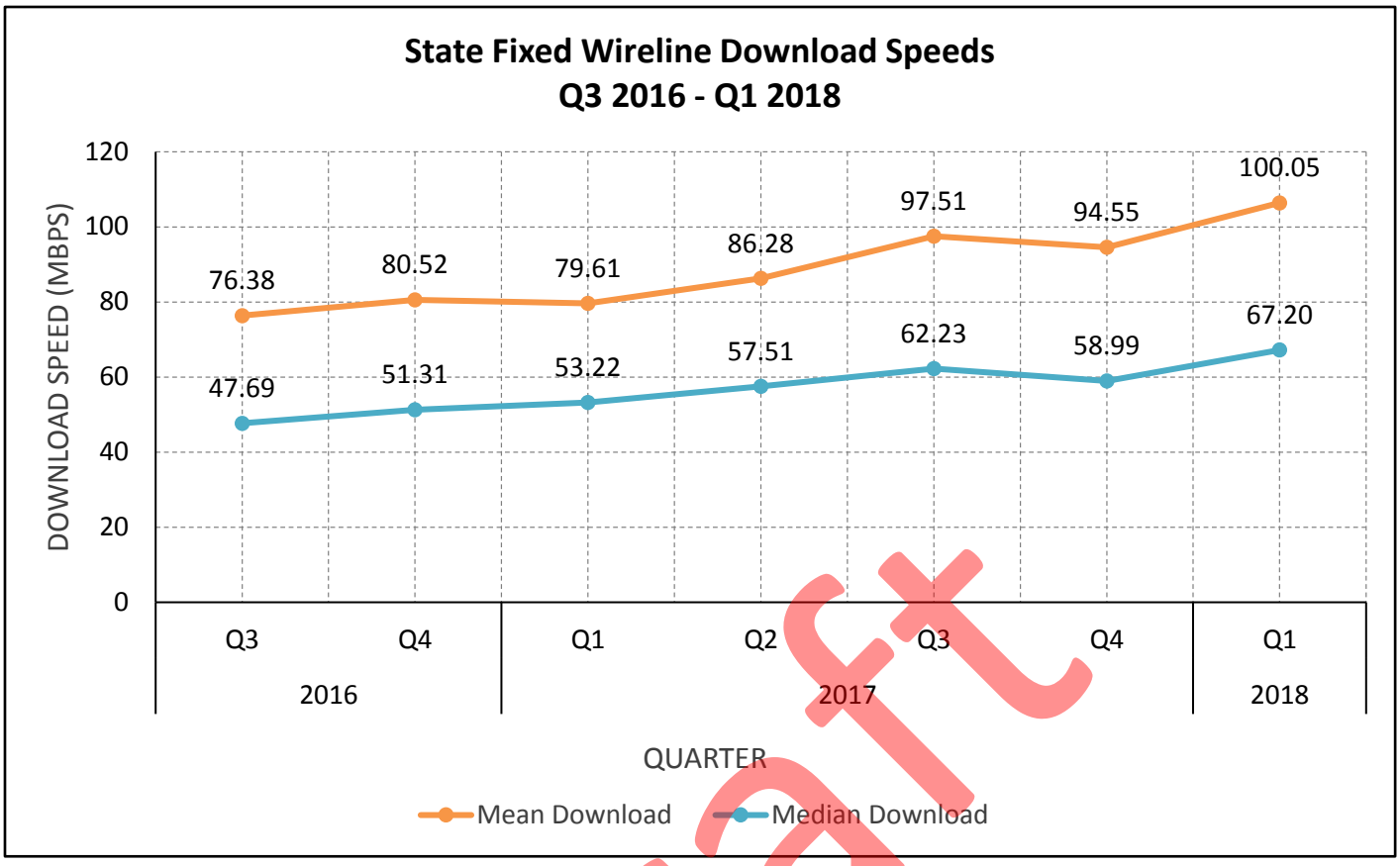
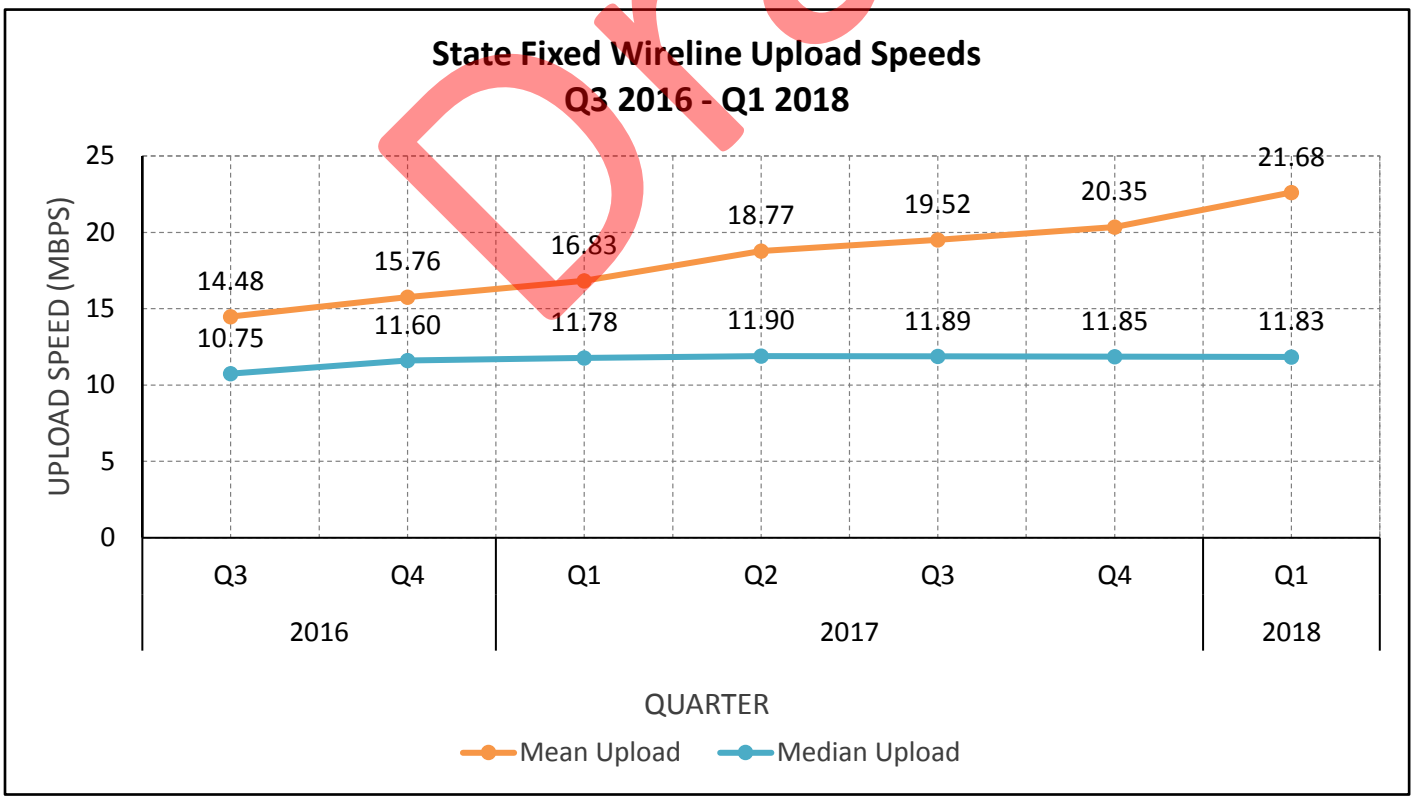

State Fixed Wireline Download Speeds
Q3 2016 - Q1 2018
DOWNLOAD SPEED (MBPS)
120
100
80
60
40
20
0
76.38
80.52
79.61
86.28
97.51
94.55
100.05
47.69
51.31
53.22
57.51
62.23
58.99
67.20
Q3
Q4
Q1
Q2
Q3
Q4
Q1
2016
2017
2018
QUARTER
Mean Download
Median Download


State Fixed Wireline Upload Speeds
Q3 2016 - Q1 2018
UPLOAD SPEED (MBPS)
25
20
15
10
5
0
14.48
15.76
16.83
18.77
19.52
20.35
21.68
10.75
11.60
11.78
11.90
11.89
11.85
11.83
Q3
Q4
Q1
Q2
Q3
Q4
Q1
2016
2017
2018
QUARTER
Mean Upload
Median Upload

Draft

Speeds by County

This set of tables and charts shows Speedtest results for each county year-over-year and by quarter.

Aggregated Speedtest Results Year-Over-Year

County Fixed Wireline Speeds – Year-Over-Year (Mbps)*						
County	Year	Mean		Median		Sample Count
		Download	Upload	Download	Upload	
Hawaii	2016	61.18	10.20	39.96	6.01	3,724
	2017	69.04	12.32	43.83	8.24	3,778
	Total Change	+7.86	+2.12	+3.87	+2.23	
	% Change	+12.85%	+20.78%	+9.68%	+37.10%	
Honolulu	2016	87.94	18.10	57.92	11.93	21,471
	2017	111.84	22.41	70.27	12.07	21,681
	Total Change	+23.90	+4.31	+12.35	+0.14	
	% Change	+27.18%	+23.81%	+21.32%	+1.17%	
Kauai	2016	75.75	11.78	54.54	11.05	1,248
	2017	75.30	11.48	53.99	7.71	1,284
	Total Change	-0.44	-0.30	-0.54	-3.33	
	% Change	-0.58%	-2.55%	-0.99%	-30.13%	
Maui	2016	61.71	11.07	40.05	6.00	3,391
	2017	82.85	13.36	54.61	10.46	3,326
	Total Change	+21.14	+2.29	+14.56	+4.46	
	% Change	+34.26%	+20.69%	+36.35%	+74.33%	

*Table compares Speedtest Intelligence data collected from December 1 to December 31 for each year.

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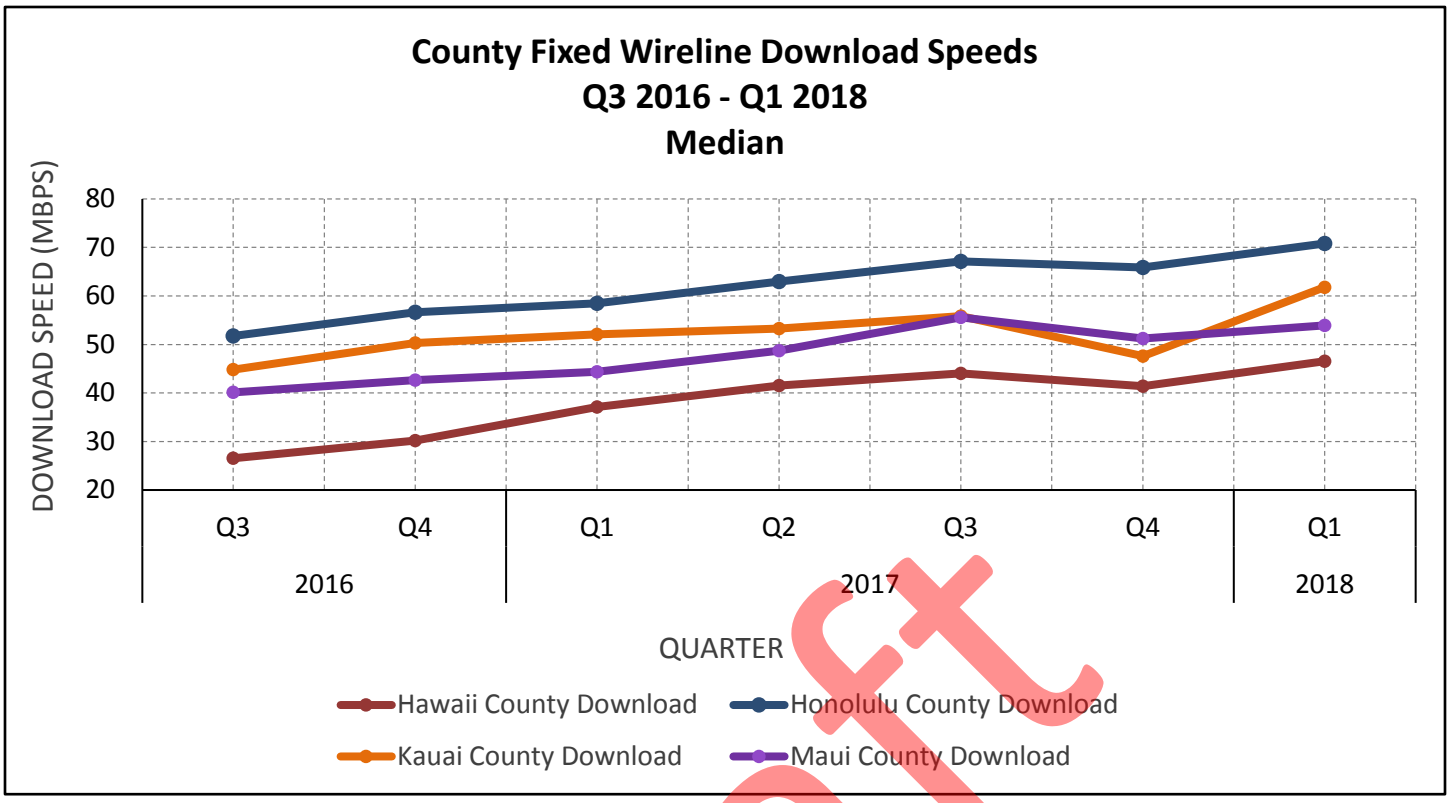
Aggregated Speedtest Results by Quarter

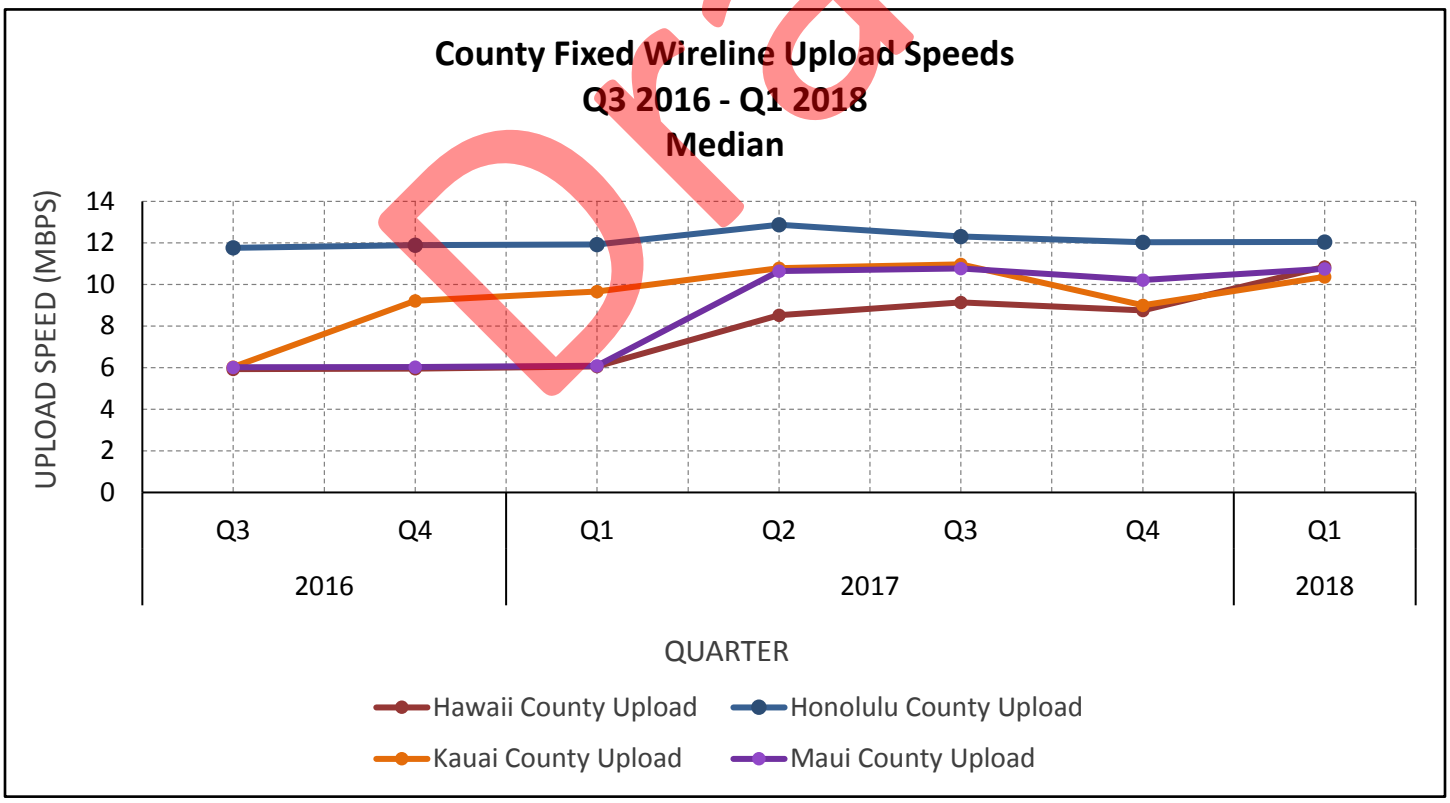
County Fixed Wireline Speeds – Quarterly (Mbps)							
County	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Hawaii	2016	Q3	55.84	9.08	26.54	5.93	10,326
		Q4	56.55	9.51	30.16	5.96	10,063
	2017	Q1	58.52	10.99	37.13	6.06	9,229
		Q2	64.72	13.18	41.55	8.53	9,077
		Q3	68.75	11.37	44.06	9.14	9,540
		Q4	67.42	12.85	41.37	8.76	10,409
	2018	**Q1**	**71.57**	**14.26**	**46.55**	**10.86**	**12,307**

(continued)

County	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Honolulu	2016	Q3	82.36	16.13	51.75	11.77	60,839
		Q4	87.83	17.74	56.67	11.89	59,445
	2017	Q1	85.88	18.80	58.46	11.92	59,480
		Q2	92.95	20.81	62.98	12.88	59,553
		Q3	104.78	21.98	67.12	12.32	64,471
		Q4	102.67	23.19	65.85	12.04	62,446
	2018	**Q1**	**109.94**	**24.67**	**70.82**	**12.05**	**63,377**
Kauai	2016	Q3	66.45	10.25	44.81	6.04	3,410
		Q4	70.45	11.19	50.33	9.22	3,390
	2017	Q1	72.48	11.69	52.11	9.66	3,129
		Q2	70.71	12.25	53.30	10.79	3,375
		Q3	80.18	11.21	55.84	10.97	3,349
		Q4	71.18	11.10	47.59	9.00	3,607
	2018	**Q1**	**79.84**	**13.88**	**61.81**	**10.37**	**3,600**
Maui	2016	Q3	62.10	10.98	40.13	6.02	8,469
		Q4	62.99	11.41	42.63	6.04	9,007
	2017	Q1	61.69	11.32	44.36	6.09	8,552
		Q2	68.59	12.93	48.74	10.64	8,385
		Q3	81.16	13.08	55.59	10.77	8,279
		Q4	79.14	13.15	51.22	10.22	9,130
	2018	**Q1**	**75.18**	**13.85**	**53.93**	**10.76**	**9,348**

Draft


County Fixed Wireline Download Speeds
Q3 2016 - Q1 2018
Median
DOWNLOAD SPEED (MBPS)
80
70
60
50
40
30
20
Q3
Q4
Q1
Q2
Q3
Q4
Q1
2016
2017
2018
QUARTER
Hawaii County Download
Honolulu County Download
Kauai County Download
Maui County Download


County Fixed Wireline Upload Speeds
Q3 2016 - Q1 2018
Median
UPLOAD SPEED (MBPS)
14
12
10
8
6
4
2
0
Q3
Q4
Q1
Q2
Q3
Q4
Q1
2016
2017
2018
QUARTER
Hawaii County Upload
Honolulu County Upload
Kauai County Upload
Maui County Upload

Draft

Speeds by Cities

This set of tables and charts shows Speedtest results for select cities in each county year-over-year and by quarter. For Speedtest results on all cities in Hawaii for which Speedtest Intelligence data is available, please see Appendix 1.

Aggregated Speedtest Results Year-Over-Year

Select Cities Fixed Wireline Speeds – Year-Over-Year (Mbps)*						
Location (City/Island)	Year	Mean		Median		Sample Count
		Download	Upload	Download	Upload	
Hilo, Hawaii	2016	70.99	10.87	48.95	7.99	704
	2017	81.56	13.70	57.54	11.77	779
	Total Change	+10.57	+2.83	+8.59	+3.78	
	% Change	+14.89%	+26.05%	+17.54%	+47.25%	
Kailua-Kona, Hawaii	2016	85.65	12.63	64.31	11.46	226
	2017	80.83	12.15	63.82	11.59	111
	Total Change	-4.82	-0.48	-0.50	+0.13	
	% Change	-5.63%	-3.82%	-0.77%	+1.16%	
Honolulu, Oahu	2016	77.20	16.83	49.76	11.59	10,857
	2017	100.71	20.00	63.20	11.87	10,966
	Total Change	+23.50	+3.17	+13.44	+0.28	
	% Change	+30.45%	+18.81%	+27.00%	+2.38%	
Pearl City, Oahu	2016	90.57	16.61	58.34	14.18	270
	2017	116.86	17.33	71.59	12.37	506
	Total Change	+26.29	+0.72	+13.25	-1.82	
	% Change	+29.02%	+4.34%	+22.70%	-12.82%	
Kapaa, Kauai	2016	65.62	11.24	46.00	8.90	83
	2017	43.72	5.58	29.24	5.75	50
	Total Change	-21.90	-5.66	-16.76	-3.15	
	% Change	-33.37%	-50.37%	-36.43%	-35.41%	
Lihue, Kauai	2016	89.63	13.79	51.32	11.93	41**
	2017	112.75	14.26	69.04	14.80	29**
	Total Change	+23.11	+0.48	+17.72	+2.87	
	% Change	+25.79%	+3.46%	+34.53%	+24.05%	

(continued)

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Location (City/Island)	Year	Mean		Median		Sample Count
		Download	Upload	Download	Upload	
Kahului Maui	2016	81.70	13.08	56.91	11.72	406
	2017	94.42	13.24	61.65	11.74	528
	Total Change	+12.72	+0.16	+4.74	+0.02	
	% Change	+15.57%	+1.21%	+8.32%	+0.14%	
Kihei Maui	2016	62.62	9.91	44.95	6.00	490
	2017	92.63	12.06	66.75	10.93	565
	Total Change	+30.01	+2.15	+21.80	+4.93	
	% Change	+47.92%	+21.71%	+48.49%	+82.14%	
Lanai City Lanai	2016	59.03	6.08	59.03	6.08	1**
	2017	66.29	6.69	69.88	5.80	11**
	Total Change	+7.26	+0.61	+10.85	-0.28	
	% Change	+12.29%	+10.09%	+18.39%	-4.65%	
Kaunakakai Molokai	2016	68.09	5.97	68.09	5.97	1**
	2017	50.37	4.93	62.52	5.89	8**
	Total Change	-17.71	-1.04	-5.57	-0.08	
	% Change	-26.02%	-17.46%	-8.18%	-1.31%	

*Table compares Speedtest Intelligence data collected from December 1 to December 31 for each year.
** Directional due to low sample count.

Aggregated Speedtest Results by Quarter

Select Cities Fixed Wireline Speeds – Quarterly (Mbps)							
Location (City/Island)	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Hilo Hawaii	2016	Q3	66.49	10.60	38.56	5.98	2,030
		Q4	70.54	11.21	48.69	10.18	1,786
	2017	Q1	64.07	11.78	45.96	11.12	1,828
		Q2	64.31	12.97	46.85	9.64	2,315
		Q3	79.50	12.85	55.20	11.70	2,184
		Q4	78.79	13.38	55.41	11.72	2,437
	2018	**Q1**	**78.73**	**14.83**	**56.99**	**11.73**	**2,351**
Kailua-Kona Hawaii	2016	Q3	75.46	11.83	58.18	10.24	511
		Q4	81.58	12.90	57.99	11.72	630
	2017	Q1	83.60	14.93	66.31	11.87	550
		Q2	79.84	13.46	60.91	11.90	230
		Q3	87.75	13.93	61.84	11.86	421
		Q4	73.02	11.97	50.90	11.44	441
	2018	**Q1**	**78.66**	**13.56**	**57.23**	**11.73**	**601**

(continued)

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Location (City/Island)	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Honolulu Oahu	2016	Q3	72.96	15.05	44.83	10.60	31,139
		Q4	76.48	15.95	48.75	11.47	30,141
	2017	Q1	78.10	17.27	52.79	11.75	31,358
		Q2	81.87	18.28	54.31	11.86	29,535
		Q3	95.00	19.42	59.27	11.89	32,004
		Q4	93.10	20.76	56.50	11.88	31,337
	2018	**Q1**	**100.61**	**22.75**	**67.87**	**11.88**	**32,056**
Pearl City Oahu	2016	Q3	84.54	13.08	55.18	11.71	2,005
		Q4	95.84	15.07	58.89	11.96	1,356
	2017	Q1	88.14	14.66	65.60	11.84	1,138
		Q2	95.09	16.63	63.23	16.04	1,240
		Q3	112.68	29.83	66.84	13.21	1,819
		Q4	109.22	21.24	70.43	15.15	1,676
	2018	**Q1**	**126.00**	**22.61**	**80.86**	**18.30**	**1,278**
Kapaa Kauai	2016	Q3	18.92	8.49	2.67	0.68	140
		Q4	52.06	9.28	26.74	5.89	173
	2017	Q1	53.60	9.10	23.38	5.80	232
		Q2	55.52	9.24	22.13	5.91	241
		Q3	39.99	6.45	6.59	0.96	180
		Q4	38.16	5.66	6.76	0.96	104
	2018	**Q1**	**56.16**	**9.16**	**34.70**	**5.84**	**191**
Lihue Kauai	2016	Q3	75.54	12.32	58.54	11.86	110
		Q4	94.09	14.15	62.44	11.97	135
	2017	Q1	73.60	13.22	68.81	11.88	70
		Q2	71.25	10.99	40.79	8.94	86
		Q3	80.81	10.22	66.43	5.97	38**
		Q4	86.28	12.81	47.42	11.76	126
	2018	**Q1**	**68.70**	**11.64**	**45.81**	**11.48**	**66**
Kahului Maui	2016	Q3	76.48	12.29	43.59	10.29	1,466
		Q4	82.19	13.20	49.95	11.43	1,150
	2017	Q1	70.85	12.62	55.00	11.69	1,556
		Q2	80.99	14.11	61.99	11.86	1,331
		Q3	97.12	13.02	68.59	11.79	1,382
		Q4	87.12	13.20	59.39	11.72	1,426
	2018	**Q1**	**93.41**	**12.58**	**66.52**	**11.41**	**1,354**
Kihei Maui	2016	Q3	76.35	11.59	49.62	11.05	1,471
		Q4	69.10	10.97	48.84	7.77	1,503
	2017	Q1	67.20	11.00	52.01	7.64	1,530
		Q2	71.96	12.43	56.33	11.53	1,191
		Q3	86.63	12.93	65.28	11.44	1,363
		Q4	88.13	12.50	67.02	11.64	1,449
	2018	**Q1**	**84.06**	**11.98**	**64.69**	**11.49**	**1,471**
Lanai City Lanai	2016	Q3	48.24	5.97	55.84	6.01	8**
		Q4	89.72	9.82	58.50	5.97	20**
	2017	Q1	60.09	5.57	59.53	5.74	3**
		Q2	50.47	5.14	65.29	5.80	8**
		Q3	44.55	8.93	27.25	11.05	6**
		Q4	48.96	6.54	49.28	5.91	40**
	2018	**Q1**	**86.26**	**8.99**	**73.41**	**9.41**	**21****

(continued)

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Location (City/Island)	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Kaunakakai Molokai	2016	Q3	43.04	4.99	53.49	5.86	14**
		Q4	41.54	5.45	46.55	5.89	29**
	2017	Q1	49.49	5.63	53.60	5.92	39**
		Q2	38.55	5.31	47.69	5.91	9**
		Q3	33.09	5.28	33.31	5.93	17**
		Q4	45.52	5.28	49.19	5.86	24**
	2018	**Q1**	**65.26**	**21.29**	**56.02**	**5.87**	**42****

** Directional due to low sample count.

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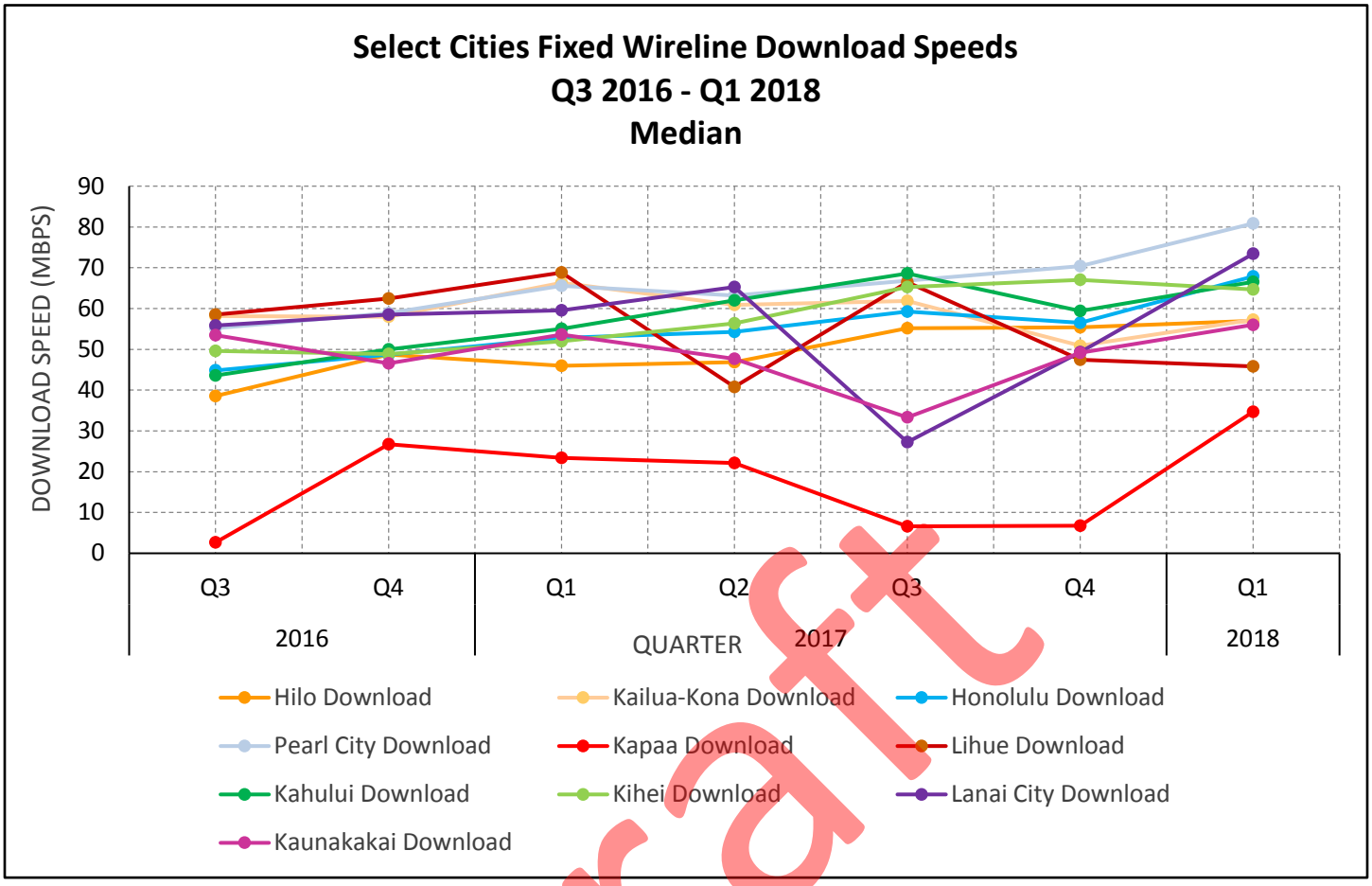
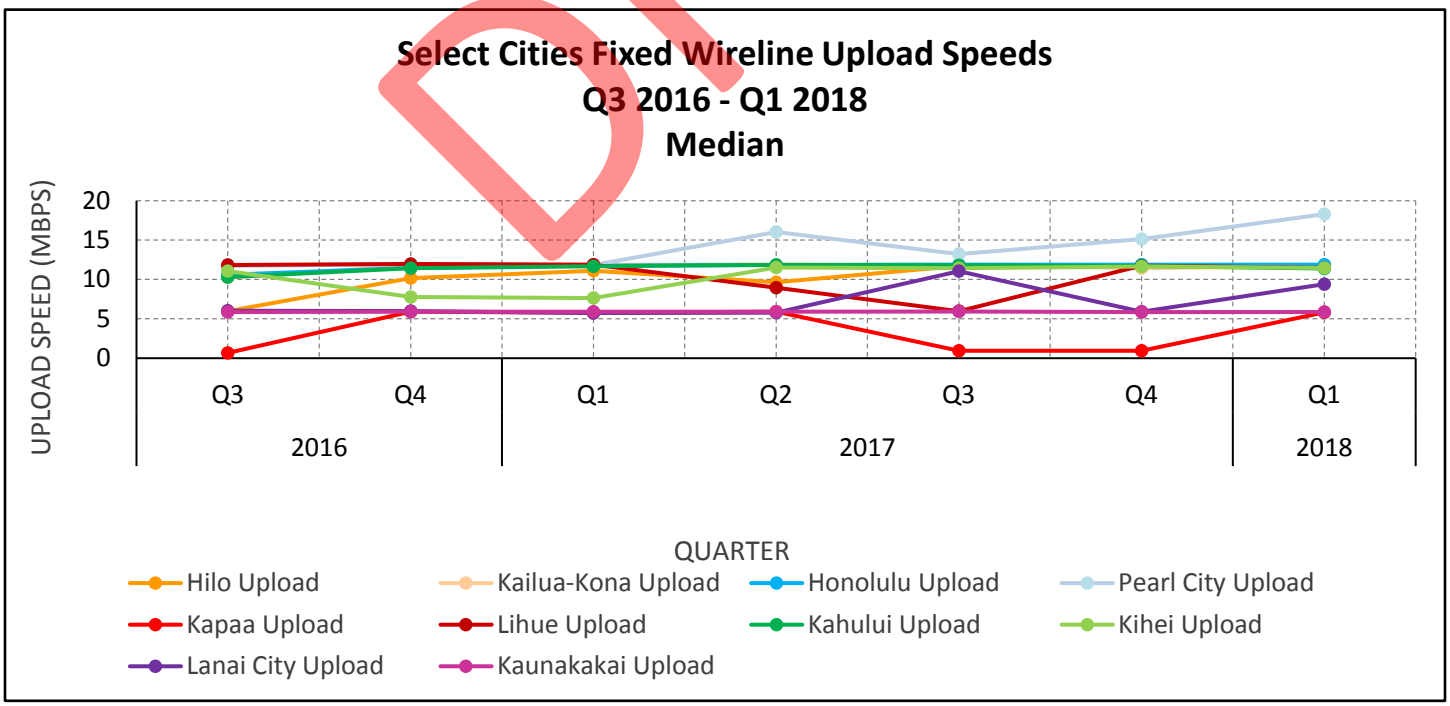

Select Cities Fixed Wireline Download Speeds
Q3 2016 - Q1 2018
Median
DOWNLOAD SPEED (MBPS)
90
80
70
60
50
40
30
20
10
0
Q3
Q4
Q1
Q2
Q3
Q4
Q1
2016
2017
2018
QUARTER
Hilo Download
Kailua-Kona Download
Honolulu Download
Pearl City Download
Kapaa Download
Lihue Download
Kahului Download
Kihei Download
Lanai City Download
Kaunakakai Download


Select Cities Fixed Wireline Upload Speeds
Q3 2016 - Q1 2018
Median
UPLOAD SPEED (MBPS)
20
15
10
5
0
Q3
Q4
Q1
Q2
Q3
Q4
Q1
2016
2017
2018
QUARTER
Hilo Upload
Kailua-Kona Upload
Honolulu Upload
Pearl City Upload
Kapaa Upload
Lihue Upload
Kahului Upload
Kihei Upload
Lanai City Upload
Kaunakakai Upload

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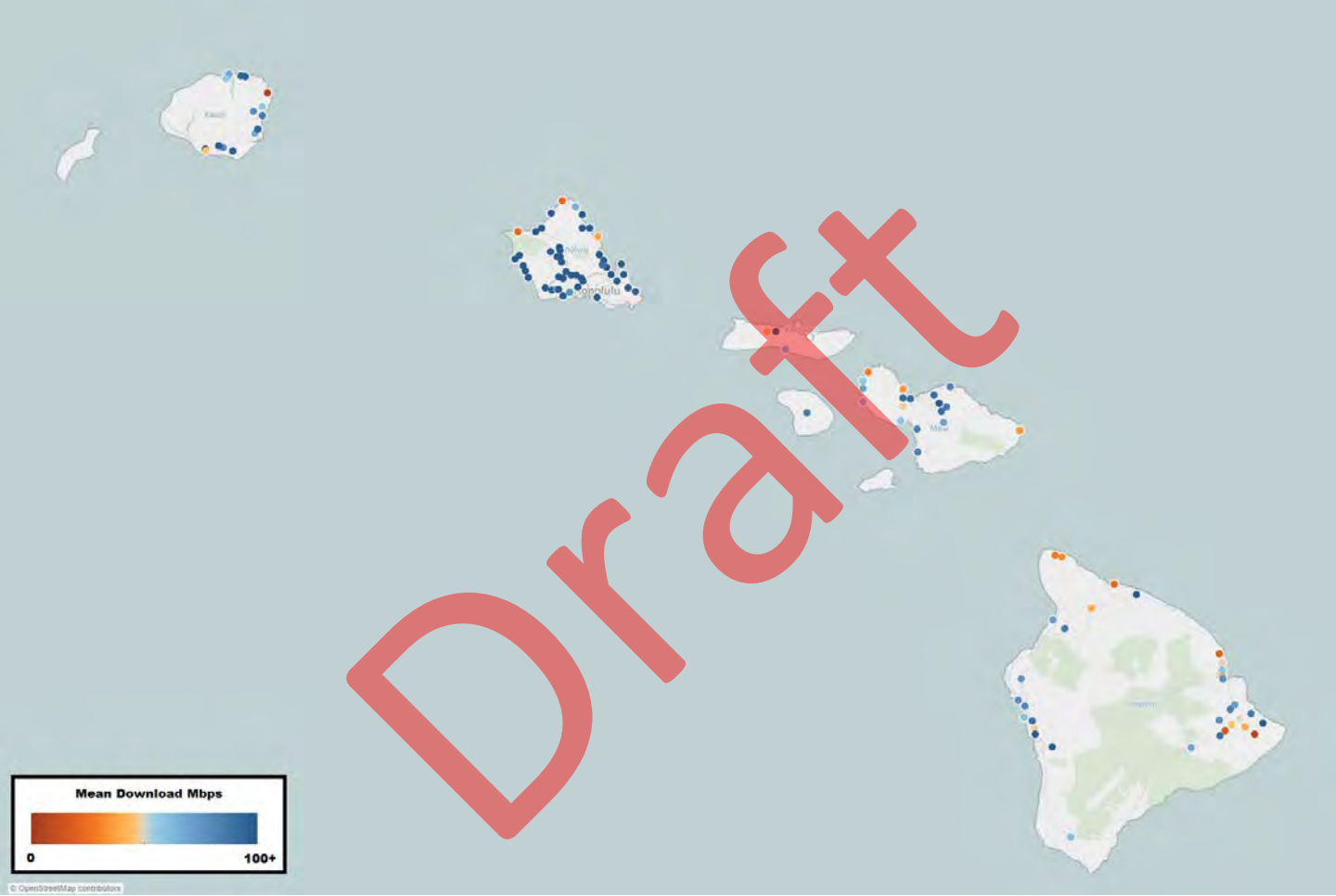
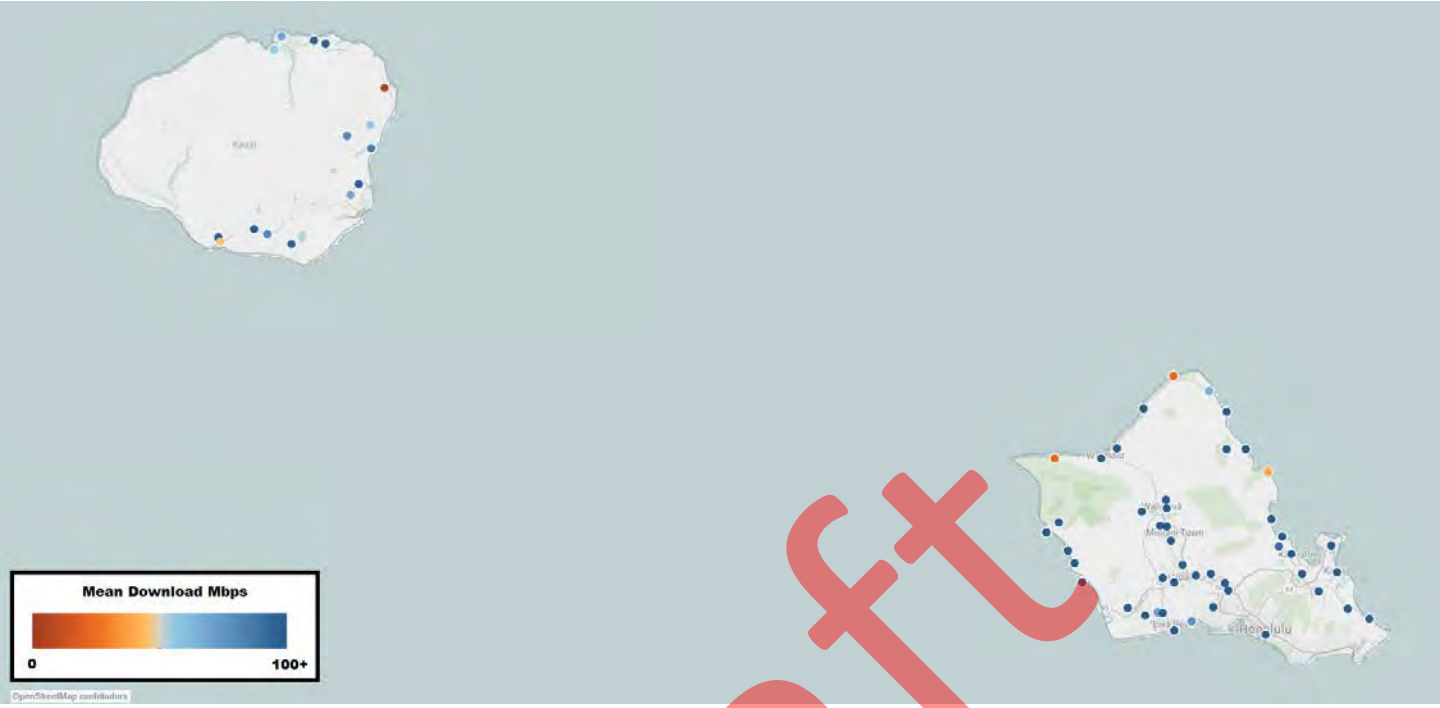
Maps of Speedtest Results

The following maps reflect aggregated mean download of Speedtest results on a per city basis for the period of January 1, 2018 to March 31, 2018.

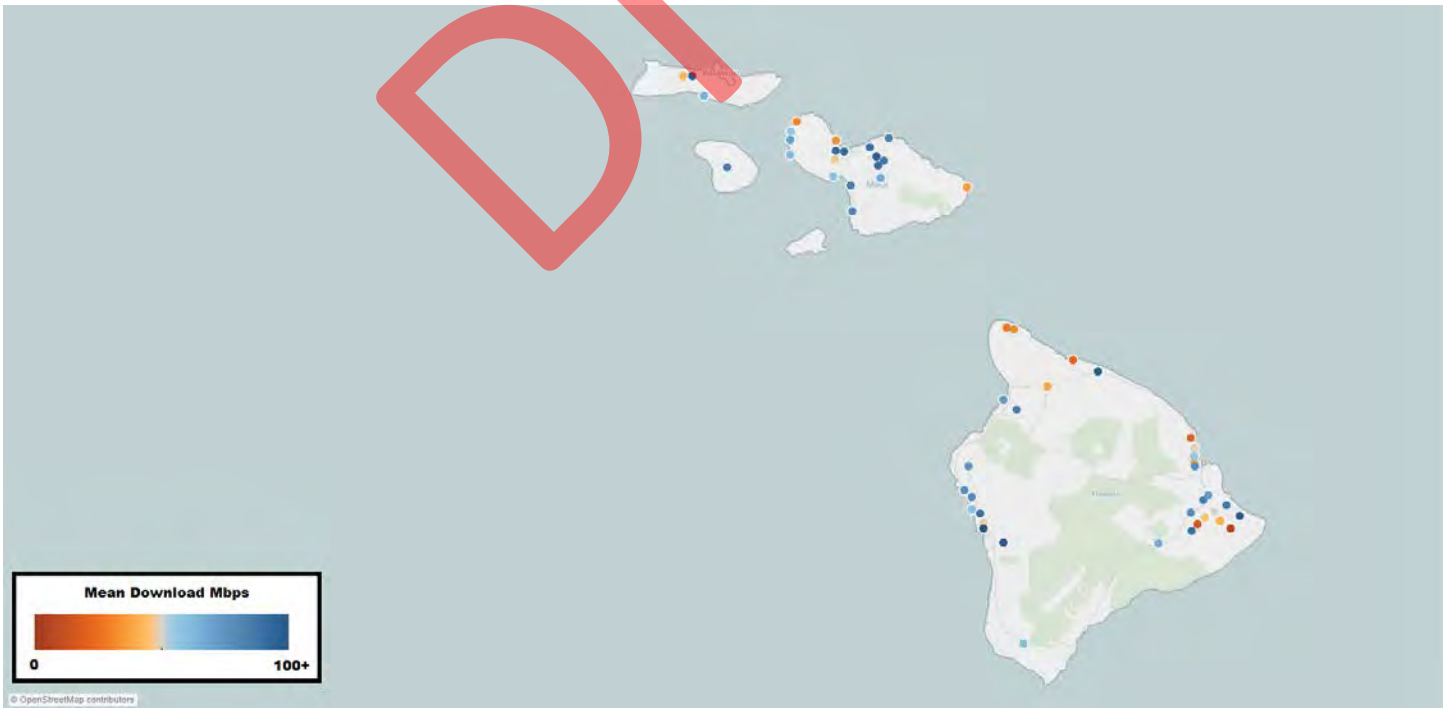
Statewide



Kauai and Oahu



Molokai, Lanai, Maui, and Hawaii Island



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APPENDIX

Hawaii Cities Fixed Wireline Speeds – Quarterly

The following tables, separated by islands, show Speedtest results by quarter for all cities in Hawaii for which Speedtest Intelligence data is available.

Aggregated Speedtest Results for Cities by Quarter – Hawaii Island

Hawaii Island Cities Fixed Wireline Speeds – Quarterly (Mbps)							
Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Ainaloa	2016	Q3	7.87	0.88	6.63	0.92	3**
		Q4	5.11	0.82	5.77	0.89	17**
	2017	Q1	5.14	0.92	5.14	0.92	1**
		Q2	6.04	0.65	3.32	0.71	41**
		Q3	5.10	0.83	4.65	0.96	13**
		Q4	9.99	2.69	2.42	0.86	10**
	2018	**Q1**	**41.13**	**19.19**	**6.68**	**0.86**	**64**
Captain Cook	2016	Q3	18.55	5.52	11.25	0.95	5**
		Q4	33.43	6.35	8.43	2.28	7**
	2017	Q1	5.57	0.91	5.14	0.92	3**
		Q2	18.40	1.67	8.31	0.85	6**
		Q3	12.16	2.71	4.86	0.92	22**
		Q4	369.33	54.17	95.26	79.05	20**
	2018	**Q1**	**157.00**	**13.52**	**330.84**	**23.72**	**18****
Eden Roc	2016	Q3	5.48	0.89	6.19	0.93	6**
		Q4	7.22	0.89	7.22	0.89	1**
	2017	Q1	13.24	1.51	11.16	0.82	8**
		Q2	-	-	-	-	-
		Q3	5.48	0.60	4.25	0.59	5**
		Q4	93.28	33.55	93.28	33.55	1**
	2018	**Q1**	**90.28**	**48.15**	**90.28**	**48.15**	**1****
Fern Acres	2016	Q3	5.18	0.81	5.18	0.81	2**
		Q4	2.24	0.77	2.24	0.77	2**
	2017	Q1	-	-	-	-	-
		Q2	5.72	0.94	5.38	0.95	3**
		Q3	6.48	0.82	6.40	0.91	55
		Q4	36.12	10.27	6.68	0.85	125
	2018	**Q1**	**14.92**	**4.10**	**5.70**	**0.84**	**64**
Fern Forest	2016	Q3	4.30	0.68	3.75	0.78	46**
		Q4	6.92	0.86	6.66	0.88	8**
	2017	Q1	8.36	0.73	6.71	0.74	11**
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**

(continued)

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Halaula	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	25.50	3.95	25.35	4.02	8**
		Q4	44.57	6.58	48.24	6.43	5**
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Hawaiian Acres	2016	Q3	19.87	3.66	6.11	0.93	63
		Q4	5.89	0.87	5.50	0.73	91
	2017	Q1	11.81	1.54	5.05	0.68	133
		Q2	21.23	2.77	5.66	0.79	61
		Q3	20.00	3.71	5.47	0.84	166
		Q4	69.27	15.01	6.23	0.91	227
	2018	**Q1**	**45.30**	**13.21**	**10.66**	**0.99**	**348**
Hawaiian Beaches	2016	Q3	17.19	2.16	5.26	0.77	72
		Q4	7.58	2.01	4.80	0.87	71
	2017	Q1	16.14	2.77	6.03	0.80	135
		Q2	16.41	2.24	10.79	0.70	10**
		Q3	35.13	3.96	14.70	5.81	37**
		Q4	45.96	10.07	10.68	1.11	48**
	2018	**Q1**	**116.52**	**14.18**	**72.21**	**11.81**	**75**
Hawaiian Paradise Park	2016	Q3	28.49	3.65	5.21	0.78	200
		Q4	20.60	3.33	5.76	0.90	263
	2017	Q1	34.19	6.80	7.83	0.85	148
		Q2	36.88	8.04	8.53	0.94	115
		Q3	70.18	10.78	21.31	10.32	162
		Q4	42.72	9.27	12.19	5.53	79
	2018	**Q1**	**86.73**	**13.22**	**68.74**	**11.94**	**147**
Hawi	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	48.77	18.86	49.83	23.42	5**
		Q4	73.53	20.70	48.04	23.29	7**
	2018	**Q1**	**27.88**	**13.88**	**36.54**	**19.34**	**3****
Hilo	2016	Q3	66.49	10.60	38.56	5.98	2,030
		Q4	70.54	11.21	48.69	10.18	1,786
	2017	Q1	64.07	11.78	45.96	11.12	1,828
		Q2	64.31	12.97	46.85	9.64	2,315
		Q3	79.50	12.85	55.20	11.70	2,184
		Q4	78.79	13.38	55.41	11.72	2,437
	2018	**Q1**	**78.73**	**14.83**	**56.99**	**11.73**	**2,351**
Holualoa	2016	Q3	55.22	8.85	42.13	5.97	152
		Q4	67.75	11.00	53.45	9.63	181
	2017	Q1	66.67	10.79	53.71	9.79	256
		Q2	74.66	12.50	60.08	7.98	244
		Q3	78.04	12.85	45.08	11.62	132
		Q4	84.81	13.50	67.75	11.76	113
	2018	**Q1**	**79.90**	**12.04**	**53.27**	**10.34**	**174**

(continued)

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Honalo	2016	Q3	57.22	8.56	25.87	5.94	126
		Q4	72.12	10.14	46.91	5.98	198
	2017	Q1	62.90	11.34	35.00	6.04	213
		Q2	74.52	12.04	53.02	11.55	93
		Q3	78.12	12.25	55.02	10.69	106
		Q4	65.90	13.36	52.50	9.43	150
	2018	**Q1**	**90.27**	**12.76**	**70.56**	**11.69**	**210**
Honaunau-Napoopoo	2016	Q3	6.47	2.33	2.92	0.93	7**
		Q4	25.17	4.48	6.69	0.97	49**
	2017	Q1	25.59	16.45	13.93	2.91	21**
		Q2	40.07	10.33	6.29	0.72	34**
		Q3	27.46	4.01	6.55	0.90	63
		Q4	52.83	19.97	24.08	4.68	95
	2018	**Q1**	**142.02**	**42.85**	**55.98**	**23.47**	**130**
Honokaa	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	18.22	11.68	16.45	10.62	17**
		Q4	14.43	4.65	14.43	4.65	2**
	2018	**Q1**	**135.72**	**9.08**	**54.94**	**7.44**	**5****
Honomu	2016	Q3	-	-	-	-	-
		Q4	1.91	1.44	1.91	1.44	1**
	2017	Q1	-	-	-	-	-
		Q2	13.97	2.88	13.97	2.88	1**
		Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Kahaluu-Keauhou	2016	Q3	73.50	9.59	30.50	5.50	55
		Q4	44.68	10.16	15.60	4.50	57
	2017	Q1	43.01	9.78	23.07	5.91	134
		Q2	55.73	17.08	45.12	5.98	202
		Q3	54.68	7.62	38.96	5.77	82
		Q4	50.03	11.26	18.93	5.99	81
	2018	**Q1**	**60.00**	**14.14**	**35.72**	**5.94**	**102**
Kailua-Kona	2016	Q3	75.46	11.83	58.18	10.24	511
		Q4	81.58	12.90	57.99	11.72	630
	2017	Q1	83.60	14.93	66.31	11.87	550
		Q2	79.84	13.46	60.91	11.90	230
		Q3	87.75	13.93	61.84	11.86	421
		Q4	73.02	11.97	50.90	11.44	441
	2018	**Q1**	**78.66**	**13.56**	**57.23**	**11.73**	**601**
Kalaoa	2016	Q3	112.41	12.81	59.06	11.87	32**
		Q4	89.62	10.93	49.73	7.70	16**
	2017	Q1	41.05	7.01	49.30	5.90	8**
		Q2	62.22	13.14	50.92	11.75	25**
		Q3	68.58	10.74	26.20	6.31	82
		Q4	66.22	12.43	48.10	11.85	35**
	2018	**Q1**	**75.64**	**15.07**	**116.53**	**23.23**	**165**

(continued)

Draft

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Kapaau	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	315.31	23.42	315.31	23.42	1**
		Q4	74.65	18.77	66.30	23.70	16**
	2018	**Q1**	**31.90**	**23.52**	**43.97**	**23.72**	**7****
Keaau	2016	Q3	70.69	11.00	52.66	11.47	124
		Q4	91.00	13.11	57.61	9.26	55
	2017	Q1	70.25	10.52	47.34	6.49	48**
		Q2	50.54	11.29	15.54	5.87	45**
		Q3	63.99	7.04	28.24	5.55	74
		Q4	76.32	12.12	61.04	10.35	44**
	2018	**Q1**	**72.39**	**13.67**	**37.71**	**7.92**	**65**
Kealakekua	2016	Q3	13.27	3.75	6.65	1.16	17**
		Q4	39.61	11.02	14.62	1.97	46**
	2017	Q1	43.86	17.97	34.86	8.89	33**
		Q2	50.71	18.04	11.91	4.13	41**
		Q3	42.98	8.25	30.36	5.83	54
		Q4	38.29	8.01	15.55	5.82	35**
	2018	**Q1**	**48.07**	**6.81**	**53.89**	**5.69**	**35****
Kukuihaele	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	25.38	3.20	13.81	3.16	4**
	2018	**Q1**	**21.77**	**5.94**	**21.77**	**5.94**	**1****
Kurtistown	2016	Q3	49.14	10.68	57.21	11.77	36**
		Q4	19.65	6.54	11.36	0.92	26**
	2017	Q1	61.73	10.33	54.77	5.96	59
		Q2	72.04	10.47	62.67	10.64	35**
		Q3	96.88	13.12	70.37	11.78	50
		Q4	59.13	7.88	15.59	5.72	54
	2018	**Q1**	**84.92**	**14.37**	**20.15**	**2.54**	**28****
Mountain View	2016	Q3	62.40	11.37	47.87	10.85	68
		Q4	64.81	12.17	49.64	11.80	40**
	2017	Q1	57.17	9.64	43.86	6.04	80
		Q2	94.24	13.12	70.89	11.97	41**
		Q3	25.42	3.30	6.78	0.96	101
		Q4	39.10	5.69	14.24	2.14	31**
	2018	**Q1**	**79.24**	**11.46**	**68.55**	**11.79**	**53**
Naalehu	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	12.69	41.11	7.93	52.82	9**
		Q2	69.49	11.07	29.71	7.02	23**
		Q3	48.10	2.13	70.61	0.53	3**
		Q4	194.89	18.10	299.26	27.66	5**
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**

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(continued)

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Nanawale Estates	2016	Q3	-	-	-	-	-
		Q4	39.31	12.46	34.80	14.20	5**
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Ocean View	2016	Q3	5.81	1.53	2.43	0.46	310
		Q4	5.48	2.52	3.53	0.66	314
	2017	Q1	6.34	4.02	3.21	0.67	256
		Q2	18.75	15.24	5.11	0.88	228
		Q3	9.05	3.70	4.41	0.73	179
		Q4	10.46	2.24	4.66	0.97	333
	2018	**Q1**	**60.94**	**32.17**	**5.46**	**1.24**	**166**
Orchidlands Estates	2016	Q3	21.72	3.08	6.62	0.92	208
		Q4	9.43	1.43	4.29	0.76	220
	2017	Q1	14.59	2.06	6.21	0.77	70
		Q2	28.86	5.16	3.93	0.70	71
		Q3	21.09	4.09	6.80	0.93	72
		Q4	58.28	15.50	7.48	1.02	218
	2018	**Q1**	**50.04**	**11.07**	**7.75**	**0.90**	**243**
Pahoa	2016	Q3	5.03	0.71	5.53	0.74	41**
		Q4	6.11	0.75	5.16	0.79	16**
	2017	Q1	7.52	2.39	8.91	0.94	5**
		Q2	12.34	2.58	8.51	1.34	14**
		Q3	5.26	0.87	3.82	0.83	8**
		Q4	19.45	8.23	6.40	0.81	40**
	2018	**Q1**	**6.73**	**1.14**	**4.79**	**0.92**	**12****
Papaikou	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	3.36	0.67	3.36	0.67	2**
		Q2	27.66	6.06	6.71	1.10	11**
		Q3	191.87	20.20	191.87	20.20	1**
		Q4	120.39	28.81	120.39	28.81	2**
	2018	**Q1**	**48.98**	**9.36**	**50.53**	**11.52**	**5****
Paukaa	2016	Q3	24.75	6.48	18.85	5.93	4**
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	4.94	0.85	5.26	0.81	4**
		Q3	-	-	-	-	-
		Q4	8.88	1.58	6.37	0.93	23**
	2018	**Q1**	**57.13**	**7.94**	**24.16**	**5.81**	**19****
Pepeekeo	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	46.76	8.59	46.76	8.59	1**
	2018	**Q1**	**21.23**	**12.64**	**11.75**	**0.88**	**8****

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Puako	2016	Q3	89.85	12.92	72.10	11.86	40**
		Q4	59.87	10.73	42.20	11.61	21**
	2017	Q1	59.23	7.79	66.93	5.73	16**
		Q2	147.45	19.75	148.90	23.38	6**
		Q3	91.90	12.65	70.37	11.69	50
		Q4	67.82	19.16	65.99	11.88	76
	2018	**Q1**	**71.82**	**11.45**	**29.62**	**10.16**	**69**
Volcano	2016	Q3	22.39	2.39	13.94	1.56	4**
		Q4	30.79	13.05	25.80	14.59	15**
	2017	Q1	33.66	11.45	32.35	14.05	11**
		Q2	23.62	13.60	18.79	14.29	14**
		Q3	37.77	19.36	41.25	22.50	35**
		Q4	49.02	18.74	44.52	16.89	18**
	2018	**Q1**	**68.13**	**21.24**	**47.72**	**23.68**	**34****
Waikoloa Village	2016	Q3	64.06	12.30	58.12	11.32	141
		Q4	67.33	10.14	47.09	8.89	136
	2017	Q1	58.07	12.18	31.75	5.91	211
		Q2	63.60	19.63	35.60	9.96	155
		Q3	64.61	13.76	41.76	10.79	119
		Q4	85.03	12.61	66.18	11.72	172
	2018	**Q1**	**86.32**	**13.77**	**68.68**	**10.91**	**156**
Waimea	2016	Q3	14.97	1.91	7.96	0.92	30**
		Q4	7.09	0.87	6.14	0.81	42**
	2017	Q1	10.11	2.45	6.45	0.93	37**
		Q2	102.78	21.85	76.23	15.98	32**
		Q3	54.76	16.75	21.20	2.86	139
		Q4	42.65	12.92	10.98	2.59	104
	2018	**Q1**	**38.41**	**11.07**	**14.17**	**2.65**	**158**
Wainaku	2016	Q3	120.12	15.57	92.93	23.80	7**
		Q4	7.05	1.30	6.66	0.93	56
	2017	Q1	-	-	-	-	-
		Q2	69.56	12.21	29.36	11.80	10**
		Q3	82.09	10.58	70.52	11.24	32**
		Q4	34.96	7.77	6.81	1.07	43**
	2018	**Q1**	**39.75**	**15.42**	**4.47**	**0.70**	**107**

** Directional due to low sample count.

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Aggregated Speedtest Results for Cities by Quarter – Oahu

Oahu Cities Fixed Wireline Speeds – Quarterly (Mbps)							
Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Ahuimanu	2016	Q3	41.28	12.07	10.17	11.93	23**
		Q4	69.59	10.82	46.09	5.94	12**
	2017	Q1	100.08	13.97	54.64	16.65	22**
		Q2	101.81	14.52	70.36	12.21	59
		Q3	102.50	13.04	54.18	11.85	186
		Q4	84.12	16.15	39.96	11.75	130
	2018	**Q1**	**90.54**	**19.80**	**45.21**	**14.51**	**143**
Aiea	2016	Q3	74.24	17.72	26.67	5.95	327
		Q4	80.33	21.06	37.34	13.66	474
	2017	Q1	83.48	17.79	54.95	11.94	629
		Q2	92.63	30.71	57.74	15.82	434
		Q3	101.07	22.10	47.00	17.21	675
		Q4	121.90	26.86	66.44	19.70	591
	2018	**Q1**	**181.29**	**53.02**	**83.84**	**21.62**	**558**
Barbers Point Housing	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	73.34	51.41	73.34	51.41	1**
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Ewa Beach	2016	Q3	110.43	17.29	75.76	20.70	2,686
		Q4	105.07	17.67	67.68	19.15	2,745
	2017	Q1	101.36	19.80	70.36	20.31	2,531
		Q2	131.37	38.24	80.08	21.46	3,061
		Q3	136.60	25.88	91.41	21.41	3,312
		Q4	128.68	22.74	82.73	21.07	3,039
	2018	**Q1**	**122.28**	**29.97**	**86.46**	**20.22**	**2,954**
Ewa Gentry	2016	Q3	82.67	14.72	51.22	11.87	283
		Q4	102.91	19.35	66.16	17.75	424
	2017	Q1	96.57	17.78	64.31	20.83	467
		Q2	86.08	17.03	52.41	20.51	191
		Q3	135.11	18.30	99.75	19.26	311
		Q4	127.48	16.69	74.23	19.95	259
	2018	**Q1**	**132.55**	**19.84**	**101.17**	**17.33**	**272**
Ewa Villages	2016	Q3	91.17	24.10	46.00	20.99	95
		Q4	139.55	29.92	39.39	19.58	51
	2017	Q1	85.02	21.90	64.51	22.84	60
		Q2	101.24	17.66	52.89	11.90	75
		Q3	213.43	29.18	69.43	23.58	103
		Q4	113.43	37.38	78.14	47.12	182
	2018	**Q1**	**70.49**	**18.02**	**22.37**	**5.78**	**290**

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Halawa	2016	Q3	53.81	13.96	22.69	8.60	299
		Q4	56.84	14.02	25.51	7.74	237
	2017	Q1	76.82	19.38	38.61	11.60	236
		Q2	78.02	24.19	46.37	14.08	142
		Q3	100.46	24.92	59.18	17.58	247
		Q4	67.56	17.88	42.11	11.16	242
	2018	**Q1**	**132.93**	**39.38**	**78.31**	**19.78**	**90**
Haleiwa	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	74.61	16.57	70.27	19.27	7**
		Q4	114.65	15.37	105.60	14.10	34**
	2018	**Q1**	**109.41**	**14.25**	**81.42**	**11.88**	**67**
Hauula	2016	Q3	79.86	12.35	58.38	11.34	142
		Q4	88.42	15.29	61.47	12.02	194
	2017	Q1	69.71	13.86	42.12	11.97	154
		Q2	96.31	16.90	61.22	15.36	247
		Q3	89.74	14.94	50.22	11.83	384
		Q4	67.61	12.86	37.73	11.26	190
	2018	**Q1**	**105.82**	**19.92**	**44.70**	**22.89**	**261**
Heeia	2016	Q3	80.65	13.72	55.46	11.83	479
		Q4	88.17	21.01	53.25	15.48	439
	2017	Q1	88.99	19.38	54.70	19.37	255
		Q2	113.11	19.64	70.88	19.75	283
		Q3	107.32	18.46	70.09	18.34	358
		Q4	87.73	18.69	46.86	14.87	443
	2018	**Q1**	**118.39**	**25.20**	**74.72**	**19.38**	**524**
Honolulu	2016	Q3	72.96	15.05	44.83	10.60	31,139
		Q4	76.48	15.95	48.75	11.47	30,141
	2017	Q1	78.10	17.27	52.79	11.75	31,358
		Q2	81.87	18.28	54.31	11.86	29,535
		Q3	95.00	19.42	59.27	11.89	32,004
		Q4	93.10	20.76	56.50	11.88	31,337
	2018	**Q1**	**100.61**	**22.75**	**67.87**	**11.88**	**32,056**
Iroquois Point	2016	Q3	23.60	8.22	20.64	5.47	4**
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	61.20	26.85	61.20	26.85	2**
		Q3	44.07	12.84	15.65	2.90	9**
		Q4	57.77	21.42	29.50	14.77	26**
	2018	**Q1**	**77.63**	**16.29**	**22.47**	**13.76**	**18****
Joint Base Pearl Harbor-Hickam	2016	Q3	93.38	15.71	58.93	11.90	1,433
		Q4	104.46	19.80	75.62	16.38	1,692
	2017	Q1	85.72	15.60	63.83	17.52	1,703
		Q2	92.94	16.43	69.74	13.40	1,818
		Q3	119.59	19.80	85.03	18.07	1,454
		Q4	120.98	18.10	80.70	14.93	1,760
	2018	**Q1**	**124.50**	**28.27**	**77.53**	**12.02**	**1,809**

(continued)

Draft

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Kaaawa	2016	Q3	1.33	0.48	0.97	0.38	7**
		Q4	1.30	0.38	1.30	0.38	1**
	2017	Q1	101.31	13.18	39.88	11.92	29**
		Q2	47.08	22.09	32.58	6.13	21**
		Q3	29.31	5.43	24.24	6.03	24**
		Q4	42.73	8.24	46.09	6.61	12**
	2018	**Q1**	**38.50**	**11.00**	**41.85**	**11.92**	**8****
Kahaluu	2016	Q3	59.25	16.19	39.93	9.45	498
		Q4	73.42	14.77	42.11	11.29	353
	2017	Q1	69.18	13.41	42.37	11.70	818
		Q2	88.48	16.73	56.30	11.90	1,377
		Q3	92.13	13.29	50.84	11.69	663
		Q4	92.42	15.97	53.25	11.84	688
	2018	**Q1**	**101.16**	**18.00**	**70.37**	**12.06**	**389**
Kahuku	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	31.83	18.50	21.42	23.28	7**
		Q3	73.06	17.41	78.18	18.73	10**
		Q4	77.43	19.63	88.83	20.74	10**
	2018	**Q1**	**64.92**	**18.73**	**54.55**	**18.98**	**9****
Kailua	2016	Q3	92.86	18.53	58.17	12.05	2,370
		Q4	100.45	23.99	65.78	18.34	2,624
	2017	Q1	104.31	21.94	70.99	20.54	2,488
		Q2	103.35	22.07	72.39	20.74	2,549
		Q3	110.04	22.83	71.46	20.16	2,609
		Q4	102.09	22.94	70.53	19.95	2,454
	2018	**Q1**	**112.51**	**29.13**	**73.31**	**20.80**	**2,479**
Kaneohe	2016	Q3	90.34	15.92	55.72	11.94	2,000
		Q4	97.38	18.38	65.28	14.24	2,058
	2017	Q1	94.72	19.33	61.08	18.44	1,725
		Q2	110.75	20.18	72.09	19.78	1,115
		Q3	108.11	20.97	70.05	19.46	1,997
		Q4	102.22	19.97	67.46	19.63	1,903
	2018	**Q1**	**110.96**	**22.30**	**72.21**	**16.44**	**1,932**
Kapolei	2016	Q3	77.63	13.83	39.44	9.19	763
		Q4	81.48	16.41	50.43	11.74	694
	2017	Q1	90.71	16.60	57.95	18.80	603
		Q2	121.71	26.05	74.16	20.85	437
		Q3	120.62	30.55	75.58	20.05	833
		Q4	118.43	24.57	83.84	20.06	698
	2018	**Q1**	**127.37**	**29.56**	**79.22**	**18.95**	**723**
Kawela Bay	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	27.90	11.60	27.90	11.60	2**
		Q4	15.10	5.63	15.10	5.63	2**
	2018	**Q1**	**24.10**	**2.76**	**34.52**	**3.32**	**6****

(continued)

Draft

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Laie	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	79.74	20.89	46.99	20.36	6**
		Q3	123.37	46.33	92.79	51.29	3**
		Q4	-	-	-	-	-
	2018	**Q1**	**155.37**	**47.45**	**155.37**	**47.45**	**1****
Maili	2016	Q3	91.32	14.68	59.07	12.02	112
		Q4	77.72	13.50	49.42	12.01	130
	2017	Q1	81.67	14.22	60.79	12.44	148
		Q2	98.08	14.01	61.28	11.92	154
		Q3	94.58	13.52	53.43	11.95	261
		Q4	99.51	16.08	68.03	16.46	240
	2018	**Q1**	**147.34**	**17.18**	**83.85**	**17.93**	**265**
Makaha	2016	Q3	65.46	10.89	57.25	11.86	18**
		Q4	90.35	13.88	46.40	11.94	22**
	2017	Q1	68.09	16.03	43.90	20.71	80
		Q2	92.83	20.99	74.81	23.54	79
		Q3	117.20	18.97	85.28	23.35	72
		Q4	207.13	18.82	202.21	23.13	6**
	2018	**Q1**	**168.60**	**18.15**	**164.40**	**23.70**	**12****
Makaha Valley	2016	Q3	89.61	30.45	75.82	10.70	3**
		Q4	94.63	17.71	73.85	22.30	14**
	2017	Q1	-	-	-	-	-
		Q2	71.38	23.34	71.38	23.34	2**
		Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2018	**Q1**	**164.92**	**21.11**	**104.86**	**20.59**	**17****
Makakilo	2016	Q3	100.56	16.19	62.32	17.08	1,400
		Q4	97.50	15.43	62.92	12.02	1,250
	2017	Q1	102.25	17.45	73.48	18.94	1,201
		Q2	127.86	19.23	91.19	22.08	906
		Q3	116.05	17.97	76.54	18.81	1,695
		Q4	120.94	20.34	73.36	18.99	1,566
	2018	**Q1**	**135.28**	**24.29**	**93.84**	**19.34**	**1,428**
Marine Corps Base Hawaii	2016	Q3	99.18	16.34	59.72	16.96	370
		Q4	110.61	20.12	70.90	15.99	213
	2017	Q1	97.87	17.60	71.33	21.36	376
		Q2	129.79	18.16	94.18	21.42	361
		Q3	123.25	20.66	79.47	20.72	321
		Q4	131.08	29.15	93.45	23.02	357
	2018	**Q1**	**138.67**	**39.16**	**94.65**	**21.93**	**190**
Maunawili	2016	Q3	56.54	16.24	55.39	19.14	97
		Q4	3.64	0.66	3.64	0.66	2**
	2017	Q1	126.77	31.24	73.45	21.30	44**
		Q2	132.39	41.94	87.72	49.85	60
		Q3	130.16	22.92	49.61	21.07	21**
		Q4	112.13	17.51	85.37	20.93	75
	2018	**Q1**	**97.13**	**19.37**	**36.74**	**22.30**	**11****

(continued)

Draft

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Mililani	2016	Q3	82.06	13.20	41.20	10.10	842
		Q4	86.54	13.84	33.78	10.47	945
	2017	Q1	62.14	11.53	21.80	2.94	780
		Q2	101.61	22.93	60.62	20.75	509
		Q3	100.14	20.70	53.87	12.47	1,156
		Q4	102.81	19.18	64.78	12.80	1,054
	2018	**Q1**	**108.24**	**19.78**	**72.54**	**11.85**	**813**
Mokuleia	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	5.75	5.94	5.75	5.94	1**
		Q2	20.60	6.82	14.10	5.94	5**
		Q3	16.30	12.31	16.30	12.31	2**
		Q4	16.55	6.70	16.55	6.70	2**
	2018	**Q1**	**23.28**	**7.35**	**16.99**	**10.50**	**21****
Nanakuli	2016	Q3	62.22	8.55	19.68	2.83	26**
		Q4	15.51	3.88	6.61	0.86	10**
	2017	Q1	46.35	16.52	28.86	1.83	13**
		Q2	52.56	7.66	15.61	4.52	10**
		Q3	74.62	12.45	45.08	9.61	36**
		Q4	106.03	15.58	74.37	19.58	30**
	2018	**Q1**	**282.06**	**21.81**	**226.74**	**23.89**	**11****
Pearl City	2016	Q3	84.54	13.08	55.18	11.71	2,005
		Q4	95.84	15.07	58.89	11.96	1,356
	2017	Q1	88.14	14.66	65.60	11.84	1,138
		Q2	95.09	16.63	63.23	16.04	1,240
		Q3	112.68	29.83	66.84	13.21	1,819
		Q4	109.22	21.24	70.43	15.15	1,676
	2018	**Q1**	**126.00**	**22.61**	**80.86**	**18.30**	**1,278**
Punaluu	2016	Q3	82.15	12.34	39.77	8.85	22**
		Q4	69.48	14.71	91.46	16.52	6**
	2017	Q1	69.20	15.68	70.94	23.27	11**
		Q2	47.25	12.61	35.84	11.10	10**
		Q3	149.70	15.41	119.28	11.79	5**
		Q4	-	-	-	-	-
	2018	**Q1**	**204.91**	**11.96**	**204.91**	**11.96**	**1****
Pupukea	2016	Q3	55.18	10.82	27.60	10.24	85
		Q4	109.00	18.69	78.07	21.23	8**
	2017	Q1	77.59	13.90	73.04	11.87	20**
		Q2	105.17	16.95	67.14	21.28	37**
		Q3	95.73	14.42	70.32	11.83	23**
		Q4	91.38	15.89	64.20	18.66	60
	2018	**Q1**	**113.90**	**15.62**	**54.79**	**19.28**	**59**
Schofield Barracks	2016	Q3	101.61	15.29	67.74	12.04	450
		Q4	113.08	16.72	88.47	20.02	447
	2017	Q1	111.55	17.94	91.62	21.47	296
		Q2	102.17	16.76	74.56	20.74	421
		Q3	131.68	17.54	95.59	20.18	565
		Q4	136.04	16.40	105.29	14.51	565
	2018	**Q1**	**141.68**	**15.20**	**112.76**	**11.98**	**427**

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Draft

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Village Park	2016	Q3	92.46	14.27	59.05	11.92	280
		Q4	107.49	15.65	79.15	11.92	291
	2017	Q1	90.51	14.36	70.09	11.97	247
		Q2	89.93	15.14	59.60	15.78	216
		Q3	112.12	15.64	71.38	14.10	266
		Q4	109.80	14.32	71.24	11.86	283
	2018	**Q1**	**125.80**	**22.61**	**88.27**	**11.85**	**282**
Wahiawa	2016	Q3	89.49	21.02	62.97	18.13	430
		Q4	114.77	26.10	83.24	22.50	426
	2017	Q1	96.91	21.74	70.75	20.65	441
		Q2	93.42	19.19	69.88	20.16	334
		Q3	100.33	20.97	66.59	20.36	418
		Q4	126.36	28.28	86.78	22.72	460
	2018	**Q1**	**121.70**	**29.87**	**78.83**	**19.73**	**599**
Waialua	2016	Q3	-	-	-	-	-
		Q4	60.13	18.73	52.07	22.11	3**
	2017	Q1	61.83	6.01	61.83	6.01	1**
		Q2	62.81	9.53	27.13	5.34	12**
		Q3	57.79	8.06	6.33	3.34	8**
		Q4	-	-	-	-	-
	2018	**Q1**	**139.86**	**16.46**	**118.21**	**21.38**	**30****
Waianae	2016	Q3	104.53	16.34	59.06	16.11	357
		Q4	102.86	14.47	66.59	11.98	380
	2017	Q1	91.72	16.16	70.14	19.30	529
		Q2	92.99	15.38	70.63	15.67	362
		Q3	112.38	15.29	71.93	16.27	318
		Q4	127.13	16.01	94.38	12.17	420
	2018	**Q1**	**115.57**	**13.91**	**80.11**	**11.88**	**493**
Waikane	2016	Q3	86.52	14.46	58.41	12.92	102
		Q4	104.48	12.08	111.18	11.45	15**
	2017	Q1	69.24	12.14	60.58	11.52	49**
		Q2	77.09	20.35	47.12	22.03	36**
		Q3	64.29	10.77	56.26	11.71	13**
		Q4	96.20	15.93	66.45	17.51	40**
	2018	**Q1**	**126.09**	**16.15**	**107.52**	**22.54**	**31****
Waimalu	2016	Q3	102.58	16.78	59.03	11.96	2,254
		Q4	99.06	20.07	59.09	11.97	2,005
	2017	Q1	97.35	19.69	63.78	11.95	1,802
		Q2	99.26	25.12	61.92	16.98	1,489
		Q3	135.49	41.32	70.98	15.44	1,909
		Q4	123.25	56.05	70.08	12.50	2,069
	2018	**Q1**	**125.90**	**31.14**	**76.04**	**11.98**	**2,320**
Waimanalo	2016	Q3	48.30	11.93	58.93	6.06	7**
		Q4	-	-	-	-	-
	2017	Q1	93.86	24.01	93.86	24.01	1**
		Q2	3.72	16.09	2.27	15.55	4**
		Q3	26.97	14.24	25.14	14.21	5**
		Q4	-	-	-	-	-
	2018	**Q1**	**106.94**	**29.14**	**1.86**	**2.50**	**19****

(continued)

Draft

Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Waimanalo Beach	2016	Q3	14.87	1.79	14.87	1.79	1**
		Q4	70.21	5.88	70.21	5.88	1**
	2017	Q1	-	-	-	-	-
		Q2	174.53	71.68	91.52	78.94	9**
		Q3	86.25	71.89	84.39	73.81	18**
		Q4	65.79	23.45	56.57	13.89	19**
	2018	**Q1**	**97.09**	**21.06**	**98.93**	**22.42**	**24****
Waipahu	2016	Q3	97.46	14.34	59.01	11.94	923
		Q4	91.62	14.15	58.56	11.90	919
	2017	Q1	100.14	15.13	66.20	11.97	730
		Q2	85.55	15.10	60.93	11.95	765
		Q3	92.07	12.63	57.25	11.52	1,052
		Q4	100.53	14.40	67.75	11.82	996
	2018	**Q1**	**112.24**	**18.39**	**70.66**	**11.78**	**1,016**
Waipio	2016	Q3	7.46	5.06	5.75	0.69	6**
		Q4	89.21	13.09	57.44	11.72	45**
	2017	Q1	92.79	14.33	65.13	11.92	196
		Q2	107.48	14.82	72.94	18.12	118
		Q3	133.84	35.21	93.77	16.36	176
		Q4	85.61	71.70	48.92	23.43	128
	2018	**Q1**	**98.42**	**12.61**	**115.53**	**12.05**	**41****
Waipio Acres	2016	Q3	106.14	14.96	67.33	12.10	975
		Q4	116.26	15.51	83.56	18.46	850
	2017	Q1	107.40	15.92	76.14	19.30	652
		Q2	122.82	19.19	94.82	22.70	352
		Q3	131.32	24.93	91.74	20.87	947
		Q4	122.92	20.17	98.43	11.93	547
	2018	**Q1**	**121.64**	**17.36**	**79.26**	**12.04**	**553**
Wheeler Army Airfield	2016	Q3	99.54	15.35	71.66	14.61	563
		Q4	110.89	15.51	84.15	16.66	515
	2017	Q1	101.71	15.99	77.89	12.13	448
		Q2	110.02	15.86	93.80	11.93	530
		Q3	115.83	15.96	84.88	16.02	456
		Q4	156.89	18.84	92.97	17.69	307
	2018	**Q1**	**158.25**	**30.38**	**92.77**	**20.81**	**403**
Whitmore Village	2016	Q3	124.05	19.32	94.39	23.52	29**
		Q4	181.95	29.62	172.58	24.00	21**
	2017	Q1	111.17	15.43	93.06	15.58	21**
		Q2	141.35	22.73	83.38	19.12	32**
		Q3	73.93	27.65	51.55	11.93	13**
		Q4	178.03	19.50	119.91	20.99	83
	2018	**Q1**	**181.31**	**41.83**	**117.62**	**23.49**	**146**

** Directional due to low sample count.

Draft

Aggregated Speedtest Results for Cities by Quarter – Kauai

Kauai Cities Fixed Wireline Speeds – Quarterly (Mbps)							
Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Anahola	2016	Q3	-	-	-	-	-
		Q4	34.87	3.69	34.87	3.69	2**
	2017	Q1	71.23	11.13	71.23	11.13	2**
		Q2	55.07	14.80	44.59	14.87	4**
		Q3	20.66	7.38	17.55	1.97	7**
		Q4	-	-	-	-	-
	2018	**Q1**	**4.70**	**0.72**	**4.70**	**0.72**	**2****
Eleele	2016	Q3	31.53	6.77	24.80	5.74	8**
		Q4	56.77	7.64	53.74	6.77	4**
	2017	Q1	80.94	17.93	51.29	22.52	5**
		Q2	11.27	1.15	11.37	0.99	13**
		Q3	75.69	9.19	59.82	5.94	10**
		Q4	10.50	1.48	1.94	0.17	9**
	2018	**Q1**	**45.39**	**13.93**	**25.50**	**15.88**	**7****
Hanalei	2016	Q3	4.56	0.58	5.86	0.65	3**
		Q4	5.79	0.71	5.79	0.71	2**
	2017	Q1	5.96	1.67	6.18	2.10	7**
		Q2	89.61	12.08	31.47	10.33	18**
		Q3	47.22	9.07	4.25	3.29	3**
		Q4	222.85	15.97	310.90	23.44	3**
	2018	**Q1**	**55.35**	**8.06**	**60.51**	**9.75**	**7****
Hanamaulu	2016	Q3	69.99	10.52	58.51	5.99	44**
		Q4	87.03	14.15	70.68	11.91	127
	2017	Q1	97.10	13.61	67.41	11.42	67
		Q2	76.43	11.85	69.27	11.70	23**
		Q3	97.58	12.77	49.02	11.82	77
		Q4	80.41	12.34	58.03	11.36	118
	2018	**Q1**	**96.18**	**12.73**	**70.78**	**11.80**	**187**
Hanapepe	2016	Q3	96.07	11.91	68.81	11.83	16**
		Q4	100.38	11.31	63.99	8.63	8**
	2017	Q1	3.92	1.20	2.47	0.72	8**
		Q2	13.67	1.62	13.67	1.62	2**
		Q3	-	-	-	-	-
		Q4	79.27	7.31	70.89	5.83	4**
	2018	**Q1**	**122.00**	**12.19**	**87.07**	**11.47**	**8****
Kalaheo	2016	Q3	83.56	11.83	58.54	11.62	232
		Q4	76.56	10.55	57.83	6.06	256
	2017	Q1	74.34	11.58	66.20	6.13	280
		Q2	73.26	12.41	65.47	11.41	216
		Q3	92.96	12.72	67.74	11.72	228
		Q4	74.65	10.51	53.03	6.07	217
	2018	**Q1**	**100.40**	**16.66**	**70.39**	**9.68**	**168**

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Kalihiwai	2016	Q3	88.33	14.99	82.24	12.03	63
		Q4	101.56	13.98	66.38	17.52	84
	2017	Q1	99.62	14.49	70.07	16.40	61
		Q2	118.88	17.32	88.61	19.10	28**
		Q3	74.09	12.08	55.63	11.73	115
		Q4	45.26	11.28	25.13	11.23	34**
	2018	**Q1**	**95.95**	**10.73**	**70.53**	**9.02**	**42****
Kapaa	2016	Q3	18.92	8.49	2.67	0.68	140
		Q4	52.06	9.28	26.74	5.89	173
	2017	Q1	53.60	9.10	23.38	5.80	232
		Q2	55.52	9.24	22.13	5.91	241
		Q3	39.99	6.45	6.59	0.96	180
		Q4	38.16	5.66	6.76	0.96	104
	2018	**Q1**	**56.16**	**9.16**	**34.70**	**5.84**	**191**
Kaumakani	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	6.17	8.14	6.17	8.14	1**
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Kekaha	2016	Q3	2.59	0.73	2.59	0.73	1**
		Q4	-	-	-	-	-
	2017	Q1	2.56	0.73	2.56	0.73	1**
		Q2	-	-	-	-	-
		Q3	10.20	6.91	10.20	6.91	1**
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Kilauea	2016	Q3	46.29	13.31	29.73	6.81	22**
		Q4	81.39	11.29	43.73	9.79	25**
	2017	Q1	79.63	15.29	69.29	12.01	45**
		Q2	61.13	14.39	53.02	11.97	45**
		Q3	36.88	5.26	36.88	5.26	2**
		Q4	7.55	0.82	6.66	0.89	4**
	2018	**Q1**	**96.06**	**12.97**	**60.63**	**11.39**	**36****
Koloa	2016	Q3	78.28	17.90	55.66	11.20	101
		Q4	80.34	12.87	57.35	6.19	124
	2017	Q1	60.23	13.48	38.95	6.01	120
		Q2	68.57	12.52	50.79	8.28	191
		Q3	82.27	12.73	70.76	11.73	163
		Q4	90.20	11.62	66.70	9.66	100
	2018	**Q1**	**97.43**	**21.22**	**87.58**	**16.34**	**184**
Lawai	2016	Q3	75.05	10.84	44.84	6.02	68
		Q4	53.62	8.36	29.42	5.93	88
	2017	Q1	42.22	7.59	13.86	4.65	76
		Q2	89.11	12.09	70.18	9.88	103
		Q3	99.41	11.91	69.38	11.64	150
		Q4	65.74	9.66	42.22	5.98	201
	2018	**Q1**	**80.55**	**14.24**	**57.12**	**9.21**	**148**

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Lihue	2016	Q3	75.54	12.32	58.54	11.86	110
		Q4	94.09	14.15	62.44	11.97	135
	2017	Q1	73.60	13.22	68.81	11.88	70
		Q2	71.25	10.99	40.79	8.94	86
		Q3	80.81	10.22	66.43	5.97	38**
		Q4	86.28	12.81	47.42	11.76	126
	2018	**Q1**	**68.70**	**11.64**	**45.81**	**11.48**	**66**
Pakala Village	2016	Q3	77.70	11.97	57.93	10.94	26**
		Q4	52.49	6.02	52.49	6.02	2**
	2017	Q1	71.91	11.27	71.16	8.88	8**
		Q2	112.01	13.66	86.82	11.77	15**
		Q3	120.85	13.64	76.30	14.88	9**
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Princeville	2016	Q3	27.06	9.33	14.28	6.65	25**
		Q4	10.04	7.48	6.65	6.67	12**
	2017	Q1	105.20	13.21	75.61	11.61	15**
		Q2	55.98	11.13	25.09	9.47	125
		Q3	37.48	7.43	27.18	5.49	13**
		Q4	54.42	10.64	17.62	6.75	32**
	2018	**Q1**	**68.08**	**7.71**	**8.75**	**7.13**	**18****
Puhi	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	8.03	1.66	8.66	1.62	4**
		Q3	14.20	1.47	16.12	1.76	3**
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**
Wailua	2016	Q3	94.41	12.52	58.81	11.87	70
		Q4	70.12	12.23	47.93	11.42	102
	2017	Q1	84.36	12.42	64.35	11.79	151
		Q2	69.66	12.96	52.08	11.67	96
		Q3	86.64	11.72	57.34	11.65	102
		Q4	92.35	12.70	70.76	11.61	75
	2018	**Q1**	**85.14**	**11.39**	**70.32**	**11.70**	**31****
Wailua Homesteads	2016	Q3	99.55	13.55	58.16	12.30	119
		Q4	60.28	9.83	43.97	6.07	140
	2017	Q1	97.33	13.77	66.22	11.94	70
		Q2	111.40	16.09	70.57	19.07	80
		Q3	131.41	15.36	93.55	12.02	63
		Q4	93.05	14.53	68.30	11.94	66
	2018	**Q1**	**79.21**	**11.98**	**70.79**	**11.69**	**34****
Waimea	2016	Q3	3.15	0.53	2.53	0.53	4**
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**

** Directional due to low sample count.

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Aggregated Speedtest Results for Cities by Quarter – Maui

Maui Cities Fixed Wireline Speeds – Quarterly (Mbps)							
Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Haiku-Pauwela	2016	Q3	34.13	4.25	4.33	0.78	212
		Q4	38.81	6.85	11.34	0.98	244
	2017	Q1	65.37	10.01	18.71	5.87	65
		Q2	78.78	13.45	48.57	11.89	146
		Q3	116.67	14.98	81.04	12.06	185
		Q4	97.60	13.17	70.86	11.82	199
	2018	**Q1**	**82.74**	**13.04**	**54.39**	**11.67**	**289**
Haliimaile	2016	Q3	70.58	10.61	37.12	6.06	60
		Q4	52.96	9.78	57.31	6.12	21**
	2017	Q1	59.29	12.49	49.63	9.84	90
		Q2	72.10	12.76	77.00	9.98	14**
		Q3	97.08	13.34	70.68	11.77	70
		Q4	68.17	13.12	70.65	11.92	17**
	2018	**Q1**	**122.24**	**13.99**	**82.14**	**11.87**	**4****
Hana	2016	Q3	32.73	3.87	25.86	5.31	9**
		Q4	32.48	3.88	32.96	5.55	55
	2017	Q1	24.93	4.04	15.87	5.83	20**
		Q2	30.91	4.22	20.19	4.91	28**
		Q3	30.04	4.45	13.76	5.62	49**
		Q4	34.68	4.67	20.10	5.76	51
	2018	**Q1**	**35.26**	**5.26**	**30.63**	**5.66**	**73**
Kaanapali	2016	Q3	67.66	10.65	50.77	6.07	560
		Q4	65.10	12.29	52.42	6.04	718
	2017	Q1	63.16	11.00	51.66	6.09	727
		Q2	58.87	11.38	47.81	10.04	508
		Q3	84.61	11.98	62.27	10.30	604
		Q4	79.22	11.18	54.38	8.46	707
	2018	**Q1**	**70.53**	**13.09**	**54.54**	**10.05**	**853**
Kahului	2016	Q3	76.48	12.29	43.59	10.29	1,466
		Q4	82.19	13.20	49.95	11.43	1,150
	2017	Q1	70.85	12.62	55.00	11.69	1,556
		Q2	80.99	14.11	61.99	11.86	1,331
		Q3	97.12	13.02	68.59	11.79	1,382
		Q4	87.12	13.20	59.39	11.72	1,426
	2018	**Q1**	**93.41**	**12.58**	**66.52**	**11.41**	**1,354**
Kapalua	2016	Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	19.13	15.75	20.74	16.05	8**
		Q3	2.24	5.80	2.24	5.80	2**
		Q4	19.47	18.11	17.66	17.99	8**
	2018	**Q1**	**29.88**	**12.26**	**17.18**	**16.97**	**9****

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Kihei	2016	Q3	76.35	11.59	49.62	11.05	1,471
		Q4	69.10	10.97	48.84	7.77	1,503
	2017	Q1	67.20	11.00	52.01	7.64	1,530
		Q2	71.96	12.43	56.33	11.53	1,191
		Q3	86.63	12.93	65.28	11.44	1,363
		Q4	88.13	12.50	67.02	11.64	1,449
	2018	**Q1**	**84.06**	**11.98**	**64.69**	**11.49**	**1,471**
Kula	2016	Q3	24.15	3.73	2.66	0.75	14**
		Q4	76.30	10.62	58.43	6.05	33**
	2017	Q1	91.44	18.06	77.25	21.59	21**
		Q2	61.38	14.61	61.11	12.54	78
		Q3	83.47	12.93	49.83	11.84	32**
		Q4	81.38	13.45	68.38	11.74	151
	2018	**Q1**	**68.80**	**10.73**	**52.38**	**10.56**	**156**
Lahaina	2016	Q3	36.39	6.52	9.37	1.02	401
		Q4	51.59	14.34	30.44	5.88	283
	2017	Q1	46.41	8.95	20.54	5.71	305
		Q2	62.32	13.22	36.21	5.97	315
		Q3	70.12	9.32	34.93	5.87	249
		Q4	72.63	10.57	39.12	7.55	358
	2018	**Q1**	**62.52**	**11.98**	**41.69**	**5.94**	**335**
Maalaea	2016	Q3	-	-	-	-	-
		Q4	12.78	5.18	12.78	5.18	2**
	2017	Q1	-	-	-	-	-
		Q2	47.00	10.51	31.61	6.43	8**
		Q3	0.77	1.65	0.77	1.65	1**
		Q4	107.09	11.69	48.66	5.90	9**
	2018	**Q1**	**59.48**	**7.12**	**2.16**	**5.66**	**3****
Makawao	2016	Q3	73.02	12.33	52.14	11.73	773
		Q4	78.15	13.43	59.04	11.83	672
	2017	Q1	83.45	15.63	69.54	19.00	497
		Q2	80.48	15.41	58.95	16.37	424
		Q3	97.87	13.99	70.35	11.86	638
		Q4	98.60	13.71	68.97	11.85	839
	2018	**Q1**	**86.74**	**12.68**	**65.90**	**11.74**	**912**
Napili-Honokowai	2016	Q3	81.73	11.88	52.55	6.18	241
		Q4	60.80	10.00	45.62	6.00	273
	2017	Q1	61.58	11.46	54.26	9.81	243
		Q2	64.97	11.94	52.51	11.20	259
		Q3	71.97	10.02	57.28	6.01	242
		Q4	67.89	10.13	49.31	6.00	250
	2018	**Q1**	**56.48**	**8.58**	**41.94**	**5.82**	**255**
Paia	2016	Q3	13.71	15.16	14.98	18.73	3**
		Q4	18.53	3.13	12.26	2.86	6**
	2017	Q1	68.74	12.85	39.94	10.63	17**
		Q2	97.80	14.30	68.72	11.88	41**
		Q3	51.65	8.15	34.69	5.86	38**
		Q4	72.94	10.86	52.56	11.78	60
	2018	**Q1**	**90.56**	**11.17**	**35.12**	**12.76**	**33****

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Location	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Pukalani	2016	Q3	67.79	12.37	56.78	11.67	255
		Q4	83.50	13.26	59.00	11.82	353
	2017	Q1	70.47	14.39	62.73	12.12	310
		Q2	81.44	15.02	69.70	13.80	153
		Q3	115.50	15.35	75.15	14.04	303
		Q4	92.51	18.48	70.22	11.80	301
	2018	**Q1**	**92.46**	**12.83**	**70.83**	**11.72**	**332**
Waihee-Waiehu	2016	Q3	71.02	10.94	59.01	8.37	17**
		Q4	29.46	8.29	6.64	0.89	14**
	2017	Q1	16.00	2.78	6.36	0.77	25**
		Q2	54.92	9.53	42.80	5.98	21**
		Q3	33.55	5.80	5.95	1.94	39**
		Q4	71.80	43.62	60.34	43.79	19**
	2018	**Q1**	**34.19**	**12.89**	**14.32**	**2.08**	**33****
Waikapu	2016	Q3	6.42	0.76	6.44	0.77	9**
		Q4	4.81	0.73	4.81	0.73	2**
	2017	Q1	51.68	6.44	13.16	2.54	20**
		Q2	61.89	13.69	51.94	12.17	37**
		Q3	13.33	10.98	13.33	10.98	2**
		Q4	14.06	1.21	4.60	0.75	4**
	2018	**Q1**	**47.72**	**31.68**	**6.57**	**2.52**	**21****
Wailea-Makena	2016	Q3	50.48	9.53	26.83	6.01	545
		Q4	57.62	10.45	38.90	5.98	597
	2017	Q1	52.84	10.07	37.34	6.01	641
		Q2	62.09	11.17	38.93	7.46	686
		Q3	76.73	14.45	57.73	11.52	413
		Q4	93.73	18.87	65.79	11.75	731
	2018	**Q1**	**82.63**	**16.03**	**67.20**	**11.77**	**649**
Wailuku	2016	Q3	62.63	14.46	43.83	10.17	410
		Q4	76.37	13.71	55.17	11.76	613
	2017	Q1	81.13	13.07	58.11	11.85	358
		Q2	81.76	16.54	56.11	11.75	534
		Q3	92.68	13.81	69.92	11.84	485
		Q4	112.74	14.02	71.08	11.88	342
	2018	**Q1**	**92.90**	**15.45**	**70.77**	**11.84**	**414**

** Directional due to low sample count.

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Aggregated Speedtest Results for Cities by Quarter – Lanai and Molokai

Lanai & Molokai Cities Fixed Wireline Speeds – Quarterly (Mbps)							
Location City/Island	Year	Quarter	Mean		Median		Sample Count
			Download	Upload	Download	Upload	
Lanai City Lanai	2016	Q3	48.24	5.97	55.84	6.01	8**
		Q4	89.72	9.82	58.50	5.97	20**
	2017	Q1	60.09	5.57	59.53	5.74	3**
		Q2	50.47	5.14	65.29	5.80	8**
		Q3	44.55	8.93	27.25	11.05	6**
		Q4	48.96	6.54	49.28	5.91	40**
	2018	**Q1**	**86.26**	**8.99**	**73.41**	**9.41**	**21****
Hoolehua Molokai	2016	Q3	12.44	3.10	13.68	2.74	6**
		Q4	56.99	19.04	56.99	19.04	1**
	2017	Q1	8.91	1.52	10.71	1.43	6**
		Q2	24.35	25.89	12.73	4.98	15**
		Q3	21.76	6.32	15.80	3.49	15**
		Q4	22.94	8.19	16.04	1.80	21**
	2018	**Q1**	**105.10**	**81.07**	**156.13**	**106.73**	**23****
Kaunakakai Molokai	2016	Q3	43.04	4.99	53.49	5.86	14**
		Q4	41.54	5.45	46.55	5.89	29**
	2017	Q1	49.49	5.63	53.60	5.92	39**
		Q2	38.55	5.31	47.69	5.91	9**
		Q3	33.09	5.28	33.31	5.93	17**
		Q4	45.52	5.28	49.19	5.86	24**
	2018	**Q1**	**65.26**	**21.29**	**56.02**	**5.87**	**42****
Kualapuu Molokai	2016	Q3	14.91	3.23	11.32	1.61	50
		Q4	32.24	7.86	23.47	5.73	110
	2017	Q1	33.78	3.83	16.09	2.25	75
		Q2	35.24	5.25	34.04	5.74	17**
		Q3	42.54	23.74	27.47	5.86	10**
		Q4	35.29	5.17	27.02	4.66	68
	2018	**Q1**	**43.27**	**13.47**	**16.54**	**2.76**	**74**
Maunaloa Molokai	2016	Q3	4.67	5.23	4.89	4.15	6**
		Q4	-	-	-	-	-
	2017	Q1	-	-	-	-	-
		Q2	-	-	-	-	-
		Q3	-	-	-	-	-
		Q4	-	-	-	-	-
	2018	**Q1**	**-**	**-**	**-**	**-**	**-**

** Directional due to low sample count.

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Appendix 16

Social Vulnerability Index for Honolulu County

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The Social Vulnerability Index (SVI)

What is Social Vulnerability?

Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or disease outbreak, or a human-made event like a harmful chemical spill. A number of factors, including poverty, lack of access to transportation, and crowded housing may weaken a community's ability to prevent human suffering and financial loss in the event of disaster. These factors are known as **social vulnerability.**

Hurricane Sandy - Breezy Point, NY *Photographer – Pauline Tran*

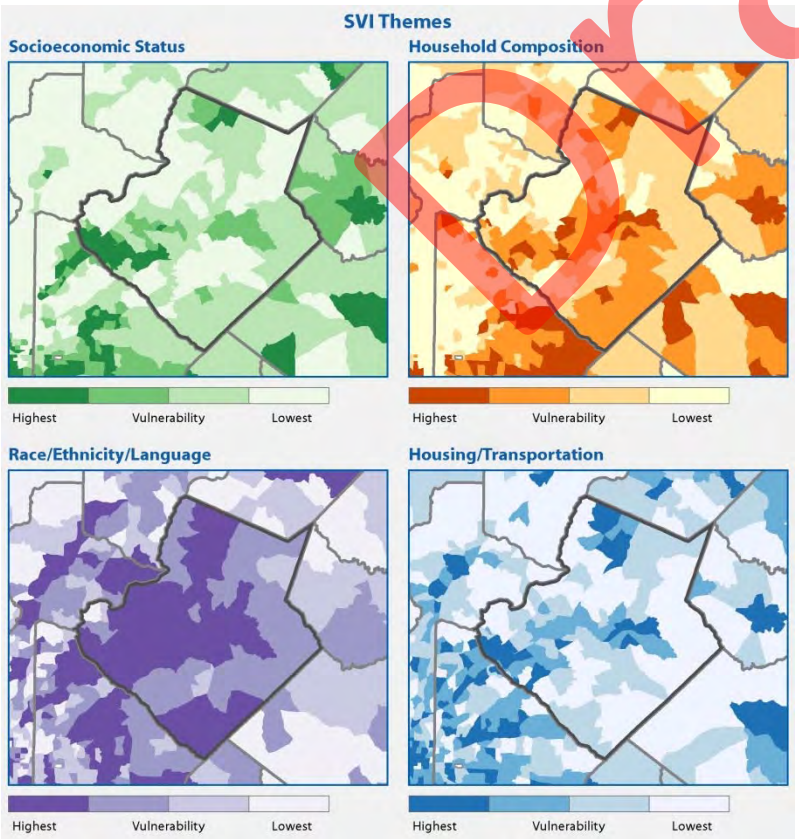
What is the Social Vulnerability Index?

ATSDR's Geospatial Research, Analysis & Services Program (GRASP) has created a tool to help emergency response planners and public health officials identify and map the communities that will most likely need support before, during, and after a hazardous event.

The ***Social Vulnerability Index (SVI)*** uses U.S. Census data to determine the social vulnerability of every Census tract. Census tracts are subdivisions of counties for which the Census collects statistical data.The SVI ranks each tract on 14 social factors, including poverty, lack of vehicle access, and crowded housing, and groups them into four related themes. Maps of the four themes are shown in the figure below. Each tract receives a separate ranking for each of the four themes, as well as an overall ranking.

How can the SVI help communities be better prepared?

The SVI can help **public health officials** and **local planners** better prepare for and respond to emergency events like hurricanes, disease outbreaks, or exposure to dangerous chemicals.



The SVI can be used to:

- Estimate the amount of needed supplies like food, water, medicine, and bedding.
- Help decide how many emergency personnel are required to assist people.
- Identify areas in need of emergency shelters.
- Plan the best way to evacuate people, accounting for those who have special needs, such as people without vehicles, the elderly, or people who do not understand English well.
- Identify communities that will need continued support to recover following an emergency or natural disaster.

For more information about the SVI, visit: http://svi.cdc.gov

More questions? Contact the SVI Coordinator: SVI_Coordinator@cdc.gov

Maps show the range of vulnerability in Gwinnett County, Georgia for the four themes

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CDC's Social Vulnerability Index 2016

County,

PART 1

Overall Social Vulnerability[1]

Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. The **Social Vulnerability Index (SVI 2016)**[4] **County Map** depicts the social vulnerability of communities, at census tract level, within a specified county. SVI 2016 groups **fifteen census-derived factors** into **four themes** that summarize the extent to which the area is socially vulnerable to disaster. The factors include economic data as well as data regarding education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall Social Vulnerability combines all the variables to provide a comprehensive assessment.

MAP PRODUCED 2/9/2018

GRASP

Agency for Toxic Substances and Disease Registry

Division of Toxicology and Human Health Sciences

ATSDR

FINAL - FOR EXTERNAL USE

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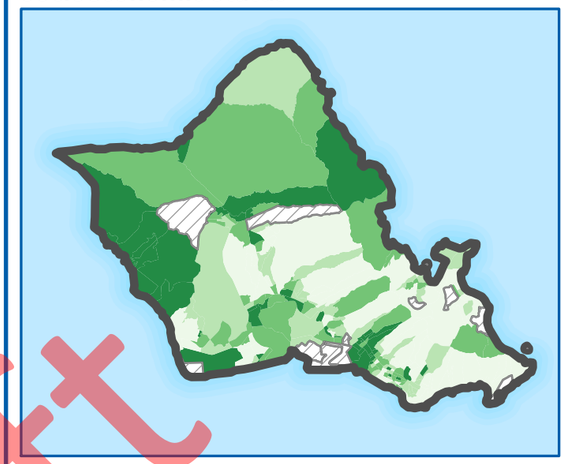
SVI 2016 – COUNTY,

PART 2

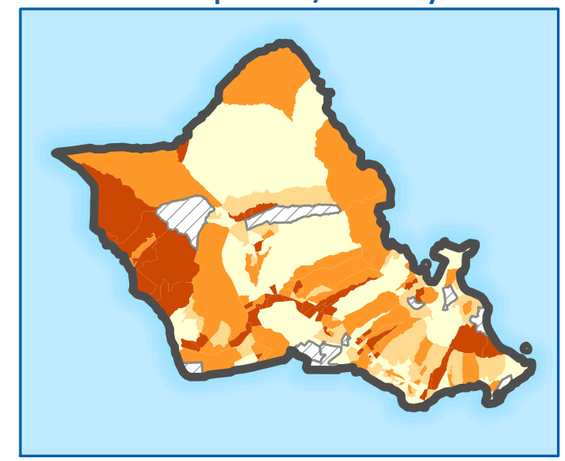
SVI Themes

Socioeconomic Status[5]



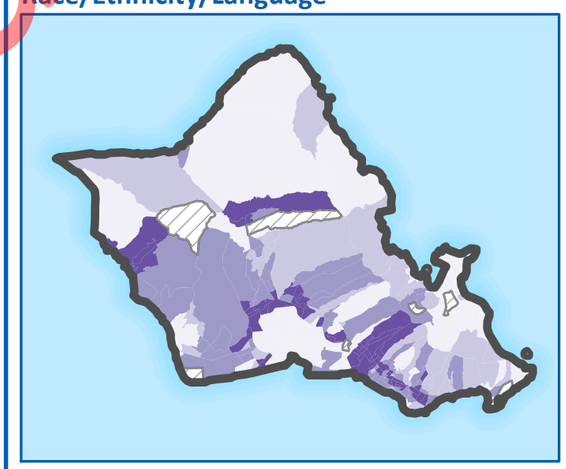
Highest (Top 4th) | Vulnerability (SVI 2016)[2] | Lowest (Bottom 4th)

Household Composition/Disability[6]



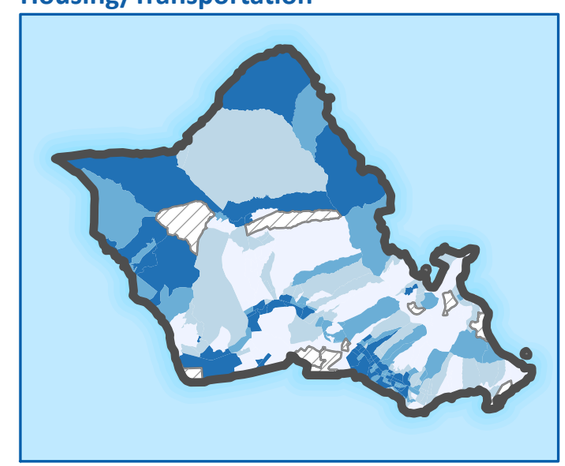
Highest (Top 4th) | Vulnerability (SVI 2016)[2] | Lowest (Bottom 4th)

Race/Ethnicity/Language[7]



Highest (Top 4th) | Vulnerability (SVI 2016)[2] | Lowest (Bottom 4th)

Housing/Transportation[8]



Highest (Top 4th) | Vulnerability (SVI 2016)[2] | Lowest (Bottom 4th)

Data Sources: [2]CDC/ATSDR/GRASP, U.S. Census Bureau, Esri® StreetMapTM Premium.

Notes: [1]Overall Social Vulnerability: All 15 variables. [3]Census tracts with 0 population. [4]The SVI combines percentile rankings of US Census American Community Survey (ACS) 2012-2016 variables, for the state, at the census tract level. [5]Socioeconomic Status: Poverty, Unemployed, Per Capita Income, No High School Diploma. [6]Household Composition/Disability: Aged 65 and Over, Aged 17 and Younger, Single-parent Household, Aged 5 and over with a Disability. [7]Race/Ethnicity/Language: Minority, English Language Ability. [8]Housing/Transportation: Multi-unit, Mobile Homes, Crowding, No Vehicle, Group Quarters.

Projection: WGS 1984 UTM Zone 4N.

References: Flanagan, B.E., et al., A Social Vulnerability Index for Disaster Management. *Journal of Homeland Security and Emergency Management*, 2011. 8(1).

CDC's SVI web page: http://svi.cdc.gov.

FINAL - FOR EXTERNAL USE

Appendix 17

HUD 2017 CoC Homeless Assistance Programs HIC Report

Draft

HUD 2017 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

Important Notes About This Data:This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2016. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (https://www.hudexchange.info/grantees/). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

State: Hawaii

Summary of all beds reported, aggregated to the state level:

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**743**	**2,844**	**1,392**	**16**	**4,252**	**0**	**13**	**n/a**	**159**	**27**
Emergency Shelter	240	813	864	16	1,693	0	13	n/a	49	16
Safe Haven	n/a	n/a	25	n/a	25	n/a	n/a	n/a	0	0
Transitional Housing	503	2,031	503	0	2,534	n/a	n/a	n/a	110	11
Permanent Housing	**414**	**1,569**	**1,776**	**0**	**3,345**	**n/a**	**n/a**	**987**	**821**	**0**
Permanent Supportive Housing*	113	440	1,686	0	2,126	n/a	n/a	987	733	0
Rapid Re-Housing	301	1,129	90	0	1,219	n/a	n/a	n/a	88	0
Grand Total	**1,157**	**4,413**	**3,168**	**16**	**7,597**	**0**	**13**	**987**	**980**	**27**

Summary of all beds reported by Continuum of Care:

CoC Number: HI-500

CoC Name: Hawaii Balance of State CoC

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**191**	**730**	**306**	**0**	**1,036**	**0**	**0**	**n/a**	**5**	**2**
Emergency Shelter	51	178	217	0	395	0	0	n/a	5	0
Transitional Housing	140	552	89	0	641	n/a	n/a	n/a	0	2
Permanent Housing	**126**	**429**	**357**	**0**	**786**	**n/a**	**n/a**	**265**	**177**	**0**
Permanent Supportive Housing*	33	127	315	0	442	n/a	n/a	265	150	0
Rapid Re-Housing	93	302	42	0	344	n/a	n/a	n/a	27	0
Grand Total	**317**	**1,159**	**663**	**0**	**1,822**	**0**	**0**	**265**	**182**	**2**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Draft

HUD 2017 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

Important Notes About This Data:This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2016. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (https://www.hudexchange.info/grantees/). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: HI-501

CoC Name: Honolulu City and County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**552**	**2,114**	**1,086**	**16**	**3,216**	**0**	**13**	**n/a**	**154**	**25**
Emergency Shelter	189	635	647	16	1,298	0	13	n/a	44	16
Safe Haven	n/a	n/a	25	n/a	25	n/a	n/a	n/a	0	0
Transitional Housing	363	1,479	414	0	1,893	n/a	n/a	n/a	110	9
Permanent Housing	**288**	**1,140**	**1,419**	**0**	**2,559**	**n/a**	**n/a**	**722**	**644**	**0**
Permanent Supportive Housing*	80	313	1,371	0	1,684	n/a	n/a	722	583	0
Rapid Re-Housing	208	827	48	0	875	n/a	n/a	n/a	61	0
Grand Total	**840**	**3,254**	**2,505**	**16**	**5,775**	**0**	**13**	**722**	**798**	**25**

Draft

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Appendix 18

Oahu Homeless Help Card

Draft

Outreach/ Drop In Centers (continued):

Legal Aid Society of Hawaii	536-4302
Living the Word	834-2823
Safe Haven, Mental Health Kokua	524-7233
Salvation Army	
Family Services Office (FSO)	841-5565
Waianae Coast Comp Health Center	697-3586
Kealahou West Oahu	696-5667
Youth Outreach (YO!)	942-5858

VETERANS' SERVICES

Catholic Charities Hawaii	
Supportive Services for Veteran Families (SSVF)	521-4357
Dept of Veterans Affairs (SATP)	433-0660
Hawaii Vet 2 Vet Inc	543-1115, 457-7027
Network Enterprises, Inc (employment)	521-7774
US VETS (outreach, housing, support)	347-4267, 630-0771, 348-6077
VA Health Care for the Homeless (outreach, medical, & mental health services)	433-0357
Veterans Suicide Hotline	1-800-273-8255

Paid for by the taxpayers of the City & County of Honolulu
Office of Housing – Revised May 2017

OAHU HOMELESS HELP CARD

Information provided by Partners In Care Hawaii
Produced as a service of the City & County of Honolulu

GENERAL HELP

Aloha United Way (auw211.org)	211

CRISIS (24 HOURS)

Crisis Line of Hawaii	832-3100

ABUSE (CHILD/SPOUSE/ADULT)

Adult Protective Services (weekdays)	832-5115
Child Welfare Services (24 hour)	832-5300
Domestic Violence Action Center	531-3771
Toll Free (all islands)	800-690-6200
Domestic Violence Hotlines	
Town/Leeward (CFS)	841-0822
Windward (PACT) Hotline/ Crisis Counseling	526-2200
Family Peace Center (PACT)	832-0855
Sex Abuse Treatment Center	524-7273

DOMESTIC VIOLENCE SHELTERS

Child & Family Services	841-0822
PACT Ohia Shelter	526-2200
Windward Spouse Abuse Shelter	528-0606

ALCOHOL/DRUG

Alcoholics Anonymous	946-1438
Champ Clinic	426-4515
CHOW (Needle Exchange)	853-3292
Ku Aloha Ola Mau	538-0704
Habilitat, Inc	800-872-2525
Hale Na'au Pono	696-4211
Hina Mauka	
Kaneohe	236-2600
Waipahu (outpatient)	671-6900
Ho'omau Ke Ola	696-4266
Narcotics Anonymous	734-4357
Po'ailani	263-3500
Salvation Army Detox (ATS)	595-5819
Salvation Army Family/Women (FTS)	732-2802
Salvation Army Adult Males (ATS)	595-6371
Salvation Army (ARC)	800-728-7825
Sand Island Treatment Center	841-3915

STATE DHS BENEFITS: APPLICATION UNITS

Hawaii Public Housing Authority Applications Office (TANF, GA, Medicaid & SNAP)	832-5961
Kapolei Processing Center	692-8384
For Kapolei, Waipahu	
Koolau Procesing Center (Luluku)	233-5325
For Kailua, Kaneohe, Waikalua, Windward This location is for everything BUT new applications	
Koolau Processing Center (Waikalua)	233-3621
For New Applications Only (Windward side)	
KPT Processing Center	832-3800
For Kalihi, Kuakini, Nuuanu	
OR&L Processing Center	586-8047
For Iwilei, Palama	
Pohulani Processing Center	587-5283
For Kinau, Moanalua, Pawaa, Punawai	
Wahiawa Processing Center	622-6476
Waianae Processing Center	697-7881
For Ka'ala, Waianae	
Waipahu Processing Center	675-0052
For Waikele, Kapalama	

EDUCATION

Homeless Concerns Office, DOE (toll free)	1-866-927-7095

EMPLOYMENT

Alu Like – Dept of Employment and Training	535-6750

Employment (continued)

Division of Vocational Rehabilitation	586-5164
Goodwill Industries of Hawaii	483-7172
HCAP Senior Employment	521-4531
HI Disability Rights Center (Ticket to Work)	949-2922
HI State Unemployment Office	586-8970
IHS Hele2Work	447-2912
Network Enterprises, Inc	521-7774
Oahu WorkLinks	
Dillingham	768-5700
Waianae	768-5800
Punchbowl St	586-8700
Waipahu	675-0010
Rent to Work	768-5727

FOOD

Helping Hands Hawaii, Community Clearinghouse	440-3800
Salvation Army (Family Services)	841-5565
Call 211 or check with outreach agencies or local churches	

HEPATITIS B&C

Hep Free Hawaii	436-5884

HIV/AIDS

Gregory House Programs	592-9022
Life Foundation	521-2437
Waikiki Health	922-4787

LEGAL

Legal Aid Society of Hawaii	536-4302
Volunteer Legal Services Hawaii	528-7046

MEDICAL CARE

Aloha Medical Mission Clinic-Dental	847-3400
Hawaii HOME Project	223-8859
KPHC, Healthcare for the Homeless Project	791-6342
Kokua Kalihi Valley	791-9400
Ko'olauloa Health Center	
Hau'ula	293-9216
Kahuku	293-9231
Dental	293-2537
Waianae Coast Comprehensive	697-3300
Waikiki Health	922-4787
Waimanalo Health Center	259-7948

MENTAL HEALTH

24-Hour Suicide Crisis Line	832-3100
Dept of Health, Mental Health Clinics:	
Adult MH Division Eligibility Line	643-2643
East Honolulu Trtmt Svc Section	733-9260
West Honolulu Trtmt Svc Section (adults)	832-5800
Kaneohe (adults)	233-3775
Windward Oahu Fam Guid Ctr	233-3770
Central Oahu Trtmt Svc Section	453-5950
Central Oahu Fam Guidance Ctr	453-5900
Honolulu Fam Guidance Center	733-9393
Leeward Oahu Fam Guid Center	692-7700
Hale Na'au Pono – Waianae	696-4211
Helping Hands Hawaii	440-3825
Hope Treatment Services	678-3323
IHS, Institute for Human Services	447-2924
Kahi Mohala Behavioral Health	671-8511
Safe Haven, Mental Health Kokua	524-7233

SHELTER: EMERGENCY

Family Promise (families)	
Honolulu	548-7478
Kailua	261-7478
IHS (men)	447-2900
IHS (women and families)	447-2800
IHS Hale Mauliola Sand Island Navigation Center	744-4492
Next Step Shelter (Waikiki Health)	585-8800
Kealahou West Oahu – Onelauena	782-4342

SHELTER: TRANSITIONAL

Alternative Structures (Waianae - families)	
Ohana Ola O Kahumana	696-4095
Ulu Ke Kukui	620-9011
Catholic Charities Ma'ili Lnd (families)	696-4885
Gregory House (HIV)	592-9022
Hale Kipa (youth)	284-2079
Holomua Nā 'Ohana (families)	
Weinberg Village Waimanalo	259-6658
Housing Solutions	973-0050
Kulaokahua – Seniors	599-5759
Loliana – Families	522-0541
Sea Winds – Sgls, Cpls & Fmly	696-0061
Vancouver House – Families	947-7181
Kealahou West Oahu – Onemalu (families)	782-4342
Kumuhonua (HCAP)	682-5494
Pai'olu Kaiaulu, US Vets (Waianae)	664-1400
Safe Haven, Mental Health Kokua	524-7233
Women In Need (Women, Women & Children)	486-1996

OUTREACH/DROP IN CENTERS

ALEA Bridge	492-2214
HawaiianHope.org Internet Café – Waianae	352-8800
IHS, Institute for Human Services	447-2928
KPHC, Healthcare for the Homeless Project	791-6370

Draft

Appendix 19

Fair Housing – Analysis of Impediments Study

Draft

Appendix 20

Acronyms

Draft

CONSOLIDATED PLAN FY2021-2025
APPENDIX 20 - ACRONYMS

Acronym	Full Name/Title
ACC	Annual Contributions Contract
ACOP	Admissions and Continued Occupancy Policy
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Units
AHR	Affordable Housing Requirement
AI	Analysis of Impediments
AIDS	Acquired Immune Deficiency Syndrome
ALICE	Asset Limited, Income Constrained, Employed
AMI	Area Median Income
AMP	Asset Management Project
AP	Action Plan
ARCH	Adult Residential Care Homes
ARRA	American Recovery & Reinvestment Act
ATSDR	Agency for Toxic Substances and Disease Registry
BFS	Department of Budget and Fiscal Services
CAD	Community Assistance Division
CAPER	Consolidated Annual Performance and Evaluation Report
CARF	Commission for Accreditation of Rehabilitation Facilities
CATV	Cable Television
CBDD	Community Based Development Division
CCL	Honolulu City Council
CDBG	Community Development Block Grant
CDC	Centers for Disease Control and Prevention
CEDS	Comprehensive Economic Development Strategy
CEP	Community Eligibility Provision
CES	Centralized/Coordinated Entry System
CFD	Community Facility District
CHAS	Comprehensive Housing Affordability Strategy
CIP	Capital Improvement Project
CITY	City and County of Honolulu
CNI	Choice Neighborhood Initiative
CoC	Continuum of Care
ConPlan	Consolidated Plan
CPD	Community Planning and Development
CPP	Citizen Participation Plan
DBEDT	Department of Business, Economic, Development and Tourism
DCCA	Department of Commerce and Consumer Affairs
DCS	Department of Community Services
DEM	Department of Emergency Management
DFM	Department of Facility Maintenance
DHHL	Department of Hawaiian Home Lands
DHS	Department of Human Services
DIT	Department of Information Technology
DLIR	Department of Labor and Industrial Relations

Draft

CONSOLIDATED PLAN FY2021-2025
APPENDIX 20 - ACRONYMS

Acronym	Full Name/Title
DLM	Department of Land Management
DLNR	Department of Land and Natural Resources
DOE	Department of Education
DOH	Department of Health
DPP	Department of Planning and Permitting
DTHHS	Division of Toxicology and Human Health Sciences
DV	Domestic Violence
EDA	Economic Development Administration
ELI	Extremely low-income
EMS	Emergency Medical Services
EOC	Emergency Operations Center
ESG	Emergency Solutions Grants
FCC	Federal Communications Commission
FGU	Federal Grants Unit
FMR	Fair Market Rent
FQHC	Federally Qualified Health Care Clinics
FSS	Family Self-Sufficiency
FUP	Family Unification Program
GHP	Gregory House Programs
GIS	Geographic Information Systems
GRASP	Geospatial Research, Analysis and Services Program
H2	Healthcare and Housing (H2) Systems Integration Initiative
H4	Hawaii Homeless Healthcare Hui
HAMFI	HUD Area Median Family Income
HAP	Housing Assistance Payment
HAR	Hawaii Administrative Rule
HART	Honolulu Area Rapid Transit
HAs	Housing Agencies
HCDA	Hawaii Community Development Authority
HCV	Housing Choice Voucher
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing
HELP	Health, Efficiency, Long-term Partnerships
HERA	Housing and Economic Recovery Act
HHFDC	Hawaii Housing Finance Development Corporation
HHPS	Hawaii Housing Planning Study
HIC	Housing Inventory Count
HICH	Hawaii Interagency Council on Homelessness
HIV	Human Immunodeficiency Virus
HMA	Housing Market Area
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships
HOPWA	Housing Opportunities for Persons With AIDS
HPD	Honolulu Police Department
HPHA	Hawaii Public Housing Authority
HSUR	Homeless Service Utilization Report

Draft

CONSOLIDATED PLAN FY2021-2025
APPENDIX 20 - ACRONYMS

Acronym	Full Name/Title
HTF	National Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development
ICF	Intermediate Care Facilities
IDIS	Integrated Disbursement and Information System
IHS	Institute for Human Services
KPHC	Kalihi-Palama Health Center
LBP	Lead-Based Paint
LEAD	Law Enforcement Assisted Diversion
LEP	Limited English Proficiency
LIHTC	Low-Income Housing Tax Credit
MDO	Office of the Managing Director
MFI	Median Family Income
MHK	Mental Health Kokua
MI	Moderate-income
MSA	Metropolitan Statistical Area
NCO	Neighborhood Commission Office
NCQA	National Committee for Quality Assurance
NOFA	Notice of Funding Availability
NRSA	Neighborhood Revitalization Strategy Area
NTIA	National Telecommunications and Information Administration
PATH	Projects for Assistance to Transition from Homelessness
PCMH	Patient-Centered Medical Home
PHA	Public Housing Agency
PHAS	Public Housing Assessment System
PHOCUSED	Protecting Hawaii's Ohana, Children, Under-Served, Elderly, and Disabled
PIC	Partners in Care - Oahu's Continuum of Care
PIC	PIH Information Center
PIC-NG	PIH (Public and Indian Housing) Information Center - Next Generation
PIH	Office of Public and Indian Housing
PIT	Point-in-Time
PLWH	People Living with HIV
R.A.	Reasonable Accommodation
RAD	Rental Assistance Demonstration
REAC	Real Estate Assessment Center
REO	Real Estate Owned
RHRF	Rental Housing Revolving Fund
RTW	Rent To Work Program
SEMAP	Section Eight Management Assessment Program
SIA	Spectrum Internet Assist
SMI	Serious Mental Illness
SRO	Single Room Occupancy
SSI	Supplemental Security Income
STRMU	Short-Term Rent, Mortgage, and Utility
SVI	Social Vulnerability Index
TBRA	Tenant-Based Rental Assistance

Draft

CONSOLIDATED PLAN FY2021-2025
APPENDIX 20 - ACRONYMS

Acronym	Full Name/Title
TIF	Tax Increment Financing
TLP	Therapeutic Living Program
TOD	Transit-Oriented Development
UFAS	Uniform Federal Accessibility Standards
UHERO	University of Hawaii Economic Research Organization
USICH	U.S. Interagency Council on Homelessness
VA	Department of Veterans Affairs
VASH	Veterans Affairs Supportive Housing
VAWA	Violence Against Women's Act
VI-SPDAT	Vulnerability Index and Service Prioritization Decision Assistance Tool
VLIL	Very Low-Income Limits
VRU	Vacation Rental Units
WDC	Workforce Development Council
WIC	Women, Infants and Children

Draft