Addressing Homelessness, a Strategic Approach

City and County of Honolulu
Department of Community Services
Department of Land Management
Mayor’s Office of Housing

May 20, 2019

NB: This presentation was first made to the City Council's Committee on Zoning and Housing on April 25, 2019. Several slides have been revised due to the release of updated data.
Vision Statement

“It is in your hands to create a better world for all who live in it.”

Nelson Mandela
Mayor Kirk Caldwell

“The only permanent solution to homelessness is housing and an effective support system and the only way this can be achieved is through the city, state, and service providers working closely together.”
City’s Strategic Plan to Addressing Homelessness
Strategy Framework - Homeless Action Plan
(2018 HAP pages 24–26)

Person-based and community-minded permanent housing

Systems Approach
Evidence-Based
Data-Driven
Housing Focused

Community Engagement
Our Goal is to End Homelessness

“To end homelessness, every community needs to be able to implement a system response that ensures homelessness is prevented whenever possible or, if it can’t be prevented, it is rare, brief, and a onetime experience.”

(Pg. 9, Home, Together: The Federal Strategic Plan to Prevent and End Homelessness, United States Interagency Council on Homelessness, 2018)
(2018 HAP pages 16-21)

1. Provide **tenant based rental assistance through Housing First**, including case management, work readiness, employment assistance, and legal services

2. **Develop housing**, including the acquisition or renovation of a building or units

3. Provide **homeless prevention and rehousing services**

4. Continue working with **Continuum of Care** agencies

5. Use **CDBG and HOME funds** to support the Housing First model
(HAP pages 16-21)

6. Play a significant policy role as a **funder of programs**
7. Leverage federal, state, and private sector **partnerships for services** including medical, psychological, social, vocational, and legal needs
8. Adoption of new **affordable housing policy** to make housing more affordable
9. Seek opportunities to **improve income-generating ability** of those most vulnerable to homelessness
10. Seek **legislative opportunities** to further homelessness initiatives
Approach to Achieve Homeless Action Plan
Strategy → Actions → Dashboard key targets → Outcomes
2019 Key Measures

- 1,602 housed year to-date (as of April)
- 172 2019 new units projected
- $18.2M 2018 to non-profit partners
- 1,602 housed year to-date (as of April)
- 742 TBRA rent vouchers
- 401 avg housed each month (as of April)
- 12,946 services provided at Punawai rest stop (as of March)
- 83% bed utilization (as of April)
Hawaii’s Coordinated Homeless Crisis Response System  

Targeted Prevention and Diversion

Temporary Shelter

Crisis Stabilization and Housing Search Support

Persons do not find housing within short period. (e.g., 7-10 days)

Persons retain housing or gain new housing, bypassing shelter stay

Persons exit shelter on own

Persons for whom RRH and/or TH is unsuccessful and have high needs

Persons with highest needs

Rapid Re-housing (RRH) and Links to Services

Transitional Housing (TH) with Services

Community-based Permanent Housing (Includes market rate and subsidized)

Community-based Services and Supports

Permanent Supportive Housing (PSH)

Care Home Housing

CCHNL HOU Rev. 10.13.2017

Entry Points for Coordinated Entry (CE)

Coordinated Assessment for persons with a housing crisis

2-1-1 Access Line

Outreach

Emergency Shelters

2018 HAP Exhibit D
Strategic Actions

(2018 HAP pages 16-46)

- CES - focus on more vulnerable
- Interagency Collaboration
  - Alignment/Coordination
  - City/State
  - HPD/HELP
  - Outreach/Transportation
- Tenant Based Rental Assistance
  - 315 Housing First
  - 227 HUD-VASH
  - 100 Rent-to-Work
  - 100 Family Unification
- Rapid Rehousing
- HMIS Support/Reports
- Housing Targeting Homelessness
  - Kahauiki Village
  - Kauhale Kamaile/Halona
  - 'Ena Road
  - Pi'ikoi/Beretania
  - Landlord Engagement
- Mitigation Intervention
  - Pūnāwai
  - Hygiene Trailer
  - Joint Outreach Center
  - Urgent Care Clinic
- Lower Barrier Shelters
  - LIFT - HONU
Strategy Actions
(2018 HAP pages 16-46)

- Affordable Housing Actions
  - New Ordinances
  - Admin Rules
  - Land Usage Study
  - 800 unit goal
  - ADU’s
  - TOD
  - Culturally Appropriate Housing

- Section 8
  - Project Based
  - Homeless Preference

- Diversion

- Community Engagement
  - CDVII Iwilei Partnership
  - Wai’anae community engagement
  - CDIII Waimānalo Partnership
  - Neighborhood Boards
  - Communication Tools: 10 Ways, videos, Help Cards, Need Housing

- Healthcare
  - Outreach Navigation
  - Mental Health Law Changes
  - Increase in Addiction/Mental Health Services

- Enforcements
- Keep Public Space Public
Specific Yearly Objectives
(2018 HAP pages 16-46)

- Housing our homeless persons and families
  - 1,602 housed to-date on O‘ahu
  - Average of 401 per month and 5,040 target for this year

- Continuum of Care
  - Provide $600,000 of local required match to federal funding to address homelessness through street outreach, emergency shelters, homelessness prevention, rapid re-housing, and data collection
  - Collaborate with the local Continuum of Care entity, Partners in Care (PIC), to implement priorities established by PIC
Specific Yearly Objectives
(2018 HAP pages 16-46)

- Hygiene Centers
  - Provide 50,000 hygiene services to support relationship building
  - Engage 500 persons or families in case management and referral to appropriate shelter solutions
  - Support mobile programs through partnerships and services

- Affordable Housing Fund
  - Support the development of units at or below 60% AMI
  - Require 10% unit set-aside for persons or families experiencing homelessness with a priority for other units
Specific Yearly Objectives
(2018 HAP pages 16-46)

- **Urgent Care Clinic**
  - In 2019 establish clinical care center for homeless persons and to divert non-emergent care from emergency departments

- **Landlord Engagement**
  - In 2019 implement engagement activities to encourage landlord participation in all housing voucher programs
Specific Yearly Objectives
(2018 HAP pages 16-46)

- Section 8 – Preference for Homeless Persons
  - In 2018, provided 58 previously homeless households priority when taking off waitlist

- Veteran’s Administration Supportive Housing
  - Provide 227 homeless veterans with permanent housing and case management support to sustain the housing opportunity
  - In 2020, implement project-based housing vouchers to ensure available units for veterans experiencing homelessness

- Specialized population vouchers
  - Support 100 youth through family unification program vouchers
  - Support 100 households committed to rent-to-work program
Cornerstone of Affordable Housing
Predictors of Homelessness: Unaffordable Housing

- Rent costs is a strong predictor of homelessness rate
- Change in rental rates is a strong predictor of change in homelessness rates
- High median income is associated with increases in homelessness rates

(Jack Barile and Anna Pruitt, University of Hawaii)
<table>
<thead>
<tr>
<th>AMI</th>
<th>&lt; 30%</th>
<th>30% - 50%</th>
<th>50% - 60%</th>
<th>60% - 80%</th>
<th>80% - 100%</th>
<th>100% - 120%</th>
<th>120% - 140%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL UNITS</td>
<td>5,400</td>
<td>4,350</td>
<td>2,210</td>
<td>3,290</td>
<td>2,884</td>
<td>1,870</td>
<td>2,503</td>
<td>22,505</td>
</tr>
<tr>
<td>40% Honolulu</td>
<td>2,160</td>
<td>1,740</td>
<td>884</td>
<td>1,316</td>
<td>1,154</td>
<td>748</td>
<td>1,001</td>
<td>9,002</td>
</tr>
<tr>
<td>22% Maui</td>
<td>1,188</td>
<td>957</td>
<td>486</td>
<td>724</td>
<td>634</td>
<td>411</td>
<td>551</td>
<td>4,951</td>
</tr>
<tr>
<td>30% Hawaii</td>
<td>1,620</td>
<td>1,305</td>
<td>663</td>
<td>987</td>
<td>865</td>
<td>561</td>
<td>751</td>
<td>6,752</td>
</tr>
<tr>
<td>8% Kauai</td>
<td>432</td>
<td>348</td>
<td>177</td>
<td>263</td>
<td>231</td>
<td>150</td>
<td>200</td>
<td>1,800</td>
</tr>
</tbody>
</table>

Source: DBEDT Housing Demand Study
How Much Permanent Housing?

We estimate that Oahu needs this amount of housing; divided by individual and family households:

<table>
<thead>
<tr>
<th></th>
<th>Permanent Supportive Housing</th>
<th>Rapid Rehousing</th>
<th>Developed @ 30% &amp; below or long-term subsidies</th>
<th>Diversion</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual Households</td>
<td>1,645</td>
<td>1,097</td>
<td>1,097</td>
<td>1,395</td>
<td>5,234</td>
</tr>
<tr>
<td>Family Households</td>
<td>162</td>
<td>367</td>
<td>367</td>
<td>321</td>
<td>1,217</td>
</tr>
<tr>
<td>Totals</td>
<td>1,807</td>
<td>1,464</td>
<td>1,464</td>
<td>1,716</td>
<td>6,451</td>
</tr>
</tbody>
</table>

Source data comes from the Annual Homeless Assessment Report (AHAR) for 2016, the Housing Inventory Chart (HIC) for 2016, Annual Performance Reports (APR’s) for 2016 as well as the Point in Time (PIT) Count for 2016.
### Acquisitions/Renovations Creating Housing for Homeless Households
(HAP pages 29-31)

<table>
<thead>
<tr>
<th>Project</th>
<th>Units / Households</th>
<th>Estimated Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beretania Street</td>
<td>24 one/two-bd units</td>
<td>83 (44 children)</td>
</tr>
<tr>
<td>Halona Road</td>
<td>3 one/two-bd units</td>
<td>9 (5 children)</td>
</tr>
<tr>
<td>Piʻikoi Street</td>
<td>42 one/two-bd units</td>
<td>96 (34 children)</td>
</tr>
<tr>
<td>Kauhale Kamaile</td>
<td>16 one/two-bd units</td>
<td>61 (38 children)</td>
</tr>
<tr>
<td>‘Ena Road</td>
<td>33 SRO units</td>
<td>25</td>
</tr>
<tr>
<td>Kahauiki Village</td>
<td>30 one/two-bd units</td>
<td>114 (64 children)</td>
</tr>
<tr>
<td>2019 – Hale Pūnāwai</td>
<td>21 SRO units</td>
<td>21</td>
</tr>
<tr>
<td>2019 – AHF Project</td>
<td>37 one/two-bd units</td>
<td>93</td>
</tr>
<tr>
<td>2019 – Kahauiki Village</td>
<td>114 on/two-bd units</td>
<td>433</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>169 units / 217 bdrms</strong></td>
<td><strong>935</strong></td>
</tr>
</tbody>
</table>
Kauhale Kamaile
City developed, City owned, Privately managed

- Wai‘anae, O‘ahu
- Opened March 19, 2018
- 16 one and two bedroom units
- 61 residents including 38 keiki
- Previously homeless households all placed from the Wai‘anae Coast
- Rapid rehousing support transitioned to individual household housing plans
- ASI Property Management
Kahauiki Village
Privately developed, State land, City sublease and funding support for infrastructure and housing, Non-profit managed

- Phase I includes 30 units housing 114 people, include 64 keiki
- Phase II will add another 114 one- and two-bedroom units
- Project includes daycare, laundry, shared community center, security, and on-site convenience store
- Phase II estimates over 400 additional residents
- AOAO among residents and community activities
Annual Funding Dedicated for Affordable Housing

- $7 million City Affordable Housing Fund (60% AMI)
- $2 million HOME Investment Partnership (50% AMI)
- $1.4 million Housing Trust Fund (30% AMI)
Looking Forward:
2018 Homeless Action Plan Update
Progress

► Unified efforts between county, state, and private entities
► Dedicated funding to address persons experiencing homelessness
► Providers supported with data driven infrastructure
► Demonstrated success with addressing family homelessness through housing
Needs

► Lack of rental housing to support families earning \(<60\%\) of area median income (AMI)

► Limited resources for affordable housing, land, and mental health care

► Unpredictable funding sources for programs addressing homelessness

► Legal constraints to enforcing lodging laws

► Populations needing greater resources:
  ► Singles \(\rightarrow\) increased housing
  ► SMI \(\rightarrow\) mental health and long-term treatment
  ► Youth \(\rightarrow\) group housing and legal changes
Challenges

► Oʻahu redevelopment and transit station development may be priced beyond reach for households earning ≤60% AMI
► Future uncertainty of funding support and long-term collaboration between City and State
► People continue to enter into homelessness due to a wide range of causes – need to continue to examine root causes of inflow into homelessness
Next Steps

► Establish permanent Homeless Initiative Unit to ensure long-term support of programs addressing homelessness
► Establish policy to support increased number of rental housing units for households earning ≤60% AMI
► Continue and increase community engagement
Long Term Goals

Collaborate with state, county and private entities to address homelessness, as outlined in the Statewide Response to Homelessness in Hawaii, March 2019

- Provide funding for affordable housing
- Provide funding for core homelessness services
- Provide funding for new program evaluation
- Amend mental health laws

Championing projects that will work within your communities

- Community initiative funding in each District
- CDVII: Iwilei partnership at Kūwili/Pūnāwai
- CDIII: Waimānalo and Kāne‘ohe plans
- Wai‘anae ongoing discussions to support community-based ideas for culturally appropriate housing models; case study of Mauna Lailahi community activation
Legislative Partnering on Goals

- Provide **sustained annual commitments for affordable housing**, targeting chronically homeless persons
- Provide **sustained annual commitments for core homelessness services** that work
- Provide **funding to evaluate new programs** that fill gaps, such as a program to help kūpuna facing eviction
- Advocating for State-level **changes in mental health laws** to improve access and programmatic changes
Vision Statement

“It always seems impossible until it’s done.”

Nelson Mandela