

Addressing Homelessness, a Strategic Approach

City and County of Honolulu

Department of Community Services

Department of Land Management

Mayor's Office of Housing

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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."



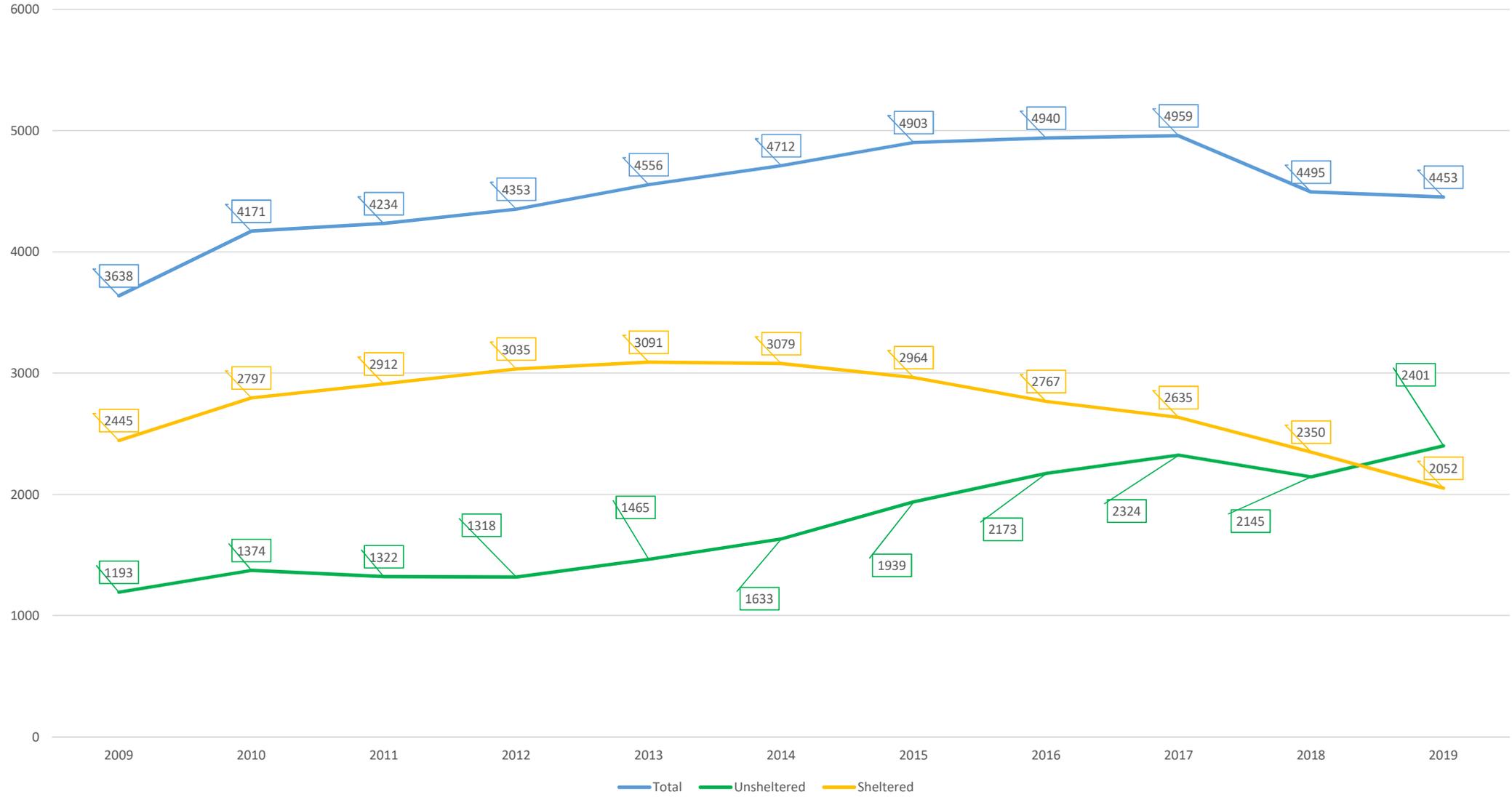
City's Strategic Plan to Addressing Homelessness

Strategy Framework - Homeless Action Plan

(2018 HAP pages 24–26)



Sheltered, Unsheltered, and Total Trends





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)



Ten Action Plan Goals (2013 – Current)

(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



Ten Action Plan Goals (2013 – Current)

(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



2018 TO
NON-PROFIT
PARTNERS
\$18.2M

BED
UTILIZATION
83%

(As of April)

742 
TBRA
RENT VOUCHERS

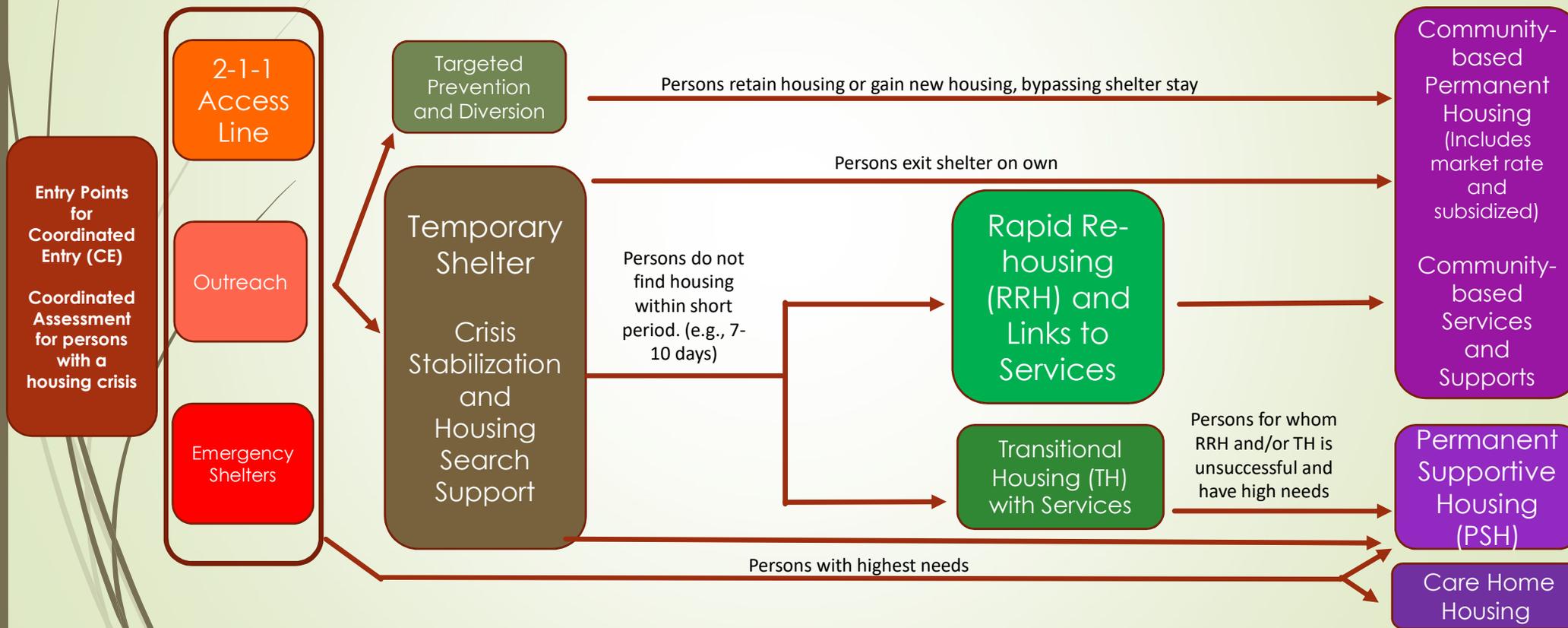
401

AVG HOUSED
EACH MONTH
(as of April)



12,946
SERVICES PROVIDED AT
PUNAWAI REST STOP (as
of March)

Hawaii's Coordinated Homeless Crisis Response System (2018 HAP Exhibit D)





Strategy 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 19 – Act 127 Goal by County and AMI, 2016-2026

AMI		< 30%	30% – 50%	50% - 60%	60% - 80%	80% - 100%	100% - 120%	120% - 140%	Total
TOTAL UNITS		5,400	4,350	2,210	3,290	2,884	1,870	2,503	22,505
40%	Honolulu	2,160	1,740	884	1,316	1,154	748	1,001	9,002
22%	Maui	1,188	957	486	724	634	411	551	4,951
30%	Hawaii	1,620	1,305	663	987	865	561	751	6,752
8%	Kauai	432	348	177	263	231	150	200	1,800

Source: DBEDT Housing Demand Study

How Much Permanent Housing?

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

	Permanent Supportive Housing	Rapid Rehousing	Developed @ 30% & below or long-term subsidies	Diversion	Totals
Individual Households	1,645	1,097	1,097	1,395	5,234
Family Households	162	367	367	321	1,217
Totals	1,807	1,464	1,464	1,716	6,451

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)

Project	Units / Households	Estimated Persons
Beretania Street	24 one/two-bd units	83 (44 children)
Halona Road	3 one/two-bd units	9 (5 children)
Pi'ikoi Street	42 one/two-bd units	96 (34 children)
Kauhale Kamaile	16 one/two-bd units	61 (38 children)
'Ena Road	33 SRO units	25
Kahauiki Village	30 one/two-bd units	114 (64 children)
2019 – Hale Pūnāwai	21 SRO units	21
2019 – AHF Project	37 one/two-bd units	93
2019 – Kahauiki Village	114 on/two-bd units	433
TOTAL	169 units / 217 bdrms	935

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
- AOO 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 $\leq 60\%$ 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 → increased housing
 - ▶ SMI → mental health and long-term treatment
 - ▶ Youth → group housing and legal changes

Challenges

- ▶ O'ahu redevelopment and transit station development may be priced beyond reach for households earning $\leq 60\%$ 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 $\leq 60\%$ 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 Kāneʻohe plans
- Waiʻanae ongoing discussions to support community-based ideas for culturally appropriate housing models; case study of Mauna Lahilahi 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