



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

Statement of
Chad K. Taniguchi
Hawaii Public Housing Authority
Before the

SENATE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND AFFORDABLE HOUSING

February 13, 2008, 9:00 a.m.
Room 229, Hawaii State Capitol

In consideration of
S.B. 2187 SD1
MAKING AND APPROPRIATION FOR WEST HAWAII HOUSING

The Hawaii Public Housing Authority (HPHA) supports S.B. 2187 SD1, which would provide the County of Hawaii with funds to build a shelter and affordable housing in Kona.

The Legislature has the formidable task of balancing a multitude of needs with limited resources. The HPHA is grateful for this legislation that would support the Hawaii County initiative to create a much needed homeless shelter to replace the only other shelter in the Kona area – Kawaihae Transitional Shelter.

Although the homeless population has experienced steady growth over the last four years, homeless shelter accommodation on the Big Island has remained the same for over eleven years: 24 transitional units at Kawaihae and 11 units of transitional housing plus 79 emergency shelter beds in Hilo. The January 2007 point in time count yielded 1,018 homeless persons on the Big Island on any given day, while our homeless data base puts the number at 1,264 homeless persons on any given day.

The Kawaihae shelter is on leased land with cesspool issues which require abatement. Additionally, the Kawaihae shelter is in a remote location which has serious transportation challenges for residents seeking employment and child care to help them transition to permanent housing. The buildings at Kawaihae Transitional Shelter are portables that have long outlived their original life expectancy, and the shelter is slated to close in June, 2009.

The Kaloko Project represents a community-based response to the need for homeless shelter in Kona. The County of Hawaii has expressed strong commitment with eight acres of land in central Kona in partnership with the community and business. Funding for this sorely needed project will create a respite for the homeless to move from homelessness to economic self sufficiency. The HPHA supports this bill.



OFFICE OF HAWAIIAN AFFAIRS

Legislative Testimony

SB 2187, SD1 MAKING AN APPROPRIATION FOR WEST HAWAII HOUSING

Senate Committee on Commerce, Consumer Affairs, and
Affordable Housing

February 13, 2008

9:00 am

Room 229

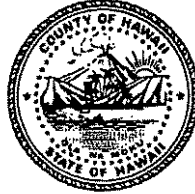
The Office of Hawaiian Affairs supports SB 2187, SD1. Our interest in this legislation is primarily based on our concern that 40% of the overall population of individuals who experience homelessness in Hawaii are Native Hawaiian. The 2003 homeless census revealed that there were 6,029 homeless individuals at any point-in-time in Hawaii and approximately 14,500 in a given year.

OHA generally agrees that there is need for near-term solutions to Hawaii's affordable housing and homeless problem, which will only escalate beyond reasonable management without immediate intervention and funding by the State. The State is the largest stakeholder and is charged with the greatest responsibility or "kuleana" to make available safe and affordable housing for all of its residents. The appropriations being recommended are necessary and a movement in a proactive direction toward resolving these critical issues.

Housing and services like those being proposed in this bill for West Hawaii are needed as safety nets to ensure that families that are successfully transitioning through the homeless continuum on the island of Hawaii are given the boost and support to complete the transitioning process.

OHA urges your support for this bill. Mahalo nui loa for the opportunity to present testimony.

Harry Kim
Mayor



Dixie Kaetsu
Managing Director

Barbara J. Kossow
Deputy Managing Director

County of Hawaii

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February 11, 2008

The Honorable Russell Kokubun
Chair, Committee on Commerce, Consumer Protection
and Affordable Housing
415 South Beretania Street
Honolulu, HI 96813

Dear Chair Kokubun and Committee Members:

Re: SB 2187, SD1

In all of Kona and all of Kohala, we have only one homeless shelter (in Kawaihae), and it must close because of EPA regulations and problems with its lease. Thanks to some wonderful non-profit organizations like Catholic Charities, this issue was brought to my attention, and I determined to make it my number one priority for this Legislative Session, in this my last year as mayor. I cannot, in good conscience, leave half of Hawai'i County without some shelter for our homeless population.

Our County Office of Housing and Community Development has worked with the service providers, and together they have developed a plan to establish the Kaloko Housing Program on an eight acre parcel of non-ceded land. If we are successful in securing funding, we will build more than a shelter, we will build a program. I will leave it to others to describe the vision, which is not extravagant but which is meant to meet the real needs of part of our homeless population.

Thank you for your consideration of this bill. It reflects an urgent need, and I urgently ask for your approval of SB 2187, SD1.

Aloha,

A handwritten signature in cursive script, appearing to read "H. Kim".

Harry Kim
MAYOR

Harry Kim
Mayor



Edwin S. Taira
Housing Administrator

County of Hawaii
OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT

50 Wailuku Drive • Hilo, Hawaii 96720-2456
V/T/T (808) 961-8379 • FAX (808) 961-8685

February 11, 2007

The Honorable Russell S. Kokubun, Chair
The Honorable David Y. Ige, Vice Chair
And Committee Members
Committee on Commerce, Consumer Protection and Affordable Housing

Twenty-Fifth Legislature
Regular Session of 2008

SUBJECT: Senate Bill 2187, SD1
Relating to housing
Hearing Date: February 13, 2008
Time: 9:00AM
Conference Room 229


The Office of Housing and Community Development (OHCD) supports Senate Bill 2187, SD1.

The OHCD is facilitating the development of the Kaloko Housing Program (KHP), a fifty-four unit multi-family, cluster homes program, which will provide short term and long term rental units. It will also provide housing sustainability services to families negatively impacted by homelessness.

The reason it is a top priority for our County is that the KHP is needed to replace the Ka Hale O Kawaihae Transitional Housing Program (24 units), a temporary shelter that is mandated by the EPA to be closed in 2009. It does not meet EPA large capacity cesspool standards. It is the only shelter that serves homeless families in West Hawai'i.

The OHCD has been working with local service providers for over 15 years to find a suitable location and to construct a permanent shelter. In addition, the community is also proposing to construct a warehouse to house The Food Basket, formerly known as the Hawai'i Island Food Bank, and Habitat for Humanity. The warehouse operation(s) will provide resources and job training opportunities for the participants. A detailed informational packet is enclosed for your information.

As this program provides housing opportunities for this vulnerable population, the OHCD respectfully requests your consideration and support of S.B. 2187, SD1. Thank you for the opportunity to provide testimony.


Edwin S. Taira
Housing Administrator

Enclosures



Kaloko Housing Program Informational Packet
County of Hawai'i – Office of Housing and Community Development
Contact: Jeremy McComber, 808/961-8379

Request: \$12 Million – Kaloko Housing Program

The Kaloko Housing Program (KHP) will be constructed on an 8-acre parcel acquired by the County of Hawai'i (County). The site is located north of Kaloko Industrial Park, off of Hina-Lani Street in Kailua-Kona, Hawai'i (Tax Map Key: 7-3-009:055). The County will facilitate the development of a minimum of 54 multi-family units (24 transitional and 30 affordable rental), which will provide transitional and affordable rental housing to families negatively impacted by homelessness. Included in this program will be a warehouse facility, operated by the Habitat for Humanity – West Hawai'i and The Food Basket, which will provide a unique opportunity for **job readiness and placement on-site**. This essential component will enhance the sustainability of the program – strengthening the ability of participants to not only secure long-term housing, but training and employment resources as well.

The need for a **comprehensive homeless program** has been the County's challenge for over 15 years. The County has worked with the community address the needs of the housing continuum, beginning with the inception of The Friendly Place (donated by Stanford Carr Development), which provides essential daytime services to the homeless population in West Hawai'i. A 30-bed overnight shelter (funded by the County, State and the U.S. Department of Housing and Urban Development), which is currently in the environmental review stage, will address emergency housing needs of the homeless. While the County is utilizing \$40 million of its limited resources to provide permanent affordable housing (rental and for-sale) in Waikoloa, the KHP remains the critically-needed **missing piece of the housing continuum**. Partnership with the business community, along with the service providers composing the **Community Alliance Partners (CAP)**, the KHP has been designed to serve the need of working families in West Hawai'i. As there are currently no immediate neighbors, which has posed problematic in the past, it is critical that the County begin development of the program as soon as possible – alleviating **perceptions of NIMBY (Not In My Backyard)**.

PROGRAM BACKGROUND

The KHP will offer a secure environment, which will strengthen the community by providing **service-enriched housing** – stabilizing families affected by homelessness. Units will be secure, yet user-friendly, while integrating private quarters for families with communal uses such as classrooms and recreational facilities, and office space for supportive service providers. A **tailored service array** will address such needs as life skills training, budgeting and credit counseling, job training and placement, educational referrals and resources, transportation, childcare and youth enrichment, as well as counseling referrals – backed by a government, non-profit and community-based collaborative. A combination of housing and customized services will create an **uplifting environment** that doesn't overpower the residents, who may be afflicted by

any of the social and/or economic strains of homelessness. The end result will be **creation of an affordable community** for families negatively impacted by homelessness – ***a safer community closer to where families work and play.***

The County will lease the KHP to a non-profit organization for management and daily operation. Funding for the program will likely be obtained through the State's Homeless Stipend (SHSP) Program and revenues generated by the affordable rentals. As such, management and recordkeeping for the program will be conducted by the program operator in accordance with SHSP requirements and applicable rental guidelines.

Monitoring of the lease agreement with the program operator will be conducted by the County's Office of Housing and Community Development (OHCD).

FUND AMOUNT REQUESTED

The County requests \$12 million for construction of the KHP. Phase I will include 24 units to replicate and enhance transitional housing and services currently offered at Ka Hale O Kawaihae Transitional Housing Program, while Phase II will offer 30 service-enriched rental housing units to provide longer-term housing opportunities for participants successfully transitioning from emergency housing programs or working families in need of affordable rental housing.

NEED OF FUNDS

SHELTER CLOSURE

The need for this program is urgent, with the forecasted closing of the Ka Hale O Kawaihae Transitional Housing Program (24 units), a temporary shelter located in close proximity to a tsunami inundation area – the **only shelter that serves homeless families** in West Hawai'i. The small, **10' x 10' portables** are housing large families of **6 to 8 people**. This housing program, an interim solution utilized until a more practical site could be secured, remains at full capacity some **15 years later**. The KHP will replace the loss of the Kawaihae shelter as well as provide a significant increase in housing inventory for Hawai'i County. Units at KHP will more than double the current county and state supply of supportive units currently in operation.

GROWING POPULATION

As the Big Island continues to grow in size, so does its population. The most current *County of Hawai'i Data Book, 2004 (with updates)*, confirms that the Big Island has experienced a large population increase – from just under 150,000 people in 2000 to just over 170,000 in 2006. This rapid **rate of population growth surpasses** the other rural island counties. In addition, the Big Island continues to have the **highest per capita of homeless persons** in the state.

ACCESS TO LIFE ESSENTIALS

While the state as a whole has felt the negative affects of increasing housing prices and decreased availability of affordable housing inventory, the Big Island remains the **most**

affordable island within the chain. Combined with a still rural atmosphere of "old Hawai'i", the Big Island has an appeal that is apparent from a migrant influx from, not only the continental U.S., but neighbor islands as well. This **incoming population** spans the gamut of homeless persons to gainfully-employed two-income households. As indicated in *Economic Well-Being in Hawai'i: Family and Individual Self-Sufficiency (Aloha United Way)*, an individual in Hawai'i County earns a **living wage lower than** his/her counterparts on any of the other islands – making affordability in housing more competitive among the working poor here.

Transportation has been an issue for all people in the spectrum, as **affordable housing is limited near the urban core**. For those that do have reliable transportation, fuel cost becomes a financial concern – both in price and frequency in accommodating housing, employment and educational needs. Households at the Ka Hale O Kawaihae currently travel hours to access these resources that are located closer to urban core.

HIGHER DEVELOPMENT COSTS

The cost to develop housing and/or service resources for the homeless population has also become a financial challenge. With lava rock covering much of the terrain on many parts of the young island, **costs to develop and construct are much higher** than that of the other islands. Homeless service providers do not have the financial wherewithal to respond to such expenses. Homeless programs are then forced to stretch existing limited resources to accommodate need, which stresses program and facility functionality. In short, **fewer programs and facilities serve well beyond capacity**.

RESOURCE COMMITMENTS

The County secured an 8-acre parcel from TSA Corporation (TSA), along with a commitment from TSA to install (1) an access roadway to the parcel and (2) a water service lateral (of which half will be paid by the County).

The County was awarded \$325,279.21 through the U.S. Department of Housing and Urban Development's (HUD) HOME Investment Partnership Program (HOME). Use of the HOME program is for the design of the KHP. If the County is unable to complete this project, HOME funds would have to be returned to HUD – jeopardizing future federal funding, as evidenced by the unspent HOME funds.

The County has also begun collaboration with Habitat for Humanity on labor resources to offset construction costs of the project.

PROJECT TIMELINE

- Planning: 11/2007 - 04/2008
- Design & Bid: 01/2008 - 06/2008
- Pre-Construction: 07/2008 - 08/2008
- Construction (transitional): 09/2008 - 01/2009
- Construction (rental): 10/2008 - 05/2009



A Community Effort

A comprehensive collaborative effort utilizing public-private partnerships to establish a community solution.

Land:

TSA Developer / County

Design Funds:

Federal HOME Funds / County

Infrastructure:

TSA Developer / County

Community Support:

Community Alliance Partners

Construction Funds:

STATE CIP Funding Request

Labor and Materials:

Habitat for Humanity

Program Operator:

(Selection in progress)

Affordable Housing Developer:

(Selection in progress)

Support Services:

Multiple providers (listed at right)

Kaloko Housing Program: Community Investment Timeline

► Completed / In-progress

- Secure land, and commitments for infrastructure
- Obtain Federal funds for project design
- Gather community input to identify key area of need to be served
- Establish network of agencies to provide tailored service array
- Assemble coalition of community advocates
- Promote homeless awareness, cultivate support of neighbors
- Execute contract to begin design process
- Selection of program operator and non-profit project developer

► Current Activity

- Request State contribution toward construction funds

► Future Steps

- Obtain resource commitments from private sector and community
- Begin program construction: Phase 1 (transitional*), Phase 2 (affordable)

If needed:

- Pursue additional Federal and State resources for Phase 2 construction
- Initial State funding used to leverage possible matching funds

*State funding is essential to begin construction of transitional housing alternative prior to 2009.

Onsite Services For Families

A network of provider partners offer tailored services to help families succeed.

Homeless Referrals:

Life skills training:

Job Training and Placement

Budgeting

Credit Counseling

Renters Education/Tenant Suitability

Educational Needs

Adult Education, GED, ESL

Transportation Services

Counseling Referrals

Keiki Play Program for Toddlers

Youth Enrichment Activities

Child and Family Development

Office of Social Ministry, Care A Van

Catholic Charities Hawai'i

Workforce Development & Altra Staffing

Catholic Charities Hawai'i

Credit Counseling Hawai'i

Office of Social Ministry

DOE and Migrant Ed. Program

Kona Community School for Adults

Catholic Charities Hawai'i

Private Community Agencies, and Family Guidance Center (DOH)

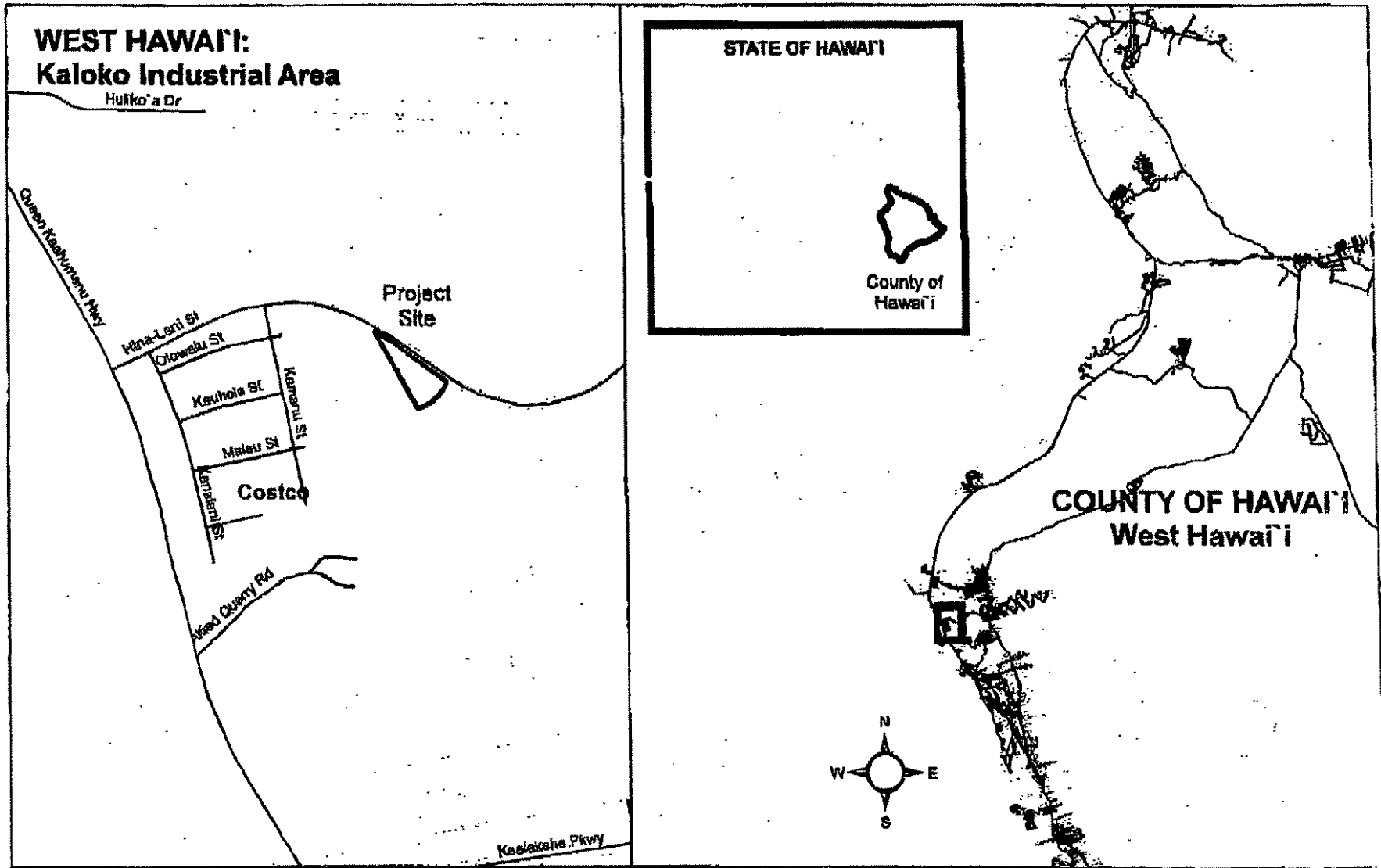
The Institute For Family Enrichment (TIFFE)

HPA, Youth groups, Under His Wings

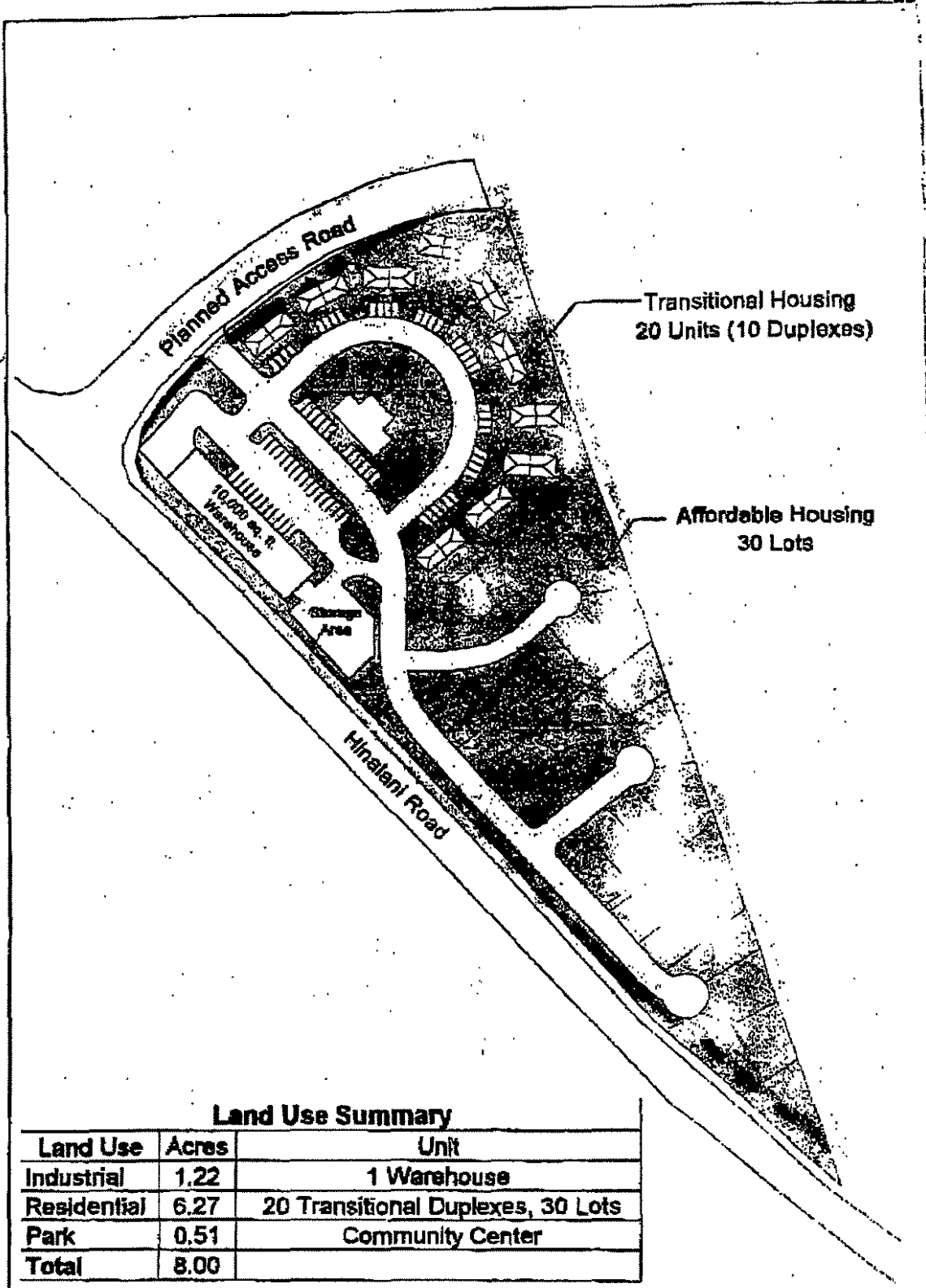
Hale Kipa, HeadStart, HealthyStart, Neighborhood Place of Kona

These essential partnerships are currently part of the Transitional Housing Program operated by Catholic Charities Hawai'i at Kawaihae. With the proximity of the site to the urban core, the availability of providers, such as the Food Basket and Habitat for Humanity will increase.

Kaloko Housing Program
Tax Map Key: 7-3-009:055



Created: 8/22/06
Modified: 10/25/07



Land Use Summary

Land Use	Acres	Unit
Industrial	1.22	1 Warehouse
Residential	6.27	20 Transitional Duplexes, 30 Lots
Park	0.51	Community Center
Total	8.00	

Kaloko Conceptual Plan



2/16/07

Senate
Twenty-fourth Legislature
Regular Session of 2008

COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND AFFORDABLE HOUSING

Hearing
Wednesday, February 13, 2008
9:00 a.m.

Testimony in favor of SB2187, SD1 - MAKING AN APPROPRIATION FOR WEST HAWAII HOUSING

Testimony by: Ralph C. Boyea, Legislative Advocate, Hawai'i County Council

Chairperson Kokubun Honorable Senators,

On behalf of the Hawai'i County Council, I urge you to pass Senate Bill 2187. Senate Bill 2187 appropriates funds to help with the construction of a facility that will provide housing and services for families that are transitioning through the homeless continuum on the island of Hawai'i.

West Hawai'i will soon be losing its only homeless shelter. The "temporary" Kawaihae Transitional Housing Program, which has been operating for over fifteen years, will be closing in 2009. Mayor Harry Kim has made the replacement of that shelter a top priority for his Administration and his top priority for this legislative session. The Hawai'i County Council supports Mayor Kim in his efforts to provide housing to our homeless population.

We are encouraged by the Senate's Human Services and Public Housing Standing Committee Report, #2028. The HSP Committee acknowledged the need for this project and the services it will provide. They amended SB2187, incorporating Mayor Harry Kim's comments, and recommended passage and referral to your Committee.

We humbly ask for your support by passing SB 2187, SD1.



CATHOLIC CHARITIES HAWAII

TO: Senator Russell S. Kokuban, Chair
Senator David Y. Ige, Vice-chair
COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND
AFFORDABLE HOUSING

FROM: Sr. Earnest Chung, Social Policy Director
Catholic Charities Hawaii
(808) 527-4461 srearnest@catholiccharitieshawaii.org

Date: Wednesday, February 13, 2008
9:00 a.m.
Conference Room 229

In support of SB 2187, SD1 (SSCR2028)
MAKING AN APPROPRIATION FOR WEST HAWAII HOUSING

On behalf of Catholic Charities Hawaii (CCH), I would like to thank you for the opportunity to testify, and to request your full support of SB 2187 SD1 (companion HB 2209) which appropriate funds for the construction of a facility that would provide housing and services for families that are successfully transitioning through the homeless continuum on the island of Hawaii.

CCH has been providing homeless and housing services throughout the State for the past several decades. Most notable are CCH's two transitional housing programs: Maililand on Oahu's Waianae Coast, and Kawaihae, in West Hawaii on the Big Island of Hawaii. Our mission is to serve those in the greatest of need, and that includes the homeless and those needing affordable housing.

As such CCH is in strong support of the concept for the "**Kaloko Housing Program**" which would provide housing and supportive services to stabilize families affected by homelessness.

The Kaloko Housing Program is designed to help the rapidly growing population of working poor, unable to find a place to live in their own community, struggling with inadequate transportation to maintain employment, care for their family and access to support services. An extremely limited number of programs and facilities are pressed to stretch their resources beyond capacity to accommodate the need of the homeless population.

Furthermore, the urgency of this shortage of services is heightened by the impending closure of the Kawaihae Transitional Housing Program, the only shelter program in West Hawai`i, which currently provides services to homeless families from all over the Island of Hawai`i. The closure of this facility, due to health and safety concerns, will result in a dramatic loss in homeless services with an impact island-wide, leaving the island with a total of only twelve remaining units of housing to service its growing population of homeless families. This situation will leave the island of Hawai`i as one of the most severely underserved areas in the State.

Again, CCH strongly supports SB 2187, Making An Appropriation for West Hawai`i Housing, and we urge your committee to pass SB 2187 S.D. 1 to Ways and Means Committee.



A JOINT LEGISLATIVE EFFORT

E-Mail to: testimony@Capitol.hawaii.gov
Regarding: Senate Committee on CPH Hearing
Hearing on: February 13, 2008 @ 9:00 a.m. in room 229

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Date: February 8, 2008

To: Senate Committee on Commerce, Consumer Protection, and Affordable Housing
Honorable Russell S. Kokubun, Oakland, Chair
Honorable David Y. Ige, Vice Chair

From: Kelly M. Rosati, JD
Executive Director, Hawaii Family Forum
Lobbyist, Roman Catholic Church in the State of Hawaii

Re: **Strong Support for SB 2187 SD 1 Making an Appropriation for West Hawaii Housing**

Honorable Chair and members of the Senate Committee on Commerce, Consumer Protection, and Affordable Housing, I am Kelly Rosati, representing both the Hawaii Family Forum and the Hawaii Catholic Conference.

Hawaii Family Forum is a non-profit, pro-family education organization committed to preserving and strengthening families in Hawaii. The Hawaii Catholic Conference is the public policy arm of the Roman Catholic Church in Hawaii, which under the leadership of Bishop Larry Silva, represents over 210,000 Catholics in Hawaii.

In order to help address a critical gap in housing, our community partner Catholic Charities Hawaii collaborated with Partners in Care and the County Office of Housing and Community Development to create the concept for the "**Kaloko Housing Program**" which would provide housing and supportive services to stabilize families affected by homelessness.

Hawaii Family Forum and the Hawaii Catholic Conference support more resources to address homelessness and strongly supports this bill which appropriates funds to help with construction of a facility that provide housing and services for individuals and families that are successfully transitioning through the homeless continuum on the island of Hawaii.

The Kaloko Housing Program is designed to help the rapidly growing population of working poor, unable to find a place to live in their own community, struggling with inadequate transportation to maintain employment, care for their family and access to support services. An extremely limited number of programs and facilities are pressed to stretch their resources beyond capacity to accommodate the need of the homeless population.



PAGE TWO

The urgency of this shortage of services is heightened by the impending closure of Kawaihae Transitional Housing Program, the only shelter program in West Hawai'i, which currently provides services to homeless families from all over the Big Island. The closure of this facility will result in a dramatic loss in homeless services with an impact island-wide, leaving the island with a total of only twelve remaining units of housing to service its growing population of homeless families. This situation will leave the island of Hawai'i as one of the most severely underserved areas in the State.

We strongly support SB 2187 SD 1, Making An Appropriation for West Hawai'i Housing, which would establish a solution to this critical service gap to help support the most vulnerable in our community.

We urge the committee to pass SB 2187 SD 1.

Mahalo for this opportunity to testify.

Senator Russell Kokubun, Chair
Senator David Ige, Vice-Chair
Committee on Human Services and Housing

Community Alliance Partners -- Hawaii Island Continuum of Care to End Homelessness
(808) 329-7133 hawaiicap@gmail.com

CPH Public Hearing Date: 2/13/08 in Conference Room 229

Support of SB 2187: Making an Appropriation for West Hawai'i Housing

The Community Alliance Partners (CAP) is a partnership of homeless, social service, and healthcare providers, business owners, housing developers, faith-based organizations, County housing, and interested individuals who address issues which impact the island's homeless population and other housing needs to find solutions and funding opportunities.

The goal of the Kaloko Housing Program is to provide an urgently needed replacement for West Hawaii's only family shelter program Kawaihae Transitional Housing, which currently provides 66% of the Big Island services for this target population. This program's closing, slated for June 2009, will leave only 12 units to service the families of the entire island. This program will also address the source of the West Hawaii housing crisis by increasing the inventory of affordable, service-enriched rental units for working families.

According to the 2007 Homeless Point-in-Time study, over 65% of the state's homeless population in the rural counties is on the Big Island. The growing number of homeless families is up 27% over the 2005 count. Closing the Kawaihae facility leaves the Big Island with the lowest number of transitional housing units for families in the entire state.

Because of this critical community issue, the CAP has launched a comprehensive grassroots effort with Big Island stakeholders to educate and solicit input regarding perceived need and support. From these efforts, we have collected 973 signatures (607 of which were presented at the Human Services and Public Housing Committee chaired by Senator Chun-Oakland) from faith-based organizations, social service and healthcare agencies, local businesses, and interested individuals.

The outpouring of written testimony supporting SB 2187 from local constituents and the entire CAP demonstrates the urgency for the committee to act righteously on behalf of the people of the Big Island. We believe the Kaloko Housing program will improve outcomes for participating families by offering on-site services with greater access to healthcare, employment, education, and community life.

Thank you for the opportunity to testify.

David Garcia, CAP Chair

Sonia Scadden, CAP Legislative Advocate