



Senate Committee on Human Services & Housing and House Committee on Housing

Informational Briefing on statewide need for housing in Hawaii

Tuesday, January 27, 2015

1:15pm-2:45pm

State Capitol, Room 016

Presentation Materials

Can be found at www.Capitol.Hawaii.Gov by either

1. Clicking on the link on the hearing notice; or
2. Visiting Senator Chun Oakland's member page.
Under the "Documents and Links" section



Overview of the Statewide Housing Need

Ricky Cassidy

Summary of Findings

- Rents UP statewide 10%-12% since 2012;
- Affordable Rental Housing IS For Housing Local Families. One in 5 of us are Renters who make 60% of the median income, or 90,000 of the 474,000 households in Hawaii.
- Under 6,000 Public Housing Units Statewide Serve 90,000 Qualified Families (60% Median Income).
- Thus, 84,000 of our families struggle to house themselves. There's going to be a future need for another 6,000 units by 2020.

Affordable Rental Housing Study 2014

- Three Parts:
 - Rental Supply (Listings & Rates)
 - Rental Demand (Families and their Incomes)
 - Considerations & Conclusions

RENTAL SUPPLY

What's Rental Listings & Rates?

The Source? Craigslist

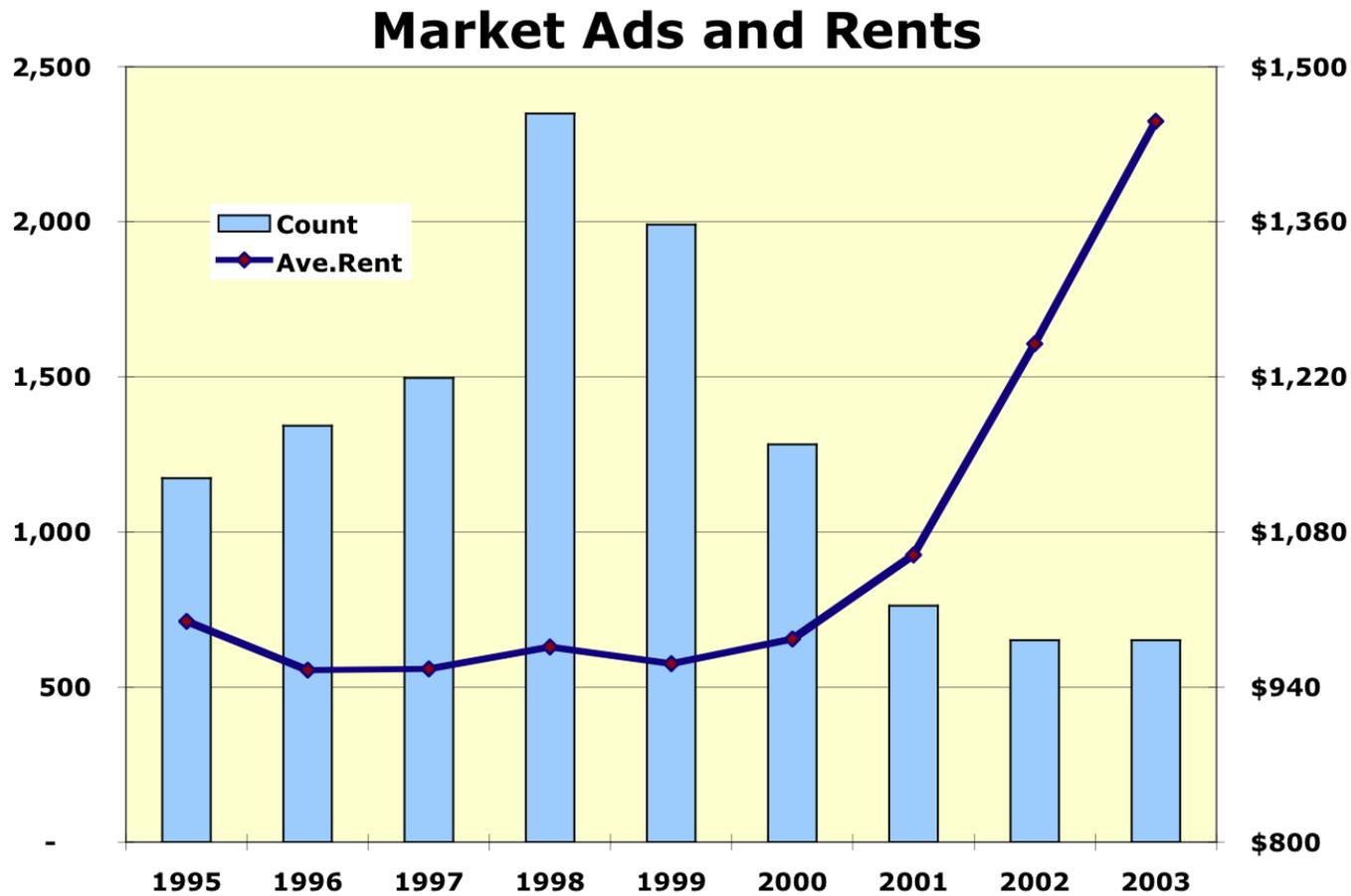
SUPPLY: Multi-Family Listings Down, Rent Rates Up

State, MF				
No Average				
Yr	Listings	Rents	List Ch %	Rent Ch %
2012.1Q	3,986	\$1,558		
2012.3Q	4,339	\$1,560	8.9%	0.1%
2012.4Q	2,883	\$1,591	-33.6%	2.0%
2013.3Q	3,382	\$1,658	17.3%	4.2%
2013.4Q	3,529	\$1,715	4.3%	3.4%
2014.1Q	2,823	\$1,763	-20.0%	2.8%
Change, 2012.1Q - 2014.1Q			-29.2%	13.2%
Summary Change, all periods			-23.1%	12.6%
Per period change			-4.6%	2.5%

SUPPLY: Single Family Listings Down, Rent Rates Up

State, SF				
No Average				
Yr	Listings	Rents	List Ch %	Rent Ch %
2012.1Q	1,968	\$2,054		
2012.3Q	2,043	\$1,938	3.8%	-5.6%
2012.4Q	1,366	\$1,988	-33.1%	2.6%
2013.3Q	1,380	\$2,131	1.0%	7.1%
2013.4Q	1,265	\$2,191	-8.3%	2.8%
2014.1Q	941	\$2,271	-25.6%	3.7%
Change, 2012.1Q - 2014.1Q			-52.2%	10.6%
Summary Change, all periods			-62.2%	10.6%
Per period change			-12.4%	2.1%

Falling Supply (Ads), Rising Rents



What's the Demand?

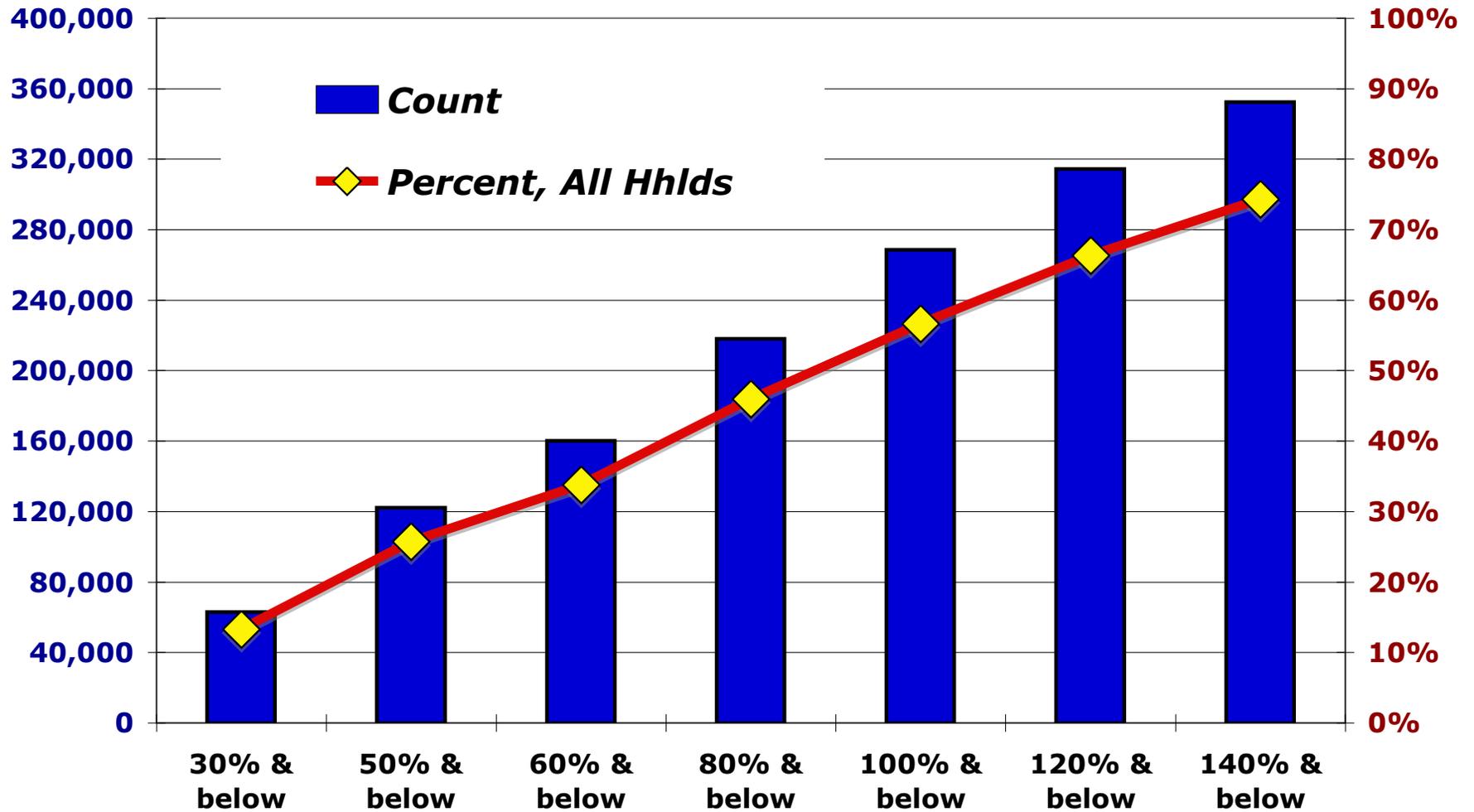
- The Source?
- Demographic Data, 2010 Census
- Asked:
 - Are You a Renter, or Home Owner?
 - What's Your Income?
 - How Persons Many in Your Household?

What did it say?

- 470,000 Households in the state
 1. 63,000 Households Make 30% of AMI or lower? 13%
 2. 59,000 Households Make 30%-50% of AMI? 12%
 3. 38,000 Households Make 50%-60% of AMI? 8%
 4. 58,000 Households Make 60%-80% of AMI? 12%

So 46% of Us Make 80% or Less of AMI. This is the Renter Category. Workforce Housing starts at 100% of AMI.

State ALL Households, Cumulative



RENTER Households, Cumulative



The Take Away?

- Affordable Housing IS
 - Local Housing
- (1 out of 3 makes 60% or less of Median Income)

That Was Today, Our Present Housing Need

What About Past & Future Housing
Needs?

Housing Demand vs. Housing Supply

- More people, more houses needed
- Population Growth = Demand for Housing
- Housing Production = Supply of Housing
- Combine the two for Surplus or Deficit
- Accumulate overtime

Housing Need vs Housing Built Statewide, 2000-2013

Year	Population	Population Growth	Families Formed	Housing Built	Newly Formed Minus Built	Cumulative
2001	1,225,948	12,429	4,300	3,262	(1,038)	(1,038)
2005	1,292,729	19,160	6,682	5,113	(1,570)	(7,251)
2009	1,346,717	14,504	5,024	2,681	(2,345)	(10,742)
2010	1,363,731	17,014	5,855	1,462	(4,395)	(15,136)
2011	1,376,897	13,166	4,545	1,046	(3,498)	(18,636)
2012	1,390,090	13,193	4,559	849	(3,710)	(22,346)
2013	1,404,054	13,964	4,858	1,350	(3,508)	(25,854)

Future?

- Use DBEDT's 2040 Population Forecast, then break that into the different Income Groups
- Potential Family Housing Need , 2013-2020 (Upcoming)
- Add the Future Need to Past Need (Unmet, or Backlog)
- Get Totals for Past & Future
- 17,000 Units Needed Statewide, 100% or Less
- 14,000 Units Needed Statewide, 80% or Less

Total Renter Housing Need Statewide Past & Future

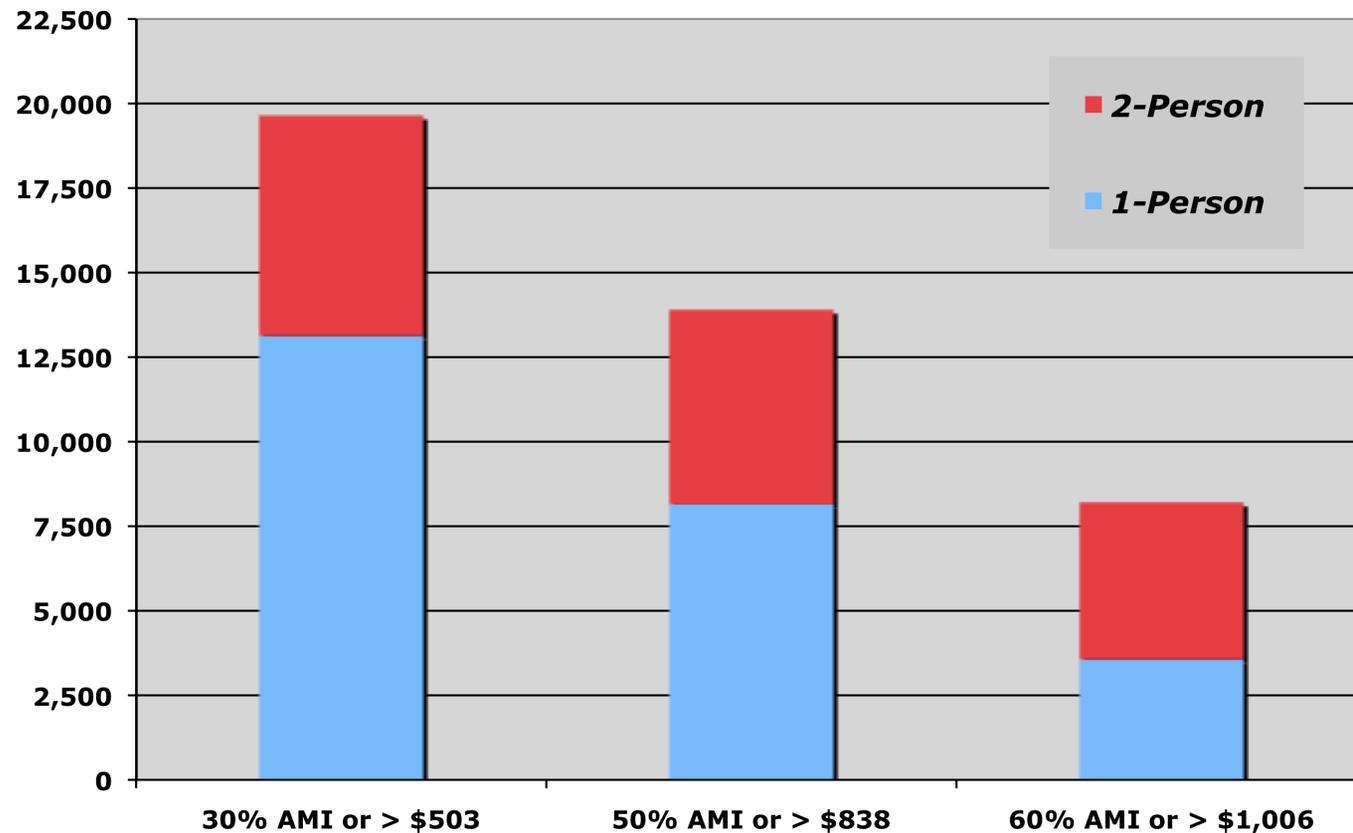
	Backlog 2000-13	Upcoming 2013-2020	Total
30%	2,154	2,757	4,911
50%	1,846	2,282	4,128
60%	1,067	1,272	2,339
80%	1,522	1,753	3,275
100%	1,150	1,382	2,532
Totals	7,739	9,446	17,185

HCDA's 630 Cooke Street: 73 Units

20,000 One & Two Person Households Qualify for Paying \$503/Mo., or 30% AMI

8,000 One & Two Person Households Qualify for Paying \$1,006/Mo., or 60% AMI

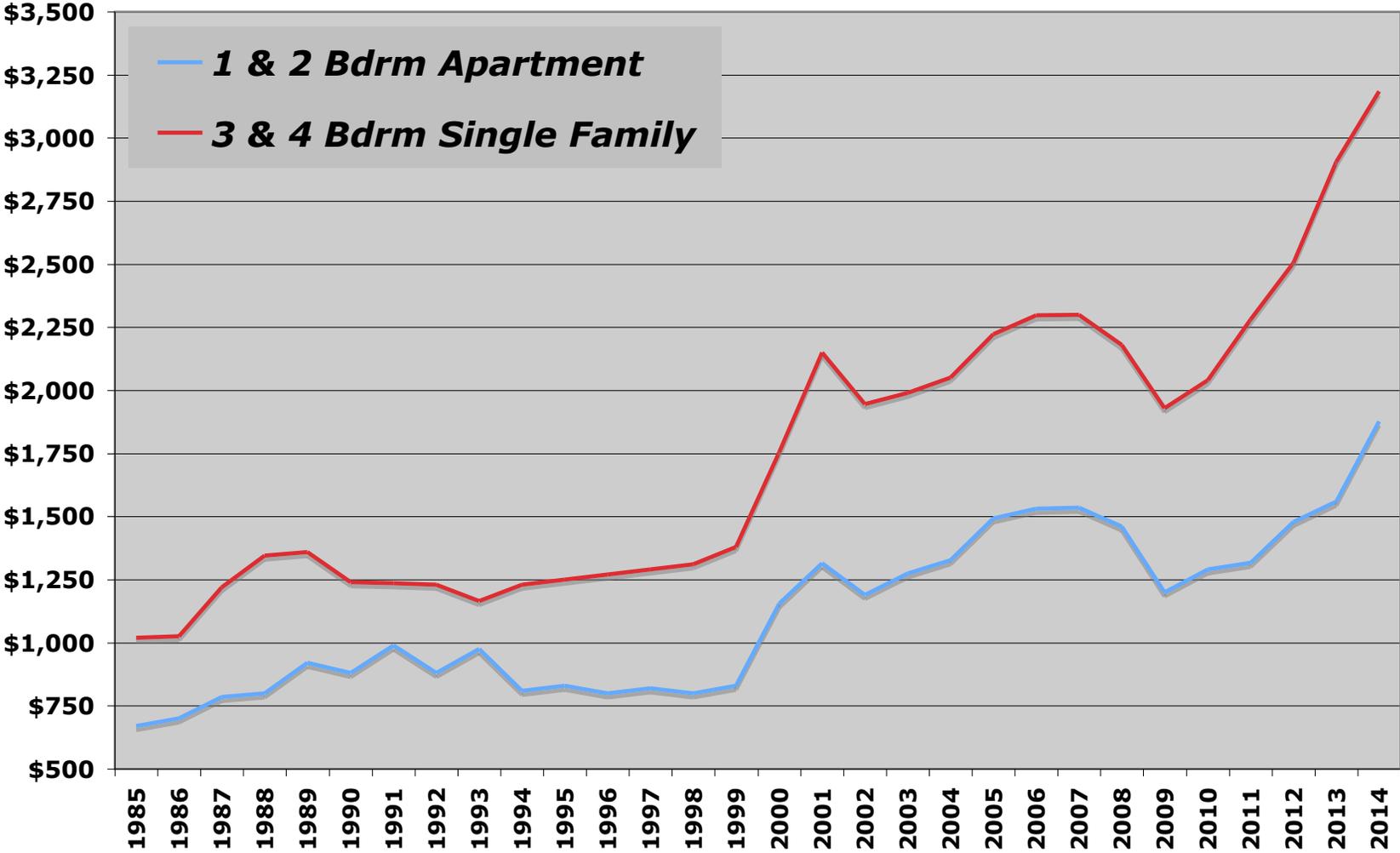
Housing Need for Studios: By AMI & Family



The Ten Most Expensive Metros Areas for Renting, Fiscal Year 2013 (Income Needed to Rent)

City	2 Bedroom	1 Bedroom
Honolulu, HI	\$73,320	\$55,680
San Francisco, CA	\$71,800	\$56,920
Santa Ana, CA	\$64,840	\$51,760
San Jose, CA	\$64,400	\$50,480
Santa Cruz, CA	\$63,480	\$46,920
Suffolk-Nassau, NY	\$63,320	\$51,400
Oxnard, CA	\$59,960	\$44,640
New York, NY	\$58,960	\$49,720
Boston, MA	\$57,760	\$46,240

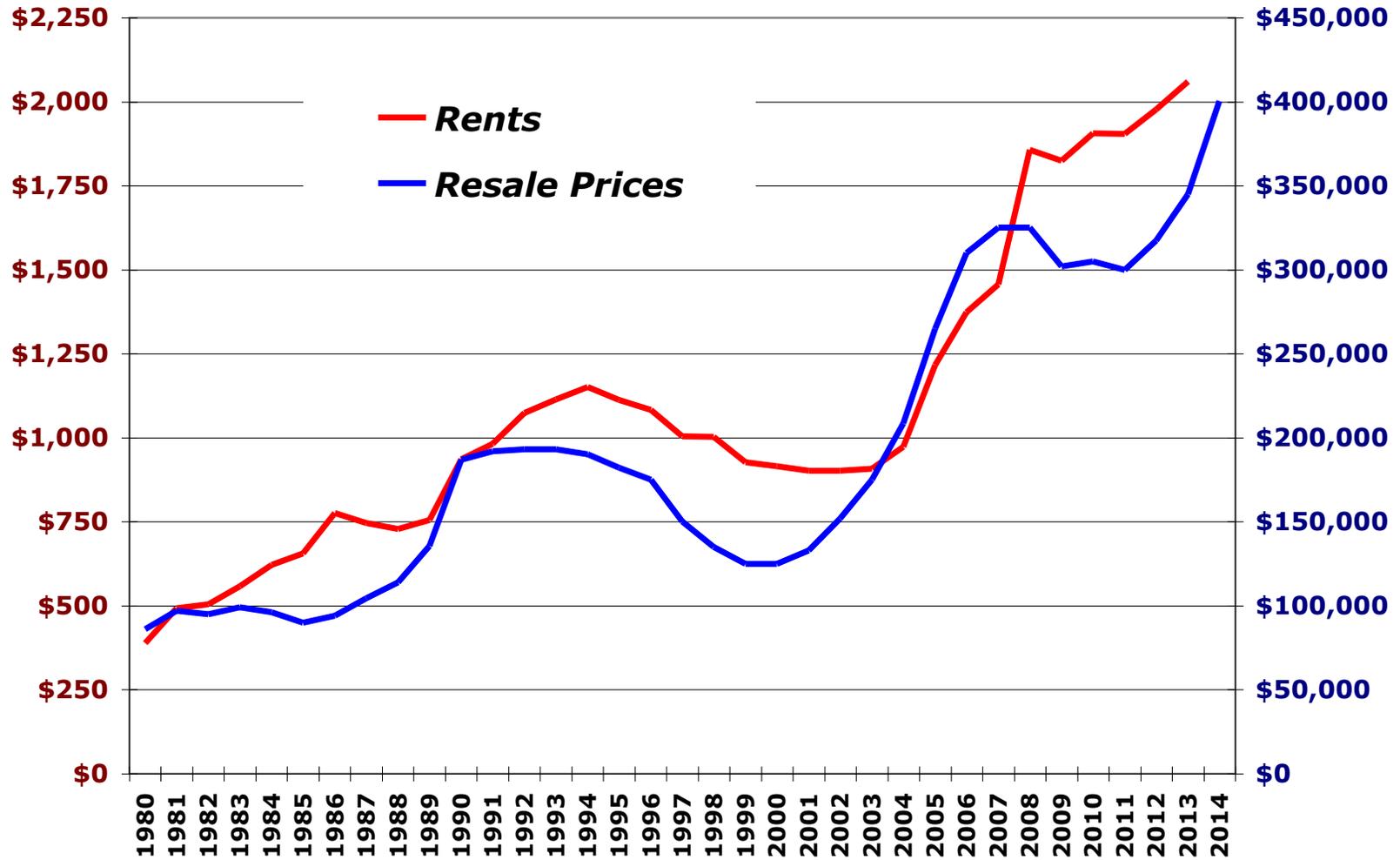
Maui County Rents



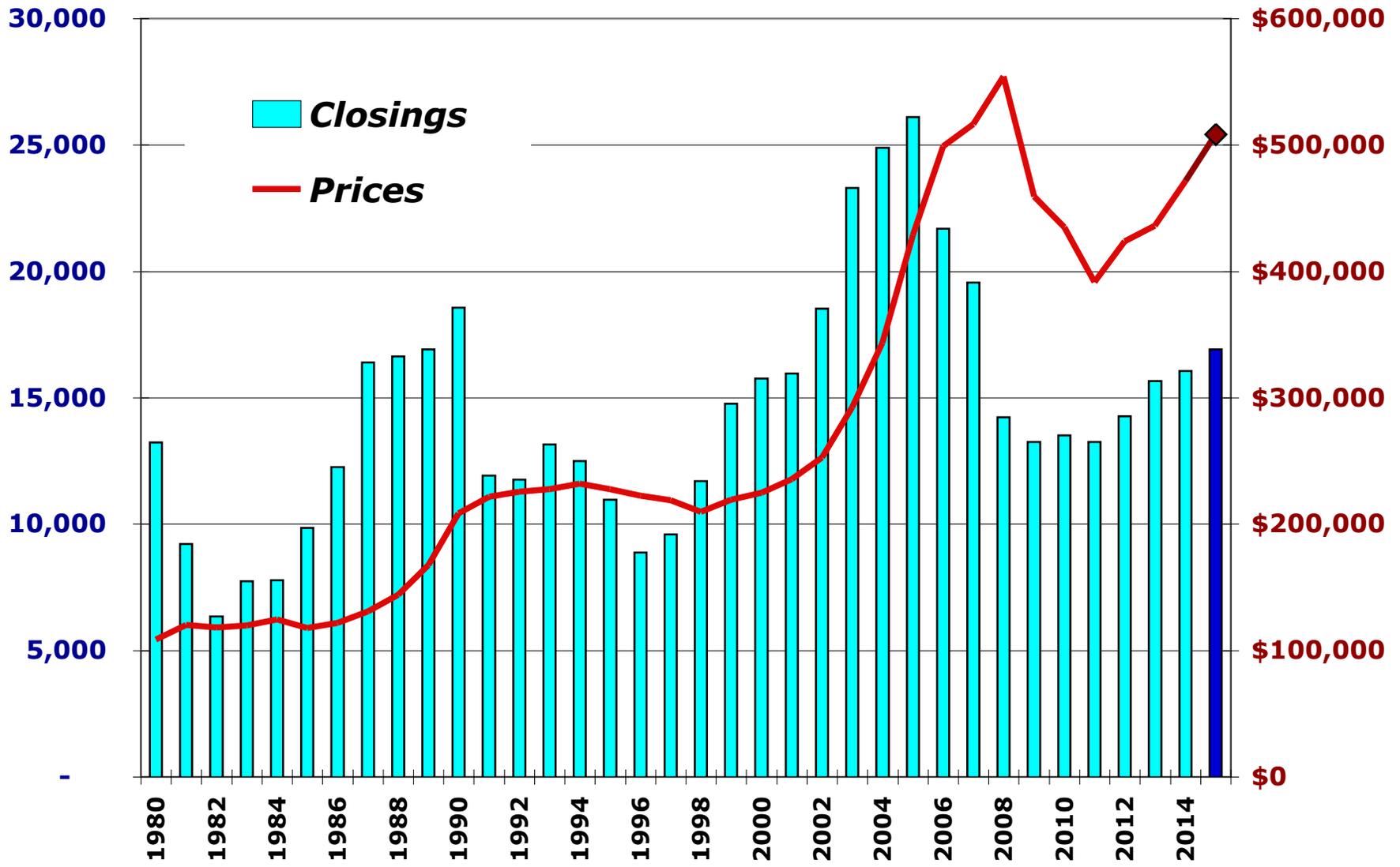
Rising Housing Prices = Rising Rents

- Housing Ladder in Reverse
- Rising Rents Push Families Out of Their Units
- And Into Doubling Up, Tripling Up
- \$1,000/Month for a Room, \$1,200/Month for a Room & Private Bathroom
- \$600/Month for a Backyard
- \$0/Month in Kakaako Makai

Oahu Condos: Median Prices vs Ave. Rents



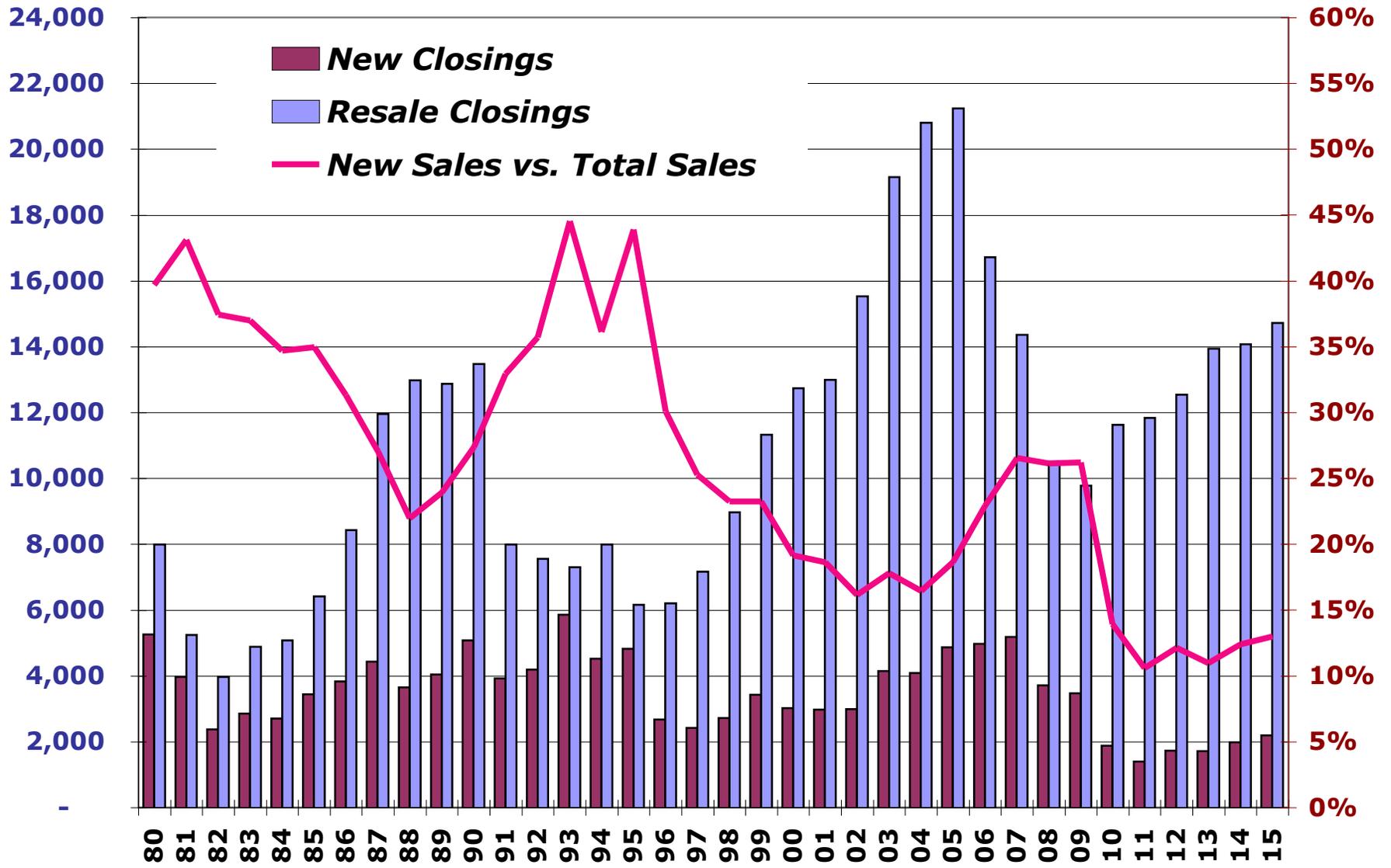
State Residential Market Trend



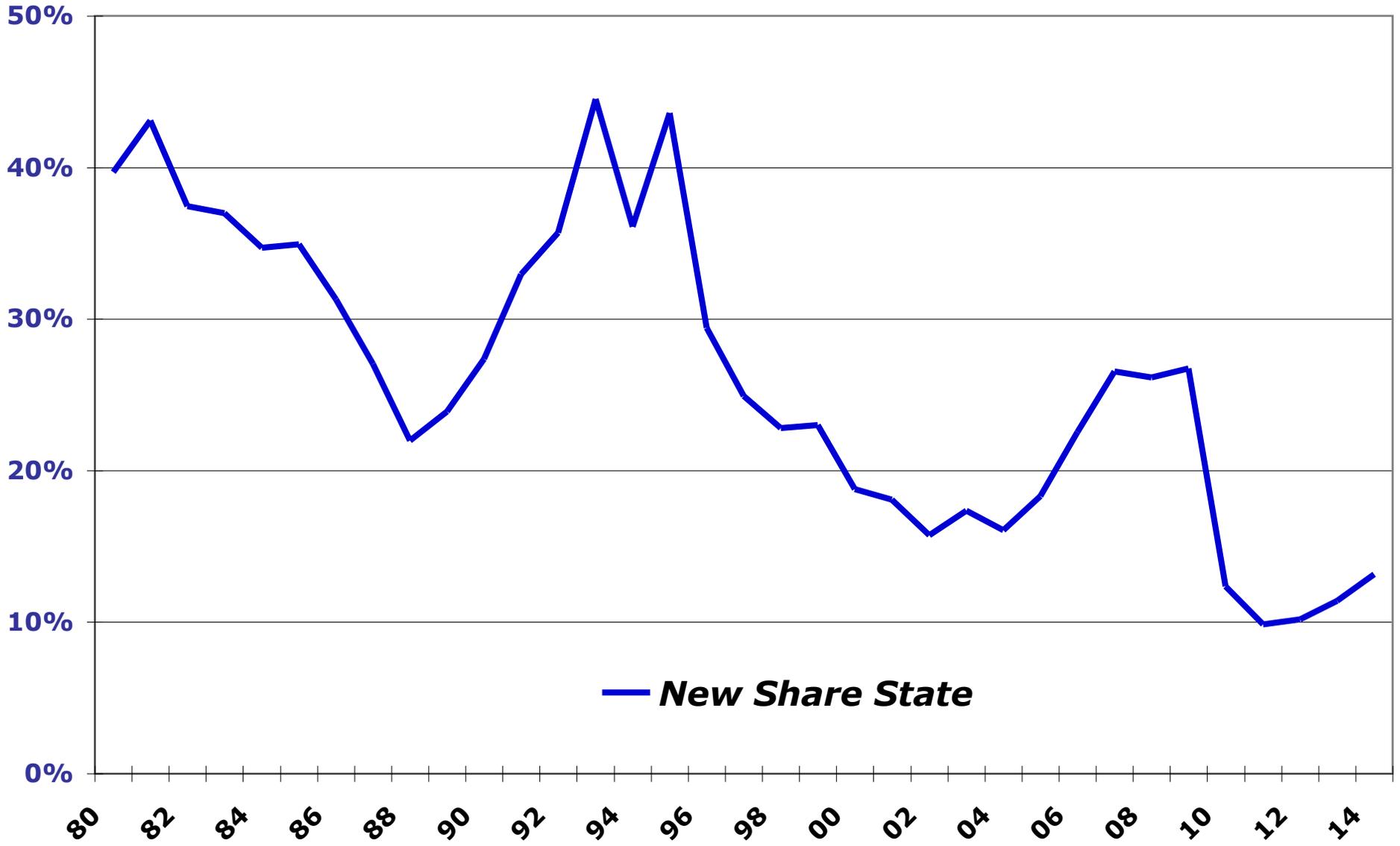
Prices



Developer Share, Total Market

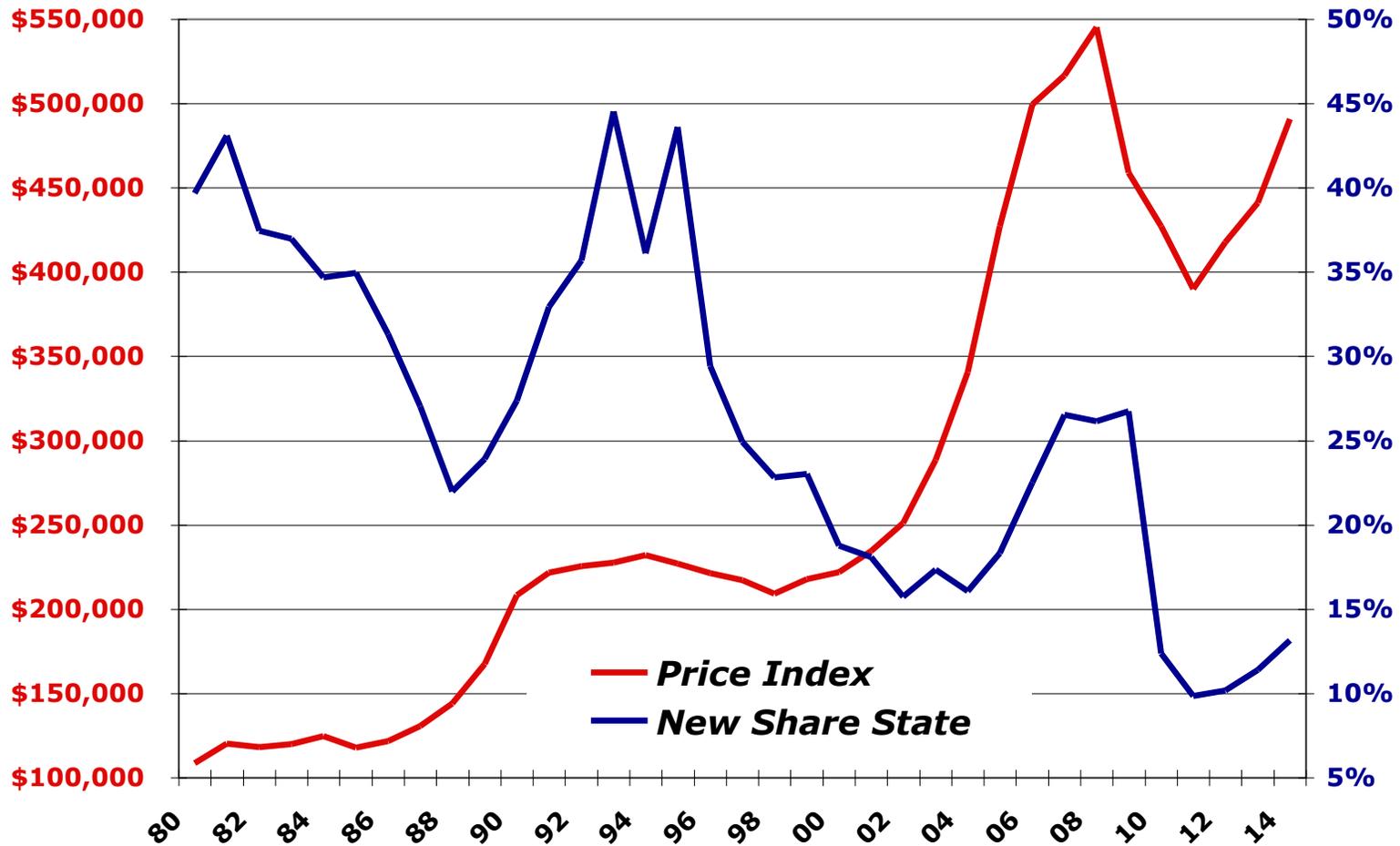


New Homes Share of Market



Want To Lower Housing Prices? Then Produce More Supply

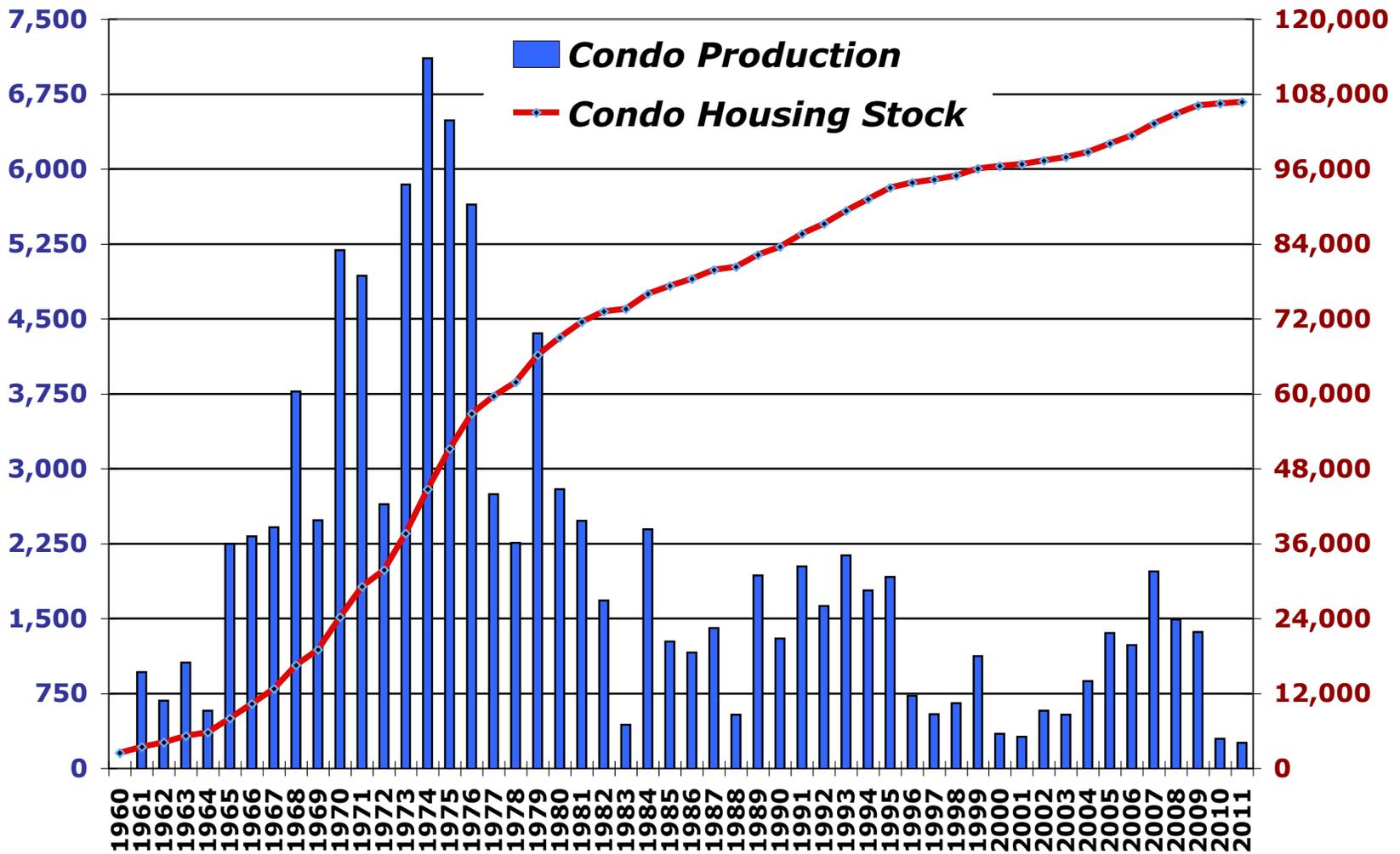
New Homes Share of Market vs. Prices



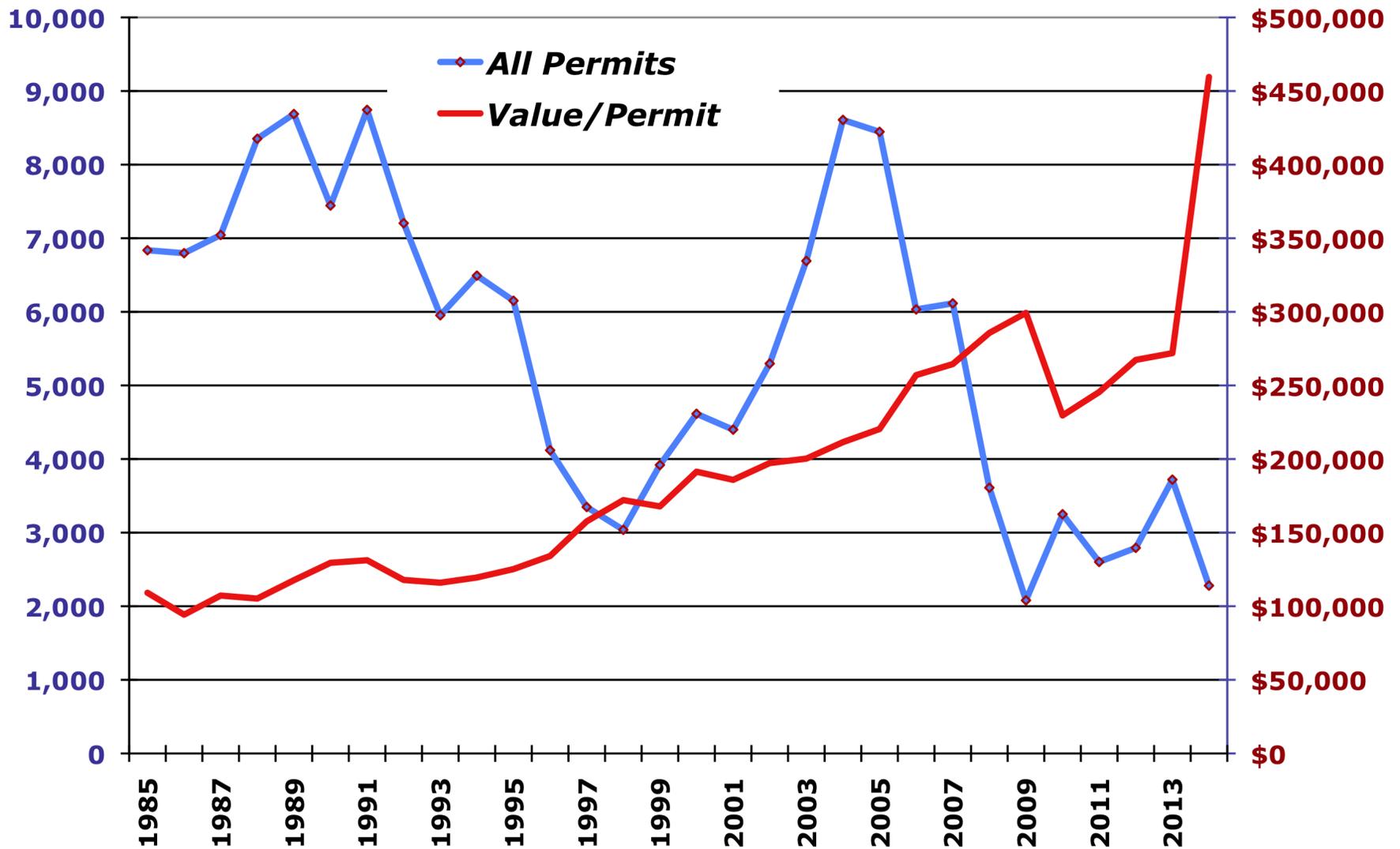
History of Housing Supply

- Oahu Condos Production from 1960
- Statewide Private Residential Permits
- NOTE: The 2014 Units Will Complete in 2 Years
- NOTE: There's Not Many
- NOTE: Most Are High Priced (Kakaako & Ala Moana)
- Conclusion: Housing Shortage Getting Worse

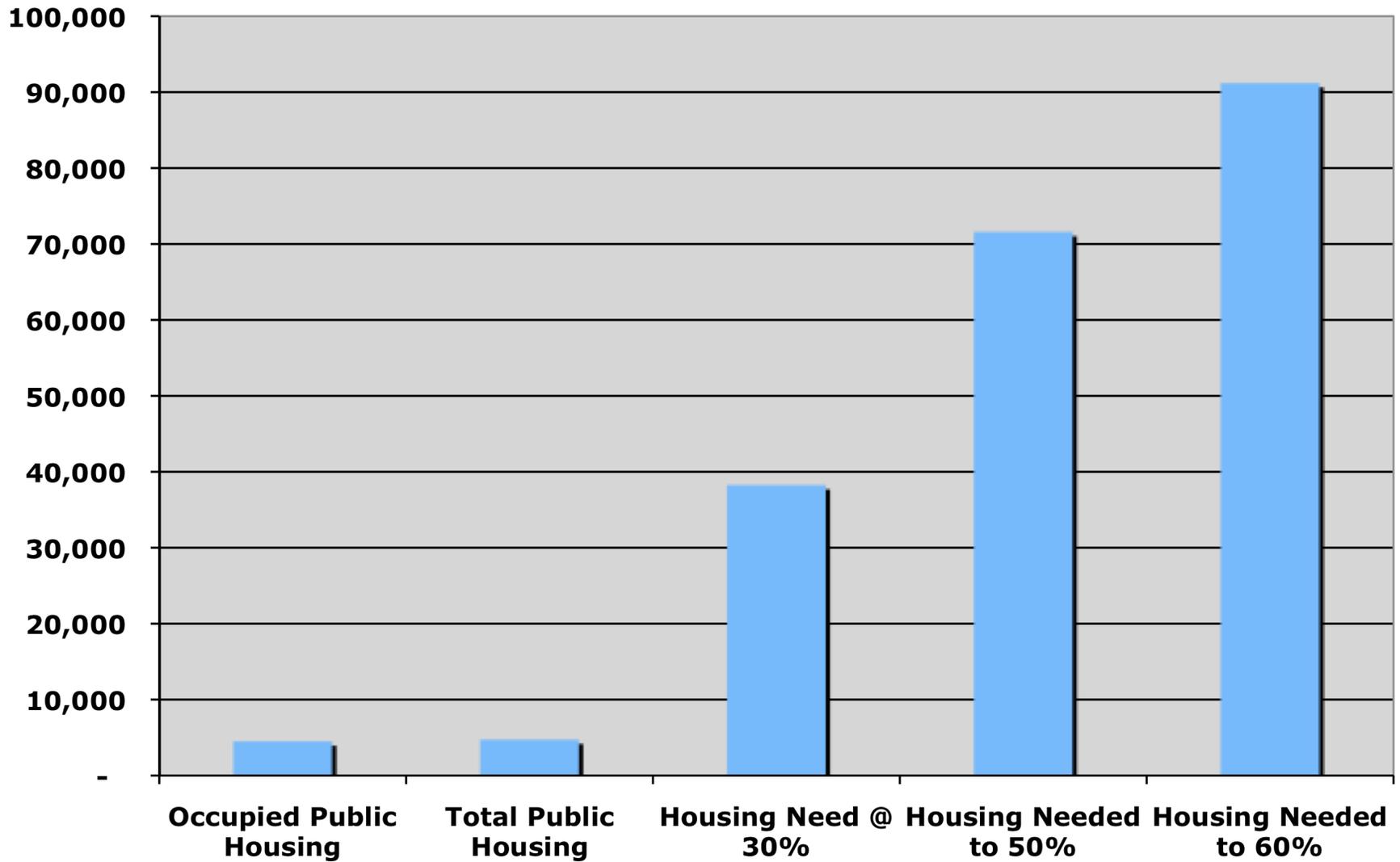
Annual Condo Production and Total Stock



State's Housing Permits & Value/Permit



Affordable Units Built vs Potential Need

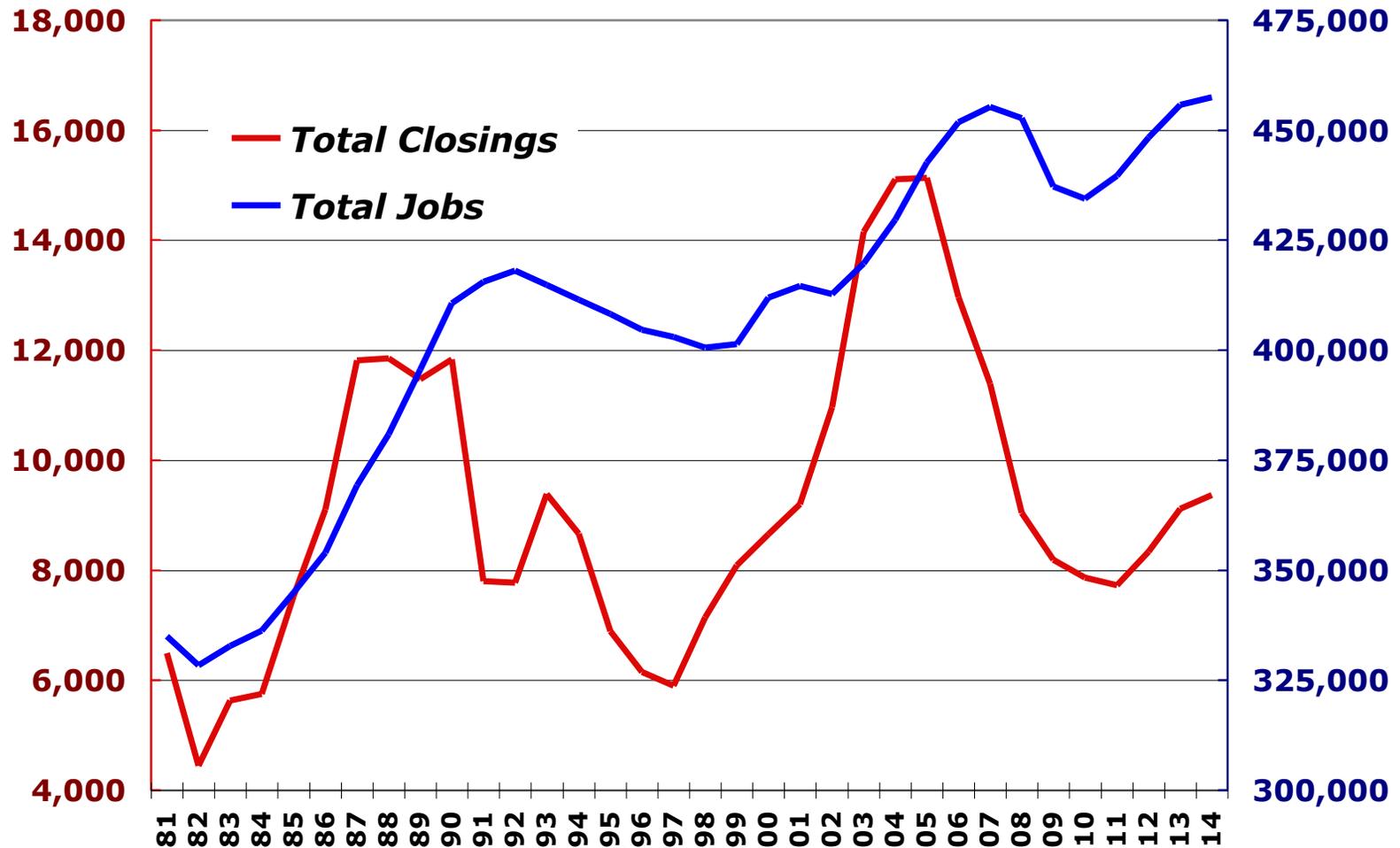


What's To Blame?

TOO MUCH DEMAND
TOO LITTLE SUPPLY

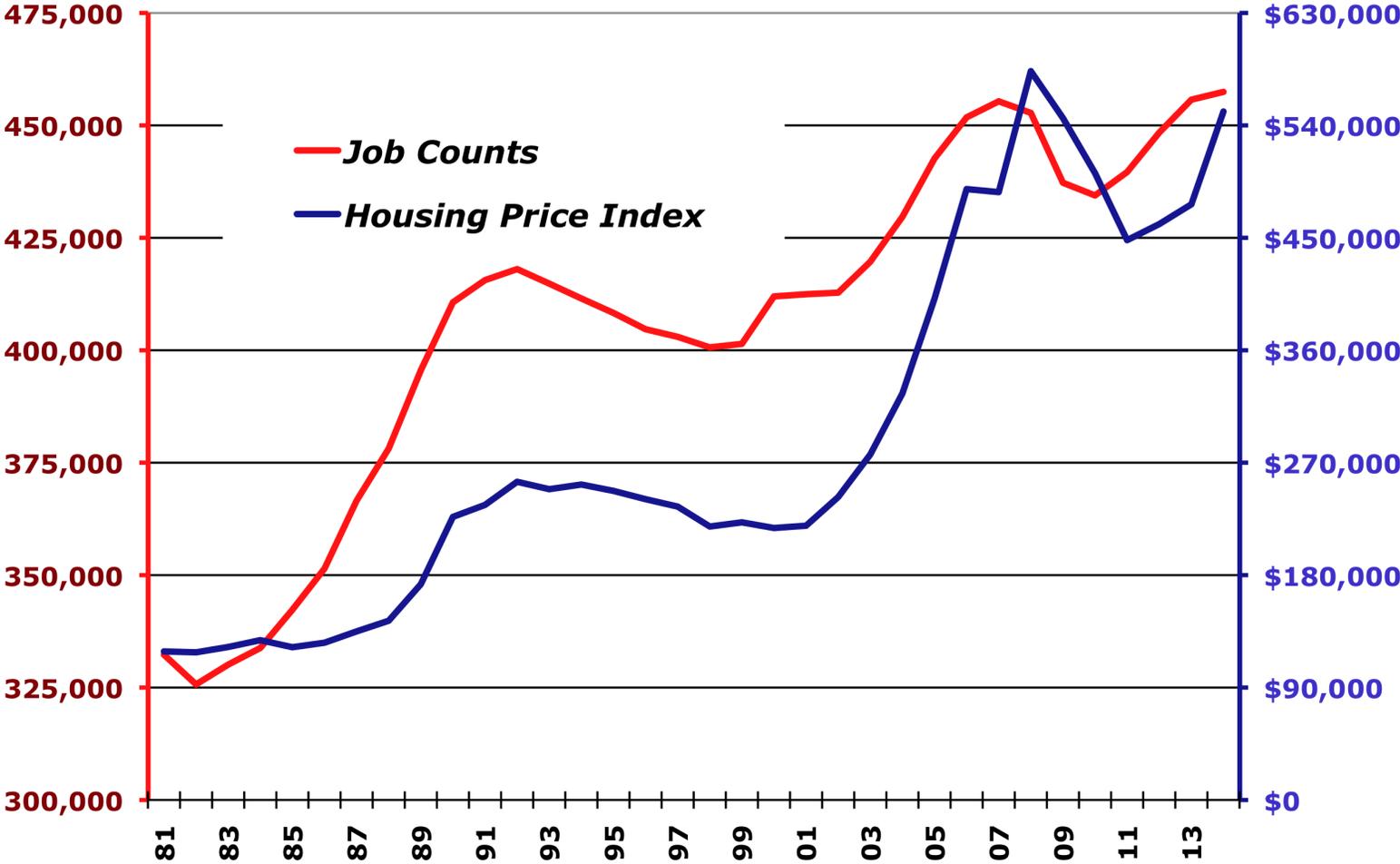
Higher Housing Demand Due to Jobs

Residential Sales & Job Growth



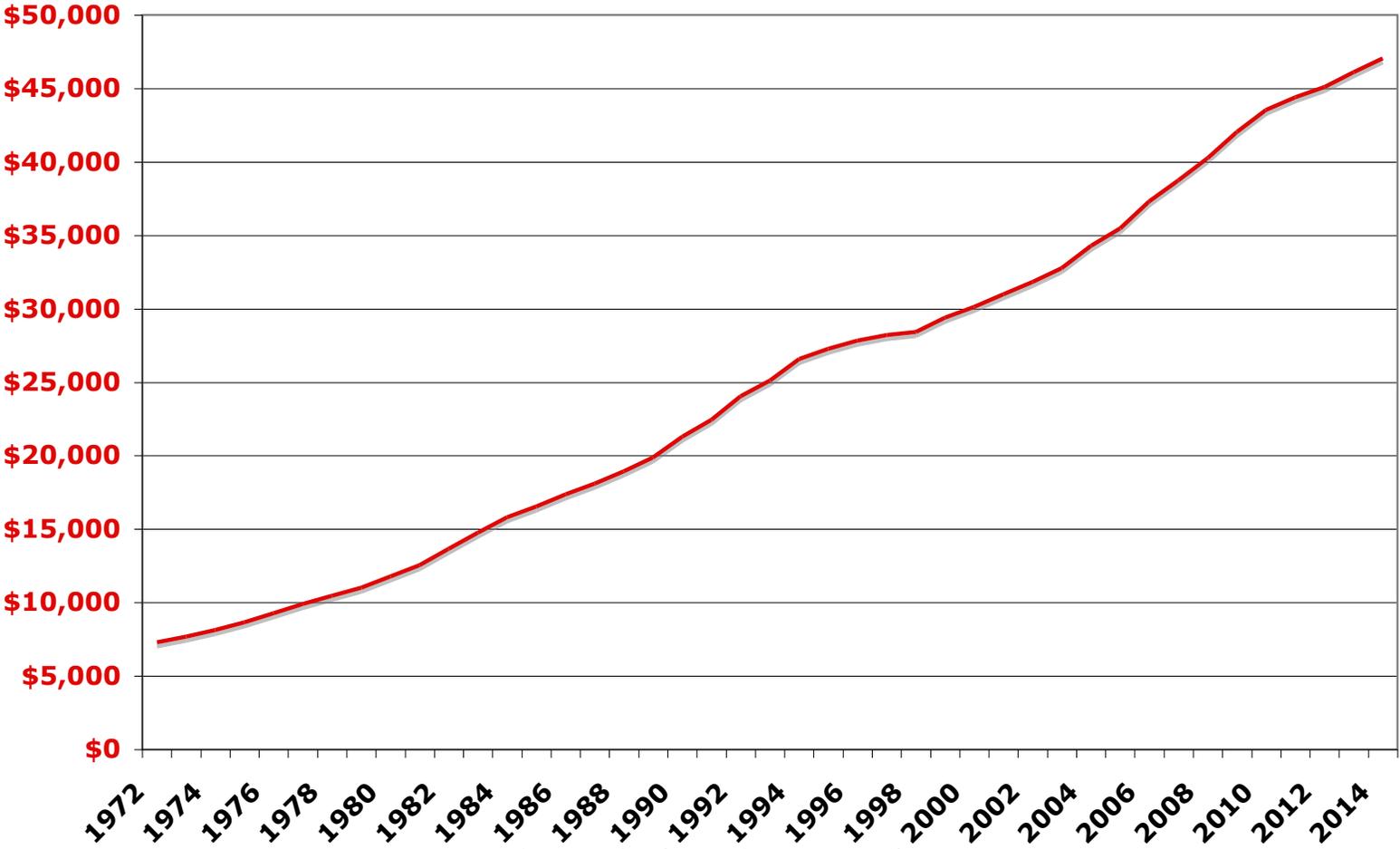
Higher Housing Prices Due to Jobs

Job Creation and Housing Prices

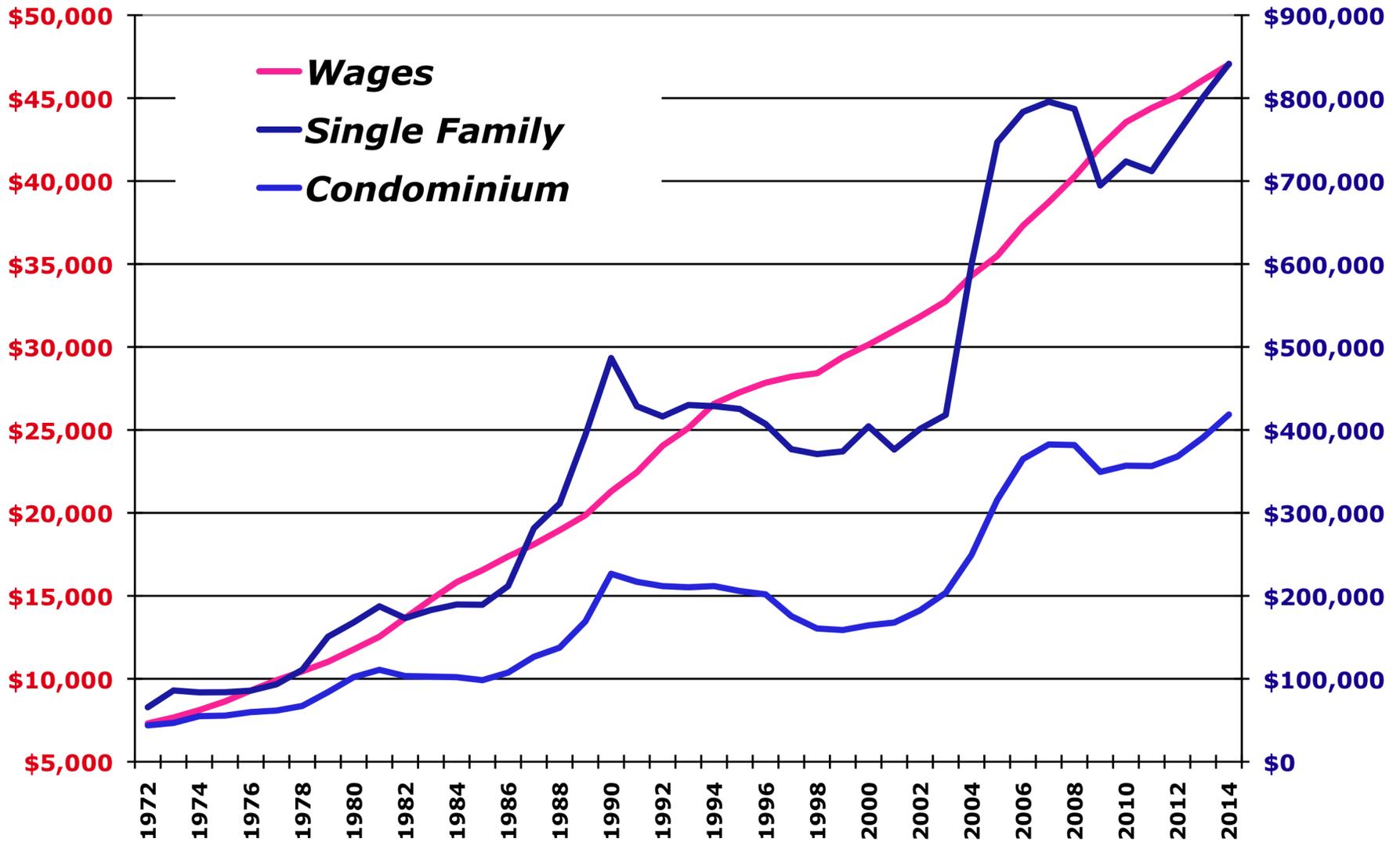


But Wages Didn't/Don't Rise Much

Wages



Housing Price vs Annual Wages



Wages Growth < Housing Prices

- 5.0% = Compound Annual Appreciation of Homes over 35 Years
- 4.7% = Compound Annual Appreciation of Condos over 35 Years
- 4.2% = Compound Annual Appreciation of Wages over 35 Years

The Reality: Wages & Housing Prices Are Out of Synch

- **Today: the Economy Booms, I get a job, but no mo house (Booming Economy = High Housing Prices)**
- **Tomorrow (and Yesterday): the Economy Busts, Housing Prices Fall, but No Mo' Job.**
- *At the bottom of the last cycle, 1998, I lost my job at the largest homebuilder in the state. Their profit margins on the affordables were negative, because they couldn't make enough on their market rate housing to cover my salary (ditto for construction, financing, real estate services, etc.).*

SOLUTIONS

- Cut Jobs?
- Lower Wages?
- Cut Military Presence?
- Close Our Borders
- Increase the Affordable Requirement?

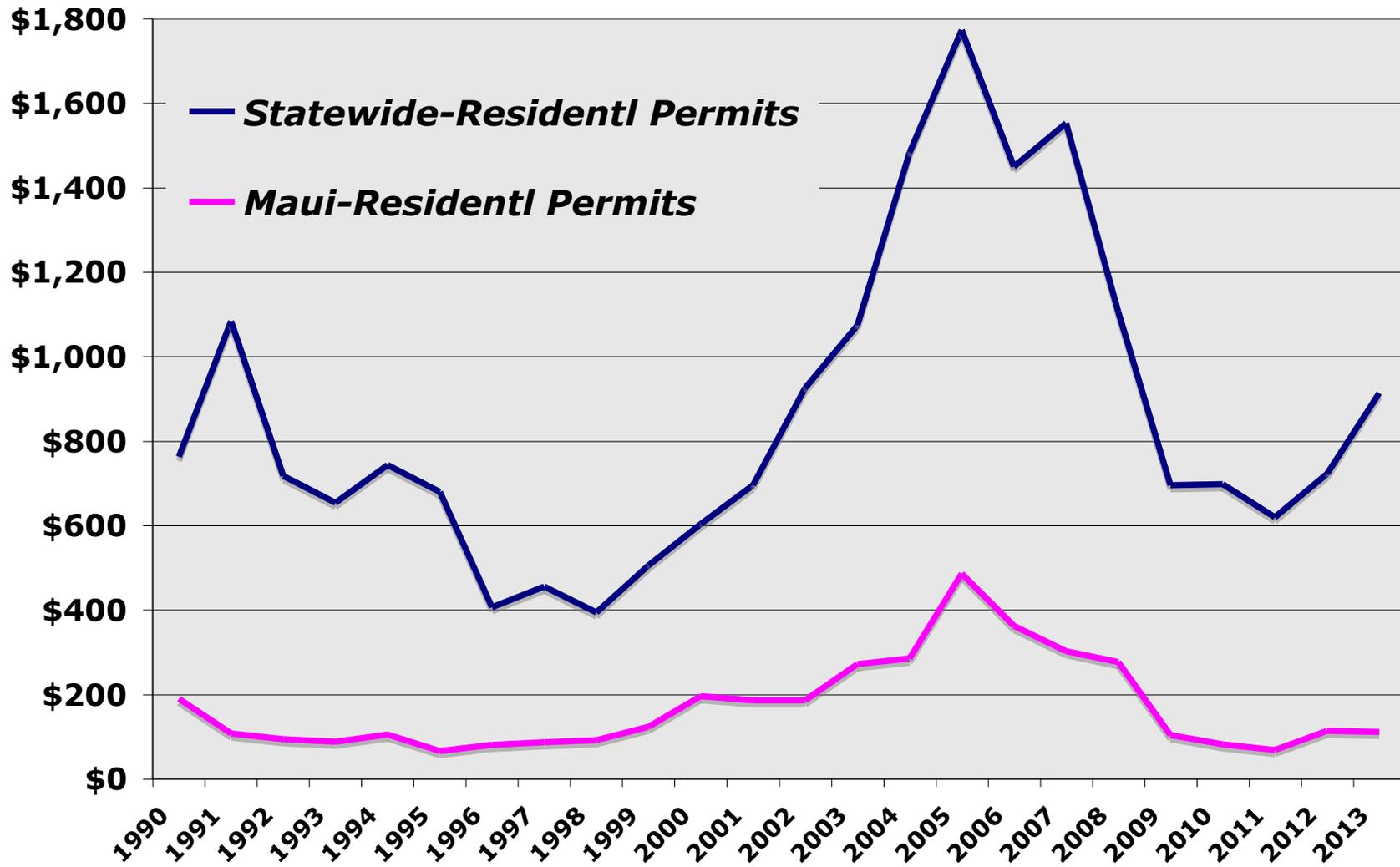
Military & Second Homes

- Military absorbs some 10%-15% of housing stock
- Second homes and/or investor units absorbs 10%-40% of housing, depending on island and housing type
- BUT, an empty unit on base, or near Kailua Beach, won't be occupied by a local family making an income under 80% of median income
- AND, these units support local landlords, local businesses, who support the State and Counties

More Affordable Housing via Higher Affordable Housing Requirements

- The Mayor said the affordable housing bill would be ... promoting social and economic equality on Maui, because it would ensure homes for local residents, who can't compete for homes on the free market against millionaires.
- She had little patience for developers saying the policy wouldn't work.
- It's time for them to get real and get fair with us, and start providing housing for our people, she said. "If they can't do it, fine. Aloha 'oe. We don't need them in Maui County."
- They stopped building because they lost money. And prices rose even higher, due to lack of supply.

Residential Permit Values: State vs Maui



The Reality: Wages & Housing Prices Are Out of Synch

- **Today: the Economy Booms, I get a job, but no mo house (Booming Economy = High Housing Prices)**
- **Tomorrow (and Yesterday): the Economy Busts, Housing Prices Fall, I can buy house, but No Mo' Job.**
- *At the bottom of the last cycle, 1998, I lost my job at the largest homebuilder in the state. Their profit margins on the affordables were negative, and they couldn't make enough on their market rate housing to cover my salary. Or everyone else working in construction, financing, real estate services, etc.*
- **BOTTOM LINE: Get Job, No Mo House. Get House, No Mo Job**

“Public-Private Partnership Solutions to the Affordable Housing Crisis”

- *HOUSING INPUTS: Land, Labor, Materials, Financing, Zoning, Drive (Management) (aka paranoia about interest rates)*
- *The Public Sector has Land, Financing & Zoning and Can Get The Rest*
- *The Private Sector has Drive and Can Get The Rest*

Suggestions

- Public Private Partnership: The Public Partner Acts Like the Private Partner & vice versa.
- The Public Partner Has Everything The Private Partner Has, Plus Financing, Land and Ability to Clear High Regulatory Barriers with a Single Leap.
- The Private Partner Has Urgency

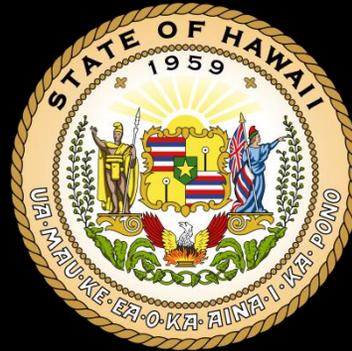
What One Partner Looks Like Without The Other





Hawaii Public Housing Authority
(HPHA)
Dawn Apuna

HAWAII PUBLIC HOUSING AUTHORITY



COMMITTEE ON HUMAN SERVICES AND HOUSING

Senator Suzanne Chun Oakland, Chair

Senator Josh Green, Vice Chair

COMMITTEE ON HOUSING

Rep. Mark J. Hashem, Chair

Rep. Jo Jordan, Vice Chair

January 27, 2015

HPHA ACCOMPLISHMENTS SINCE 2011

- ❖ **1,114** units have been brought on line
- ❖ **4,071** units affected by modernization improvements
= **\$153,063,078** in CIP Funds
- ❖ Statewide occupancy rates have improved from the low 80% range to **98%**
- ❖ Turnover time of units has decreased from 3 digit days to **7 days**
- ❖ **Improved the security and safety** of our residents at several HPHA properties through environmental design features
- ❖ Instituted a **no-smoking ban** at all of our properties
- ❖ Provided housing to over **3,000 homeless** individuals

LANAKILA HOMES UPDATE

- ❖ Demolition of Phase IIIB & IV on hold due to high levels of arsenic in the soil.
- ❖ Soil remediation estimated at \$2.55M
- ❖ All structures are still standing and the site has been completely fenced in
- ❖ Soil remediation will likely increase the new construction cost.



LANAKILA HOMES UPDATE

- ❖ Fair Housing Improvements at Lanakila Homes are estimated at \$715,000
- ❖ Improvements include: an accessible route through the upper section of Lanakila Homes, curb ramps, crosswalks and additional parking stalls.
- ❖ Lanakila Community Center reroofing will begin April 2015.



HPHA REDEVELOPMENT PLAN (5 YEAR PROJECTION)

Project	Current	Proposed	Net Gain	Construction	Beginning Occupancy
Makua Ali'i & Paoakalani	362	700 to 1,000	340 to 640	End of 2017	End of 2020
Mayor Wright Homes & Kalanihuia	364	1,500	1140	End of 2015	2017
HPHA Offices	151	500	350	End of 2016	2018
Kuhio Park Terrace Phase 2		600 to 1,000	600 to 1,000	End of 2016	End of 2017
Kamehameha & Kaahumanu	170	300 to 700	260 to 660	End of 2016	End of 2017
Puuwai Momi	373	1,500 to 2,300	1,125 to 1925	End of 2017	End of 2019
Hale Laulima	260	600 to 1,200	340 to 940	End of 2016	End of 2018
Waipahu I & II, Hoolu'u & Kamalu	36	700 to 1,000	660 to 960	End of 2017	End of 2019
State Parcel (UH West Oahu)	260	700 to 1,000	440 to 740	End of 2016	End of 2018
		1,500 to 2,000	1,500 to 2,000	Pending	Pending
	1,976	Up to 12,200	Up to 10,360		

MAYOR WRIGHT HOMES

CURRENT USE

- ❖ Built in 1952
- ❖ 14.85 Acres
- ❖ 36 two-story buildings



- ❖ 364 Federal PH Units
- ❖ Serving Low-Income Families

MAYOR WRIGHT HOMES

PROPOSED USE

Increase the number of units from 364 to **1,200-1,500 total units.**

Include **mixed-incomes and mixed-uses.**

Increase building heights and densities to **maximize** the greatest use of the parcel.

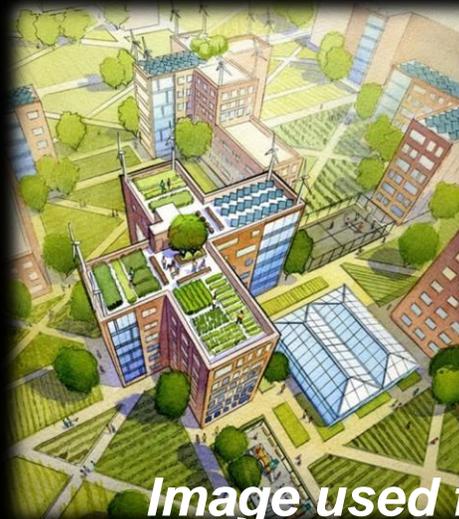
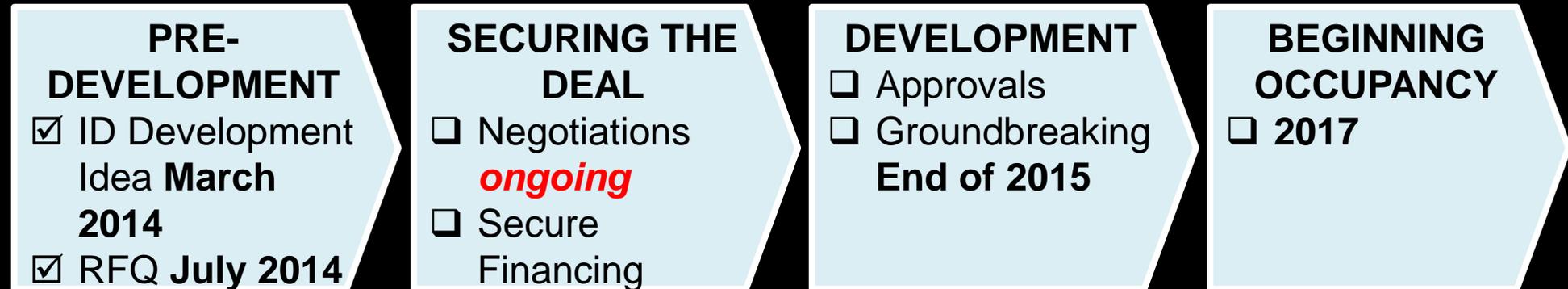


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MAYOR WRIGHT HOMES

PROPOSED USE

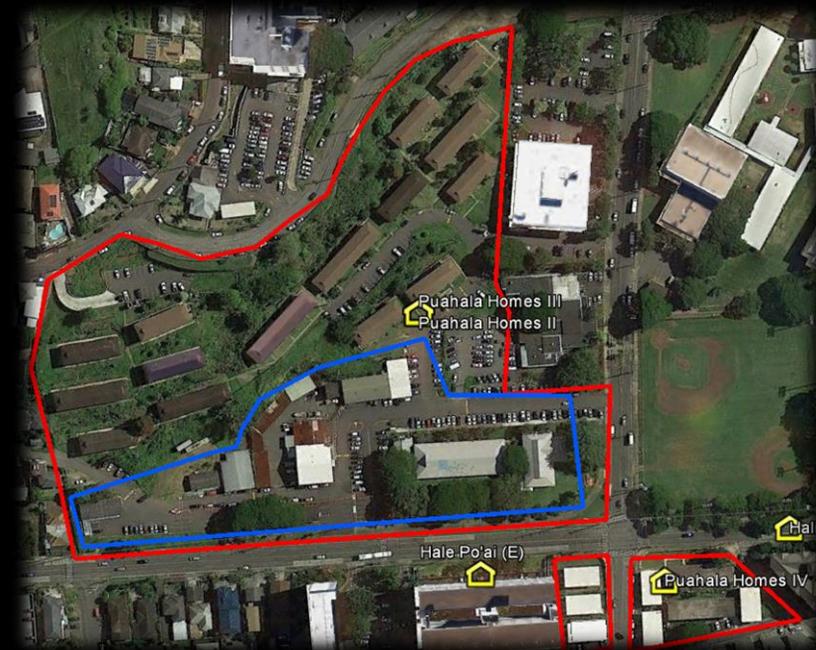
TIMELINE



HPHA SCHOOL STREET OFFICES CURRENT USES



- ❖ Portion of 12.48 acres
- ❖ 13 administrative buildings
- ❖ 200 employees



HPHA OFFICES

PROPOSED USES

Redevelop the HPHA Offices to increase the number of low-income units to **600 to 1,000 units.**

Redevelop the HPHA offices into **efficient workspace.**

Include **innovative housing design**, e.g., micro-units to maximize space and number of units.

Include **mixed-incomes and mixed-uses.**



Images for illustrative purposes only.

HPHA OFFICES

PROPOSED USES

TIMELINE

PREDEVELOPMENT

- ID Development
Idea **June 2014**
- RFQ *January 2015*

SECURING THE DEAL

- Negotiations
April 2015
- Secure
Financing

DEVELOPMENT

- Approvals
- Groundbreaking
End of 2016

BEGINNING OCCUPANCY

- End of 2017**

KUHIO PARK TERRACE PHASE 2 CURRENT USES

- ❖ Built in 1965
- ❖ 11.62 Acres
- ❖ 174 Federal PH Units
- ❖ Serving Low-Income Families



KUHIO PARK TERRACE PHASE 2

PROPOSED USE

Increase the number of units from 40 to **300 to 1,000 total units.**

Include **Mixed-Incomes and Mixed-Uses.**

Increase building heights and densities to **maximize** the greatest use of the parcels.

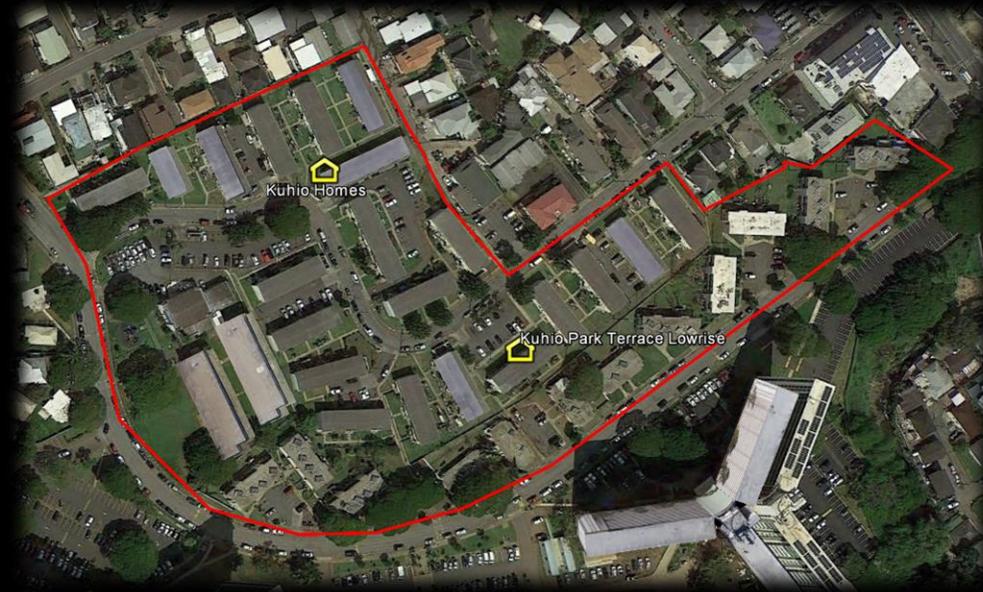


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KUHIO PARK TERRACE PHASE 2

PROPOSED USES

TIMELINE

PREDEVELOPMENT

- RFP Issued April 2009
- Michaels Development Group Selected

SECURING THE DEAL

- Negotiations *ongoing*
- Secure Financing

DEVELOPMENT

- Approvals
- Groundbreaking **End of 2016**

BEGINNING OCCUPANCY

- End of 2017**

HPHA REDEVELOPMENT PROJECTS

CRITICAL NEEDS

FROM THE STATE:

- **Legislative Appropriations**
- Relocation Space
- Programmatic EIS
- Subsidies of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

FROM THE CITY/COUNTY:

- Expedited Approvals
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees



Hawaii Housing Finance and Development Corporation (HHFDC)

Craig Hirai



Informational Briefing on the Statewide Need for Housing in Hawaii.

COMMITTEE ON HUMAN SERVICES AND HOUSING

Senator Suzanne Chun Oakland, Chair

Senator Josh Green, Vice Chair

COMMITTEE ON HOUSING

Rep. Mark J. Hashem, Chair

Rep. Jo Jordan, Vice Chair

Tuesday 27, 2015 • 1:15pm



Fiscal Year 2013 – 2014 Accomplishments

Rental Housing Production

During the last two Fiscal Years, nine affordable rental projects totaling 1,415 units were completed using HHFDC financing and development assistance.

The following slide provides more detailed information about these completed rental projects.



Fiscal Year 2013 – 2014 Accomplishments

Rental Housing Production

Project Name	Address	City	County	Units	Completed	Funding
Towers at Kuhio Park	1475 Linapuni Street	Honolulu	Honolulu	556	2013	LIHTC; HMMF
Wilikina Apartments	730 Wahiawa Drive	Wahiawa	Honolulu	119	2013	LIHTC; HMMF
Hale Makana O Nanakuli	89-201 Lepaka Avenue	Waianae	Honolulu	48	2014	LIHTC; HMMF; RHTF
Hale Mohalu II Elderly	787 Kamehameha Hwy	Pearl City	Honolulu	164	2014	LIHTC; HMMF; RHTF
Halekauwila Place	665 Halekauwila Street	Kakaako	Honolulu	204	2014	LIHTC; HMMF
Imi Ikena Apartments	511 Imi Place	Wailuku	Maui	28	2014	LIHTC Loan
Mohouli Heights Sr. Res. I	Komohana & Mohouli Sts.	Hilo	Hawaii	60	2014	LIHTC; RHTF
Senior Residence at Iwilei	888 Iwilei Road	Honolulu	Honolulu	160	2014	LIHTC; HMMF; DURF
Villages of Moa'e Ku II	91-1655 Pahika Street	Ewa Beach	Honolulu	76	2014	LIHTC; HMMF; RHTF
				TOTAL	1415	

LIHTC: Low-Income Housing Tax Credits
HMMF: Hula Mae Multifamily revenue bonds
RHTF: Rental Housing Trust Fund



Fiscal Year 2013 – 2014 Accomplishments

For Sale Housing Production

During the last two Fiscal Years, five affordable for-sale projects totaling 409 units were completed using HHFDC financing and development assistance.

The following slide provides more detailed information about these completed for-sale projects.



Fiscal Year 2013 – 2014 Accomplishments

For Sale Housing Production

Project Name	Address	City	County	Units Completed	Assistance
Holomua	1315 Kalakaua Avenue	Honolulu	Honolulu	176	2013 201H, DURF
Green Homes at Lualualei	87-1720 Farrington Hwy	Waianae	Honolulu	8	2014 201H
Ke Ola Pokai Bay self-help	Kili Drive	Waianae	Honolulu	70	2014 DURF
Maili III Self-Help Lots	Kimo, Palani & Kulaaupuni Sts.	Waianae	Honolulu	72	2014 DURF
VOK Nohona III	Village Center	Kapolei	Honolulu	83	2014 Land
TOTAL				409	

201H: 201H exemptions
 DURF: Dwelling Unit Revolving Fund loan
 Land: HHFDC provided land for the development.



Fiscal Year 2013 – 2014 Accomplishments

First Time Homebuyer Assistance

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program provides eligible first-time homebuyers with a direct tax credit against their Federal income tax liability. It reduces their federal income tax liability, reduces their effective mortgage interest cost, increases take home pay, and increases homeownership affordability.

In order to implement the MCC Program, HHFDC, with the assistance of the Department of Budget and Finance, trades in Mortgage Revenue Bond authority for MCC authority. Mortgage Revenue Bond authority is authorization from the Federal government to issue tax exempt revenue bonds.

In FY 2013 and FY 2014, HHFDC assisted 542 first-time homebuyers by issuing them with Mortgage Credit Certificates.



Fiscal Years 2015 – 2020 Plans

Housing Production

GOALS FOR THE NEXT SIX YEARS

More Affordable Housing Units

HHFDC has approximately 6,628 units planned to be delivered in Fiscal Years 2015-2020.

HHFDC is also actively seeking additional projects to add to this pipeline, including mixed-use projects, and TOD projects.



Fiscal Years 2015 – 2020 Plans

Housing Production

GOALS FOR THE NEXT SIX YEARS

From FY 2015 through 2016,
1,697 units are scheduled for
completion.

One of these planned projects is
Riverside Apartments, a 74-unit
affordable family rental project in
Hilo, Hawaii, for families at or
below 50% AMI.





Fiscal Years 2015 – 2020 Plans

Housing Production

GOALS FOR THE NEXT SIX YEARS

Two more of these planned projects are **Kolopua** and **Rice Camp Senior Housing**.

Kolopua is a 44-unit affordable family rental project in Princeville, Kauai, for families at or below 60 percent AMI.

Rice Camp Senior Housing is a 60-unit affordable senior rental project in Lihue, Kauai, for those at or below 60 percent AMI.





Fiscal Years 2015 – 2020 Plans

Housing Production

GOALS FOR THE NEXT SIX YEARS



From FY 2017 through 2018, 3,336 units are scheduled for completion.

One of these planned projects is **Kapolei Lofts**, which, when fully completed in FY 2019, will provide 499 total family rental units in Kapolei, Oahu. 375 units are anticipated to be completed by the end of FY 2018.

100 units will be affordable to families at or below 80 percent AMI

200 units will be at or below 140 percent AMI

199 units will be market rate units.



Fiscal Years 2015 – 2020 Plans

Housing Production

GOALS FOR THE NEXT SIX YEARS

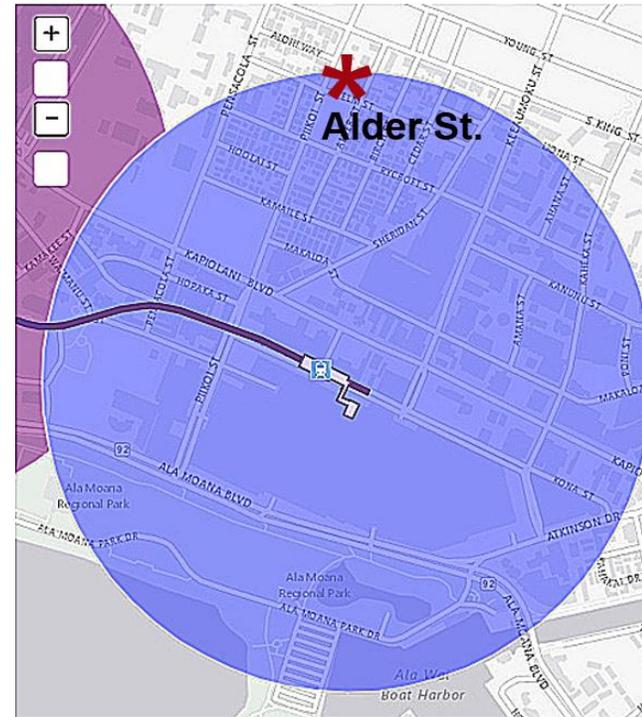
From FY 2019 through 2020, 1,595 units are projected to be developed given our current resource levels and production history.

In addition, HHFDC intends to seek out development partners to add increased housing production to this projection, through

- Mixed Use developments on State lands.
- Housing that is affordable within walking distance of planned rail transit stations.

Alder Street is a potential model to be replicated elsewhere.

HHFDC and the Judiciary entered into an MOA to redevelop the former Detention Home site to a mixed-use workforce rental housing and juvenile services/shelter, including approximately 180 one-, two-, and three-bedroom rental housing units, 32,000 square feet of juvenile services/shelter space, and parking.





Hawaii Housing Finance and Development Corporation



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Hawaii Community Development Authority (HCDA)

Tony Ching

Hawaii Community Development Authority

**History & Future For Housing Development in the
Kakaako**

Qualified Income Residential Unit Development

HCDA Reserved Housing

- **Housing Set Aside by Developers on ≥ 20 K sf Parcel**
 - For Sale – for Families at 100 to 140% AMI
 - For Rent – for Families $\leq 100\%$ AMI
- ***No Government Subsidy***

State Subsidized Units

- **Government Subsidized Housing**
 - Low Income Housing Tax Credit
 - HUD Backed Financing
 - Hula Mae Bond Financing
 - 201H Qualified Affordable Housing Project Exemptions
 - Other State Subsidy/Financing

Realities of Housing Development

Subsidized Housing

- **Revenue Income Itself Cannot Sustain Financing**
- **Gap Financing Needed**
 - At least 1/3 of Capital Stack Must Be Subsidized
- **Pre-Development & Construction Timeframe Can Be 4 Years or More**
- **Costs of Construction**
 - Rival Costs of Market Housing
 - Requirements for 30% AMI Clientele Reduces Revenue
- **Entitlements Require Time & Expense**

Market Housing

- **Market Housing Must Have a Sustainable Business Plan or It Will Not Be Built**
- **Increasing Requirement for Reserved Housing Can Be Problematic!**
- **Securing Entitlements Also Require Time & Expense – Makes Project Timeframe Unpredictable**
- **Pre-Sales Must Produce Enough Non-Refundable Deposits to Allow for Construction Loan to be Given**

HCDA Priorities

We Must All Be a Part of the Solution

Qualified Income Units

- **Development of Rental Units a Priority**
- **Construct Micro Units at Cooke Street to Demonstrate Viability for Development at Central Kakaako and Elsewhere**
- **Coordinate Rules & Policies with HHFDC**
- **Implement Transit Oriented Development (TOD) Rule Overlay**

Community Development

- **Administer the Rule of Law**
 - Ensure Contested Case Hearing
 - Enhance Public Outreach & Dialogue
- **Manage Community Park Facilities**
 - Develop Other Public Gathering Programs & Facilities
 - Art Incubation
 - Beach Volleyball
 - Family Friendly Entertainment
- **Steward Agency Assets**
 - Kewalo Basin Harbor
 - Other Land Holdings

Year Permitted	Completed Projects	Market	Reserved	AMI	Total
1984	One Waterfront Towers	307	0	N/A	307
1984	Royal Capitol Plaza	297	28	64-140%	325
1984	Nauru Development				
	1133 Waimanu	0	282	97-117%	282
	Phase I: Nauru	304	OS	97-117%	304
	Phase II: Hawaiki	417	OS	97-117%	417
	Phase III: Ko'olani	370	OS	97-117%	370
1989	Imperial Plaza	221	0	N/A	221
1995	One Archer Lane	331	0	N/A	331
2002	Hokua	248	0	N/A	248
2003	Moana Pacific	706	0	N/A	706
2005	909 Kapiolani	227	0	N/A	227
2005	Keola La'i	352	63	104-130%	415
2005	Pacifica Honolulu	489	124	100-140%	613
2011	<i>680 Ala Moana</i>	0	54	100%	54
2012	<i>Rycroft Terrace</i>	0	162	30-140%	162
2008	<i>Waihonua</i>	341	OS	Pending	341
		Total 4610	713		5323

Kakaako Qualified Income Housing

	State Developed Affordable Housing	For Sale	Rental	AMI	Total
1989	Kamakee Vista	0	225	80%	225
1989	Pohulani	0	262	80%	262
1991	Kauhale Kakaako	0	267	80%	267
1991	Na Lei Hulu Kupuna	0	76	60%	76
1993	Honuakaha	93	151	60%	244
2010	<i>Halekauwila Place</i>	0	204	60%	204
		Total 93	1185		1278

Housing Developments Under Construction

	Under Construction	Market	Reserved	AMI	Total
2012	<i>801 South St A</i>	0	635	100-140%	635
2012	<i>Symphony</i>	288	100	108-140%	388
2013	<i>Waiea</i>	177	OS	90-140%	177
2013	<i>The Collection</i>	467	OS	Pending	467
2013	<i>Anaha</i>	318	OS	90-140%	318
2013	<i>801 South St B</i>	102	308	100-140%	410
		Total 1352	1043		2395

Permitted Development

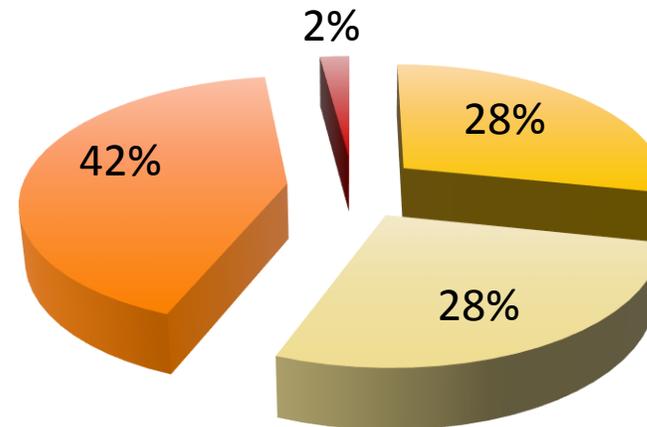
Year Permitted	Approved Projects	Market	Reserved	AMI	Total
2013	<i>404 Ward</i>	49	375	90-140%	424
2014	<i>803 Waimanu</i>	121	24	Pending	145
2014	<i>Keauhou Lane</i>	338	294	100-140%	632
2014	<i>KS Land Block B</i>	75	108	100-140%	183
2013	<i>Cloudbreak (Kalaelo)</i>	0	130	0-20%	130
2014	<i>BOQ Building 77 (Kalaelo)</i>	0	100	100%	100
2014	<i>Land Block 2, Project 2</i>	236	OS		236
2014	<i>Vida (KS Block I)</i>	265	OS		265
		Total 1084	1031		2115

HCDA Housing Project Totals

Housing Type	4 Sale	Rental
Qualified Income	1,605	1,639
Market	2,436	121
Total	4,041	1,760

QI vs Market Totals

- QI Rental
- QI 4-Sale
- Market 4-Sale
- Market Rental



Investigative Committee Recommendations



Better Communities for Tomorrow

Mahalo



**Department of Hawaiian Home
Lands (DHHL)**

Jobie Masagatani



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

INFORMATIONAL BRIEFING ON HOUSING: DHHL ACCOMPLISHMENTS, GOALS & ACTION PLANS

Senate Committee on Human Services and Housing

House Committee on Housing

January 27, 2015

Our mission

To manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



2012-2014 Accomplishments

- Broke ground on 454 lots statewide
 - Includes 60+ lot “rent with option to purchase” in Kona
- Launched home replacement/repair program for <80% AMI families
- Developed a streamlined refinancing product
- Developed pilot for severely delinquent lessees in East Hawaii



2012-2014 Accomplishments

- Created new financing programs for <80%AMI
- Implemented packaged homes financing for existing lessees on vacant lots
- Offered deferred sales price program
- Revived financial literacy and homeownership readiness program -- HALE



2012-2014 Self-Help Lots

Island	Total Lots	Loan in Processing	Loan Approved	Under Construction	Complete
Hawaii	8	7			
Molokai	5	3	1	1	
Oahu	11	3			8
Kauai	7	2		1	4
TOTAL	31	15	1	2	12



Lot Inventory & Development

Island	Current Lot Inventory	Lots to be completed FY2015-2016	Lots to be completed FY2017+
Hawaii	139	214	431*
Maui	11		389*
Molokai	9		
Lanai	16		
Oahu	11	248	288*
Kauai	22	181	
TOTAL	208	643	1108

* Pending funding



2015-2016 Goals

- Pursue alternative housing options to increase density:
 - 'Ohana Units/Accessory Dwelling Units
 - Rentals
 - Kupuna Housing
 - Mixed Use
 - Explore TOD opportunities



2015-2016 Goals

- Offer alternative homestead models & financing tools to increase affordability
 - “Rent with option to purchase”
 - Packaged homes
 - Support existing homeowners with HALE services



DHHL Needs

- Sufficient sums for operating and administrative costs
- Sunset repeal of Affordable Housing Credits
- Access to other resources
 - Rental Housing Trust Fund
 - LIHTC





City and County of Honolulu
Office of Housing
Jun Yang

City and County of Honolulu
 January 27, 2015

Joint Informational Briefing for Senate Committee on Human Services and Housing
 and House Committee on Housing

Project	Non-Profit Developer	Completion Date	Total
Completed Projects			
Villages of Moae Ku Phase I	Hui Kauhale	Oct 2012	64
Hale Mohalu II - Senior	Coalition for Specialized Housing	May 2013	164
Kooloaula Phase I	Mutual Housing Association of Hawaii	June 2013	120
Villages of Moae Ku Phase II	Hui Kauhale	Dec 2013	76
Hale Makana O Nanakuli	Hawaiian Community Development Board	Dec 2013	48
Total			472
Under Construction / Planned			
Hale Mohalu II - Family	Coalition for Specialized Housing	4th Qtr 2015	168
Villages of Moae Ku Phase III	Hui Kauhale	3rd Qtr 2016	52
Kooloaula Phase II	Mutual Housing Association of Hawaii	1st Qtr 2017	188
Affordable Housing for Artists in Kakaako	ArtSpace	NA	80
Total			488
Total Completed and Under Construction / Planned			960

HOUSING OAHU: Islandwide Housing Strategy

Executive Summary

Oahu is experiencing a housing crisis. Our current housing policies, programs, and investments are fragmented and need updating to address escalating needs. The marketplace is not building enough affordable housing to keep up with demand. Many people live in overcrowded homes, spend more than 45% of their incomes on combined housing and transportation costs, or are homeless. Oahu will need more than 24,000 additional housing units to address pent-up demand combined with new household formation. Over 18,000 or 75% of the total projected demand is for households earning less than 80% of area median income (AMI), or \$76,650. The demand is largely for rental units. In contrast, only 2,080 building permits per year on average have been issued over the last five years. Most of the homes constructed were for higher income households and for-sale units.

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.

This Islandwide Housing Strategy will address these needs through new and revised policies, incentives, regulations, and investments, in partnership with developers, builders, and other stakeholders.

Implementing the Housing Strategy will add over 4,000 units to the affordable housing inventory over five years. If the State continues funding affordable housing projects at a rate similar to the projects currently in the pipeline, and capitalizes on TOD opportunities on state lands, the five-year total increase could be over 8,000 units. If these policies and investment strategies prove effective and are continued over a fifteen year period, the identified demand for 24,000 housing units will be met. Major new initiatives include:

- **Affordable Housing Requirement.** This will apply to all development over a certain threshold. Current regulations (applied only to rezoning) only require affordability to be maintained for ten years. The new requirement will prioritize more affordable rental housing for lower income households, require affordability for a much longer period of time, and have sufficient flexibility to meet developers’ needs.

Current Unilateral Agreement Rules	Proposed Islandwide Requirements
Applies to projects needing rezoning at 10 units or more.	Applies to projects needing building permits for 10 units or more, with a different percentage for rental and for-sale.
Options: A minimum of 30% of total units must be affordable to those earning up to 140% AMI.	Three options: CONSTRUCTION ON-SITE: Rental: 15% of the units at up to 80% of AMI For-Sale: 30% of the units at up to 120% of AMI
Of this 30% , a minimum 20% of the total units must be affordable to those earning up to 120% AMI, of which 10% of the total units must be affordable to those earning up to 80% AMI.	CONSTRUCTION OFF-SITE: Rental Only: 20% of the units at up to 80% of AMI IN LIEU OF CONSTRUCTION FEE: Fee equivalent to the cost of constructing a percentage of the total units as affordable (amount tbd).
Minimum required period of affordability 10 years.	Minimum required period of affordability 30 to 60 years.
<i>Note: HCDA Reserved Housing Rules for development in Kakaako require 20% of for-sale units (for 5 years) and 15% of rental units (for 15 years), both at up to 140% of AMI.</i>	

- **Transit-Oriented Development.** Building the rail system is a new driver. A toolkit of financial and zoning incentives will encourage developers to build more affordable housing near the rail stations. City investments in catalytic projects and public-private partnerships will help lead the market. Applying similar “transit-ready development” principles islandwide will help make sure that growth on the rest of Oahu is also compact, connected and walkable.
- **Accessory Dwellings.** The supply of rental housing in existing neighborhoods will be increased by updating zoning codes to allow accessory dwelling units (ADUs) to be added on existing single-family lots. Like ohana units – but not limited to family members – small cottages, additions, or converted garages will provide well-located, well-managed housing choices plus additional income for owners, or more accessible units for elders to move into as they ‘age in place.’ Between 17,000 and 22,000 rental units could be built under this program.

Strategic Action Plan: Major Initiatives

1. Increase Workforce Housing Inventory

- Adopt new Islandwide Affordable Housing Requirements to require longer affordability period at lower income levels in more projects.
- Increase affordable housing production and adopt benchmarks.

2. Increase Low-Income and Homeless Housing Options

- Acquire, develop, rehabilitate, and lease Housing First units.
- Leverage existing HUD funding to implement projects and to better coordinate and target homeless services.

3. Invest in Better Neighborhoods

- Develop affordable and workforce housing in mixed-use, mixed-income catalytic TOD projects, using public-private partnerships.
- Adopt a housing finance toolkit with incentives to stimulate private investment.
- Rehabilitate existing housing and invest in neighborhood infrastructure.

4. Update Policies and Regulations to Promote Housing Production

- Adopt Neighborhood TOD Plans and update ordinances, zoning and parking requirements to make it easier to build mixed-use projects near rail stations.
- Expand zoning for multi-family, ohana and accessory dwelling units (ADUs) for affordable rental housing.
- Revise housing construction standards and building codes.

5. Coordinate Implementation and Measure Progress

- Establish a strategic development office to fast-track implementation.
- Track production and inventory of affordable housing.

Acting together on this Strategy will help us emerge from our housing crisis and build a more diverse and affordable housing stock over time. The recommended next step, after initial discussion with Council, is to reconvene stakeholder groups for review, present the policy to other interested parties, and then refine the recommendations for submittal to City Council. Adoption of the key principles as a policy will affirm the City’s commitment to the production, preservation and maintenance of well-located affordable and workforce housing.

Download Housing Strategy at www.honoluluapp.org/



Kauai County
Housing Agency
Kamuela Cobb-Adams

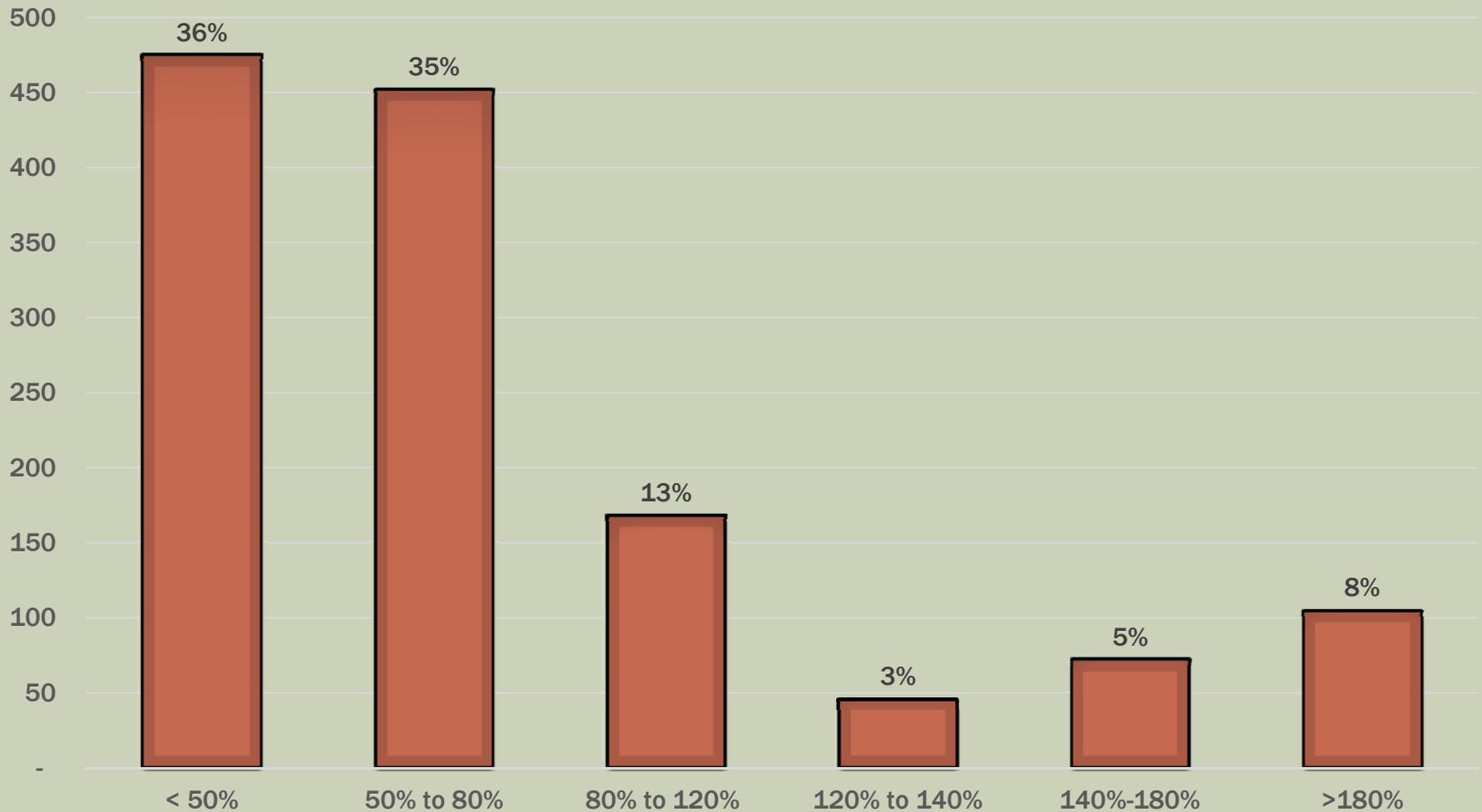
KAUA'I'S AFFORDABLE HOUSING

Kaua'i
County
Housing
Agency

January 2015

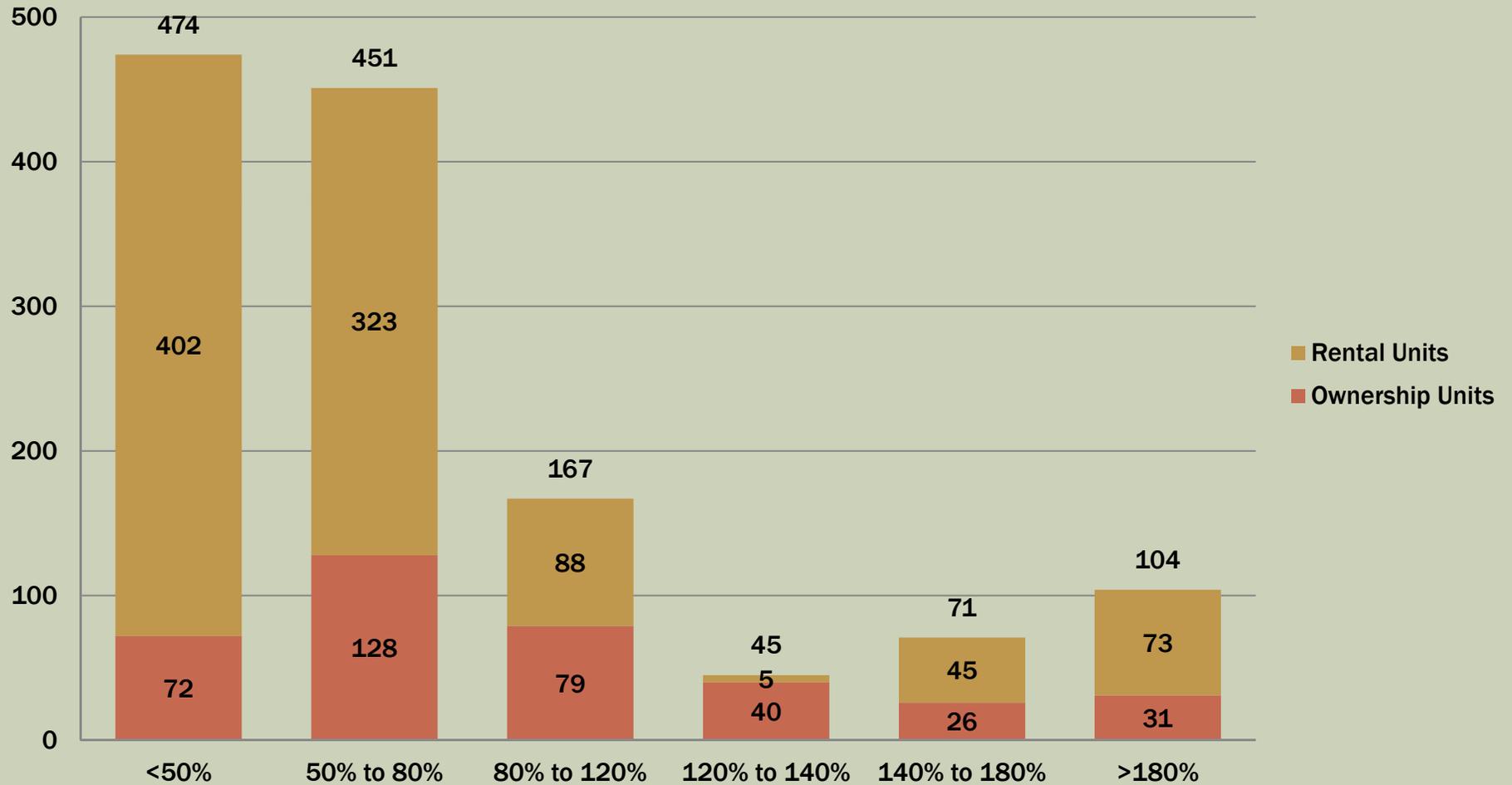
KAUA'I'S HOUSING NEEDS 1,312 UNITS BY 2016

HAWAI'I HOUSING PLANNING STUDY, 2011



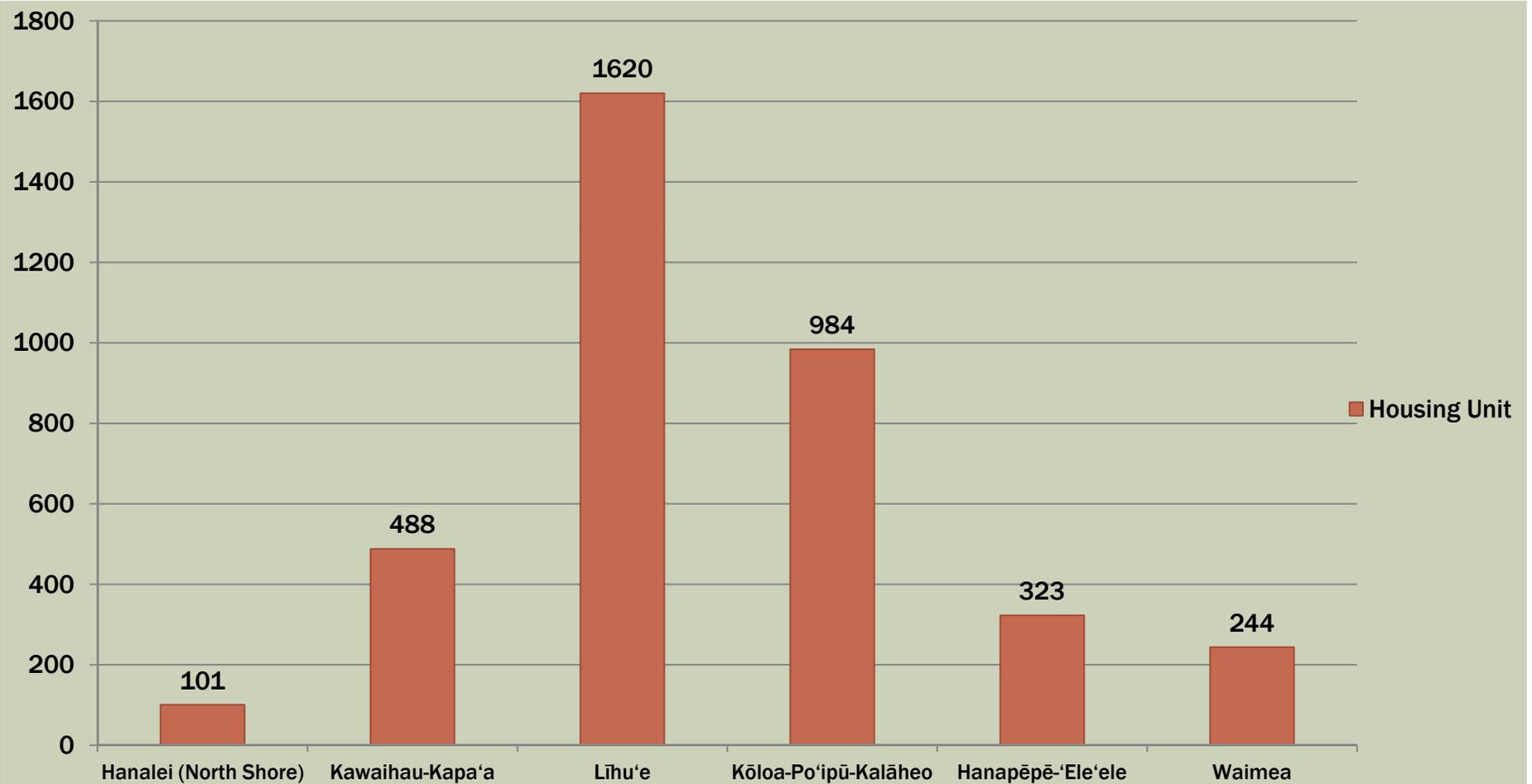
RENTAL & OWNERSHIP NEED BY 2016

HAWAI'I HOUSING PLANNING STUDY, 2011



3,760 HOUSING UNIT NEEDED FROM 2010 TO 2020

KAUA'I GENERAL PLAN UPDATE, FEBRUARY 2014



Housing Unit data includes approximately 16.4% seasonal, migrant, and housing units other than those for full time Kaua'i residents.

AFFORDABLE HOUSING DEVELOPMENT STRATEGY 2012-2017

Encourage, support and initiate the preservation and development of affordable housing to meet the needs of Kauai's population.

- *Identify and develop properties that are ideal for affordable housing.*
- *Leverage county resources to support and encourage development of affordable housing.*
- *Purchase and/or accept land/housing with off-site infrastructure suitable for the public/private development of affordable housing units through Ordinance 860 or other ordinances.*
- *Organize stake holders' common interest in order to partner & collaborate on efforts to leverage development resources.*
- *Actively support affordable housing projects through the organization of an Affordable Housing Task Force and by implementing "Fast Track Permitting" by the County of Kauai.*
- *Establish policies to "fast track" affordable housing development under Section 201H-38, HRS:exemption from statutes, ordinances, charter provisions, and rules.*
- *Track and participate in County, State, and Federal legislation.*
- *Amend Ordinance 860 to better support and promote affordable housing through developer exactions.*

PA`ANAU VILLAGE PHASE 2



Assisted Kaua'i Housing Development Corporation complete development of a 50-unit affordable rental housing project in Kōloa serving low-income households below 60% of AMI.



'ELE'ELE ILUNA - KAUA'I HABITAT



Site construction will be complete for 'Ele'ele Iluna Phase 2 by February 2015 with self-help home construction to follow. Infrastructure improvements for the first 48 lots is financed with \$1.92 million in HUD HOME funds.

RICE CAMP SENIOR HOUSING LIHUE, KAUAI

PHASE 1 - 60 rentals, construction complete March 2015

- COST \$15M – LIHTC Equity (\$11M), Kaua'i County (\$1.4M), HUD HOME (\$1.2), private (\$1.4M)



KOLOPUA PRINCEVILLE, KAUAI

44 rentals, construction complete August 2015

- COST \$16.3M - LIHTC Equity (\$11.3M), private (\$11.3M), HUD HOME (\$1M)



COST EFFECTIVE, DURABLE, LOW MAINTENANCE AND CREATIVE USE OF LOCAL MATERIALS.
 F1 - INTEGRALLY COLORED FIBERGLASS SHINGLE/GRAING. REDUCE HEAT GAIN. ZERO MAINTENANCE.
 F2 - GREEN SCREEN WITH DOUBLE ONE BLADING. DRIP FRO TO BLUNDER IN BLAZER FROM ROOF.
 F3 - D.L. CATCHMENT FROM PRIMARY ROOF TO CATCHMENT BASIN FOR RAIN GARDENS.
 F4 - CONCRETE RAIL SYSTEM. ZERO MAINTENANCE. DURABLE. LOW PRICE/COST.
 R1 - S.L. METAL ROOF - ALLOW FOR NON-PENETRATION FASTENING OF PHOTOVOLTAIC AND WATER CATCHMENT.
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LĪHU‘E COURT TOWNHOMES REHABILITATION



- **Awarded Mutual Housing Association of Hawai‘i \$711,000 in HOME funds in 2014 to carry out exterior rehabilitations for 9 residential buildings (73 rental units)**

RICE CAMP SENIOR HOUSING LIHUE, KAUAI

PHASE 2- 30 rentals, construction start March 2016

- COST \$11M – LIHTC Equity (\$8M), Kaua'i County (\$1M), HUD HOME (\$1), private (\$1M)



EAST ELEVATION



NORTH ELEVATION

BUILDING NO. 1 - EXTERIOR ELEVATIONS

0 4 8 16 32
SCALE: 1/16" = 1'-0"

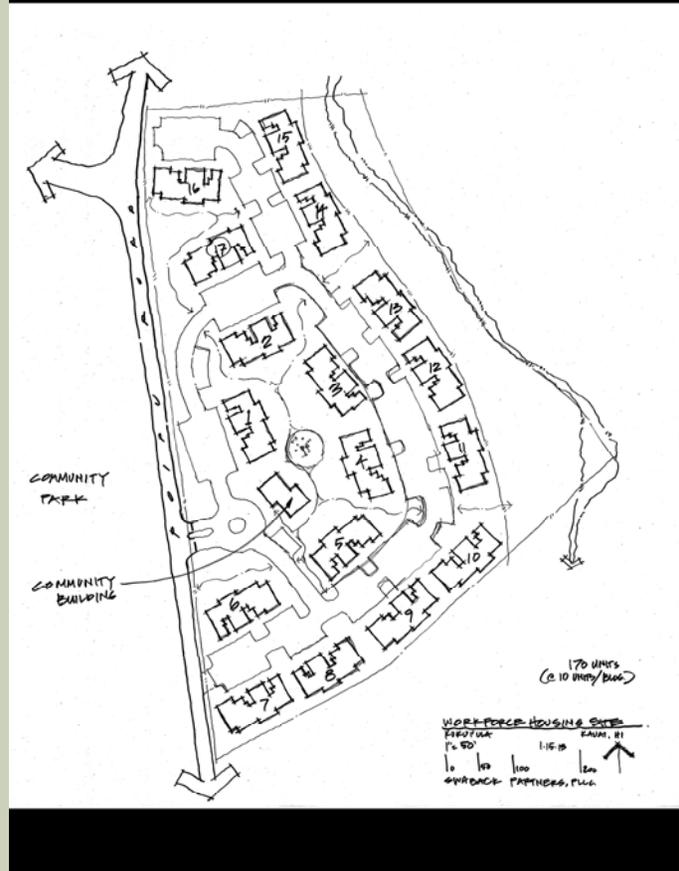


RICE CAMP SENIOR HOUSING
VITUS GROUP
JANUARY 24, 2013

POIPU WORKFORCE

POIPU, KAUAI

- Kukuiula Zoning Exactions provides land and infrastructure to the County of Kauai for 130+ workforce housing units. (≤140% AMI)
- Environmental and preliminary engineering to start in March 2015.
- Request for Proposals issued in later 2015.



LIMA OLA `ELE`ELE, KAUAI



A 75-acre master planned community that will integrate workforce housing into a built environment that promotes healthy and sustainable lifestyles.



LIMA OLA

`ELE`ELE, KAUAI



Project Summary:

- 550 multi-family and single family homes (rental & fore-sale) for families at or below 140% of the area median income. *(140% AMI and below make up 87% of the homes needed on Kaua'i by 2016)*
2011 Hawai'i Housing Planning Study
- Sustainable design will incorporate energy saving/production, storm water mitigation, and other green building concepts.
- A "Built Environment" that provides recreational opportunity and linkages, greater economic vitality, civic energy and strengthen the region's sense of community.
 - Multi-use paths will extend beyond the project borders to provide pedestrian/cycling options for transportation and recreation.
 - Public transit – new & improved bus stops accessible by multi-use path.
 - Connectivity via road and pedestrian improvements provide access to school, stores, & community resources.
 - Community center & park (gardens, exercise, and meeting)

POTENTIAL HOUSING EXACTIONS

KAUA'I COUNTY HOUSING ORD. 860

- Kohea Loa (Lihue) – DR Horton
- Koloa Camp (Koloa) – Grove Farm
- Coco Palms Resort Workforce (Wailua) – Coco Palms
- Hanalei Plantation Resort (Princeville) – Ohana Real Estate Investors



Senate Committee on Human Services & Housing and House Committee on Housing

Informational Briefing on statewide need for housing in Hawaii

Tuesday, January 27, 2015

1:15pm-2:45pm

State Capitol, Room 016