September 20, 2018

The Honorable Ernest Y. Martin
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

Subject: Resolution 18-158, FD1 - Requesting an Update on the Status of the City Administration’s Action Plan Addressing the Public Health and Safety Issues Associated with Concentrations of Homeless Persons in the City and County of Honolulu Who May be Subject to Prohibitions Against Obstructions on Public Sidewalks or Illegal Lodging.

The Administration appreciates the opportunity to update the City Council, as well as the entire community, of plans and commitments to direct resources to solve the chronically homeless problem from a human services perspective.

We acknowledge that you are most familiar with your district, and thus we are writing to request your ideas and suggestions for inclusion in the requested report. Resolution 18-158, FD1 specifically requires “Identification of the actions that City agencies and their contractors/provider agencies will undertake with respect to FY 2018 and FY 2019 appropriations to implement homeless housing and services solutions in each of the nine City Council districts.” Please provide your top three preferred sites and corresponding uses within your own City Council district to include as potential locations of a homeless shelter, navigation center, Housing First units or other solution.

To facilitate your review, we are providing excerpts from the recently published Affordable Rental Housing Report and Ten-Year Plan¹ prepared by the State of Hawaii,

¹ http://files.hawaii.gov/dbedt/op/spb/AffordableRentalHousingReport_10YearPlan.pdf
Department of Business, Economic Development and Tourism, Office of Planning. Lands were identified as public versus private and divided into tiers of development suitability with Tier 1 being those most suitable for near-term development. The enclosed Appendix C contains maps of public lands ranked by development suitability.

We look forward to hearing your thoughts and ideas by September 30, 2018. If you prefer to discuss further, please contact me at 768-7760.

Sincerely,

Pamela A. Witty-Oakland
Director

Enclosure

APPROVED:

Roy K. Arlemi, Jr.
Managing Director
AFFORDABLE RENTAL HOUSING REPORT AND TEN-YEAR PLAN

Special Action Team on Affordable Rental Housing Report to the Hawai‘i State Legislature, in Response to Act 127 (Session Laws of Hawai‘i 2016)

July 2018
Honolulu, Hawai‘i

PREPARED BY:
THE OFFICE OF PLANNING
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
STATE OF HAWAI‘I
Special Message from Governor David Y. Ige

In response to the Affordable Rental and Housing Report and Ten-Year Plan

July 27, 2018

As this report makes clear, Hawai‘i’s decades-long affordable housing shortage requires solutions that will span multiple state administrations, receive consistent, multi-year funding from the Legislature, involve all four counties, rely on partnerships with the private sector, and are embraced by community members statewide.

Many of the barriers to building more affordable homes identified by the Special Action Team have been discussed for years. What makes this report different?

This is the first time that parcels of land suitable for rental housing that is affordable for low- and moderate-income families, as well as the remainder of our residents, have been identified and mapped using the State’s Geographic Information System. Together, approximately 10,688 acres of state, county and private lands have been prioritized for rental housing through 2026.

In addition, this report sets housing production goals for each of the counties, recommends specific implementation actions, and clearly identifies the entities responsible for ensuring steady progress.

Finally, this report plainly indicates that a whole-community response is needed to build at least 22,500 affordable rental housing units by 2026 as specified in Act 127 (2016). Government, private sector and community members will all contribute to our shared success. Community support might be the single most important factor in achieving success, as public sentiment will drive government funding and influence project sites.

Mahalo to the Special Action Team members who worked diligently to develop this living document. I am committed to working with the Legislature, counties, private sector and the community to achieve our affordable housing goals. Together, we can do great things.

With warmest regards,

DAVID Y. IGE
Governor, State of Hawai‘i
Special Action Team on Affordable Rental Housing

CHAIR
OFFICE OF PLANNING
Leo Asuncion, Director

KAUA'I COUNTY
Gary Mackler, Representative
Kaua'i County Housing Agency

HAWAI'I HOUSING FINANCE AND DEVELOPMENT CORPORATION
Craig K. Hirai, Executive Director

STATE SENATE
Will Espero, Former Chair, Senate Committee on Housing

HAWAI'I PUBLIC HOUSING AUTHORITY
Hakim Ouansafi, Executive Director

STATE HOUSE OF REPRESENTATIVES
The Honorable Mark Hashem
Member, House Committee on Housing

HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY
Garett H. Kamemoto, Interim Executive Director

AFFORDABLE HOUSING ADVOCACY
Rev. Bob Nakata
Faith Action for Community Equity

HAWAI'I COUNTY
Neil S. Gyotoku, Administrator
Office of Housing and Community Development

NON-PROFIT DEVELOPERS
Keith Kato, Executive Director
Hawai'i Island Community Development Corporation

CITY AND COUNTY OF HONOLULU
Marc Alexander, Executive Director
Mayor's Office on Housing

FOR PROFIT DEVELOPERS
Stanford Carr, President
Stanford Carr Development, LLC

MAUI COUNTY
Carol Reimann, Former Director
Department of Housing and Human Concerns
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Tier Ranking System

Public and private lands were divided into tiers of development suitability using tier scoring criteria and a point-based three-tier ranking system developed by the Statewide GIS Program:

1. Tier 1 public lands are those most suitable for near-term development based on factors including proximity to infrastructure and SLUD Urban designation, excluding any parcels owned by the Department of Hawaiian Homelands (DHHL);

2. Tier 2 public lands are those less suitable for near-term development due to factors such as distance to infrastructure, but, like Tier 1, include only SLUD Urban lands not owned by DHHL; and

3. Tier 3 public lands are the least suitable for near-term development, including those classified as SLUD Agricultural or Rural lands and parcels owned by DHHL.

The tier ranking system for private lands is the same as that for public lands, absent any consideration of DHHL ownership.

Exhibit B, Tier Criteria and Scoring, outlines the scoring and ranking criteria for each county, developed by the Statewide GIS Program for the SAT. Examples include sources of data; zoning districts; points assigned for differing infrastructure elements (for example, proximity to rail, bus, or main arterials); and the number of points required to be placed in Tiers 1, 2, or 3.

The total acreage of public and private lands in Tiers 1, 2, and 3 for each county are shown in the below tables.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Tier 1 Acres</th>
<th>Tier 2 Acres</th>
<th>Tier 3 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>557</td>
<td>1,200</td>
<td>301,238</td>
</tr>
<tr>
<td>County</td>
<td>96</td>
<td>164</td>
<td>4,344</td>
</tr>
<tr>
<td>Private</td>
<td>3,558</td>
<td>11,010</td>
<td>687,945</td>
</tr>
<tr>
<td>Total Acres</td>
<td>4,211</td>
<td>12,374</td>
<td>993,527</td>
</tr>
</tbody>
</table>
Table 6 – Summary of Honolulu County Public and Private Lands Acreage

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Tier 1 Acres</th>
<th>Tier 2 Acres</th>
<th>Tier 3 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>1,548</td>
<td>2,741</td>
<td>13,104</td>
</tr>
<tr>
<td>County</td>
<td>446</td>
<td>1,708</td>
<td>1,104</td>
</tr>
<tr>
<td>Private</td>
<td>1,863</td>
<td>2,110</td>
<td>80,695</td>
</tr>
<tr>
<td>Total Acres</td>
<td>3,888</td>
<td>6,566</td>
<td>94,885</td>
</tr>
</tbody>
</table>

Table 7 – Summary of Kaua‘i County Public and Private Lands Acreage

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Tier 1 Acres</th>
<th>Tier 2 Acres</th>
<th>Tier 3 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>149</td>
<td>236</td>
<td>20,283</td>
</tr>
<tr>
<td>County</td>
<td>88</td>
<td>115</td>
<td>265</td>
</tr>
<tr>
<td>Private</td>
<td>398</td>
<td>1,586</td>
<td>39,508</td>
</tr>
<tr>
<td>Total Acres</td>
<td>635</td>
<td>2,937</td>
<td>60,056</td>
</tr>
</tbody>
</table>

Table 8 – Summary of Maui County Public and Private Lands Acreage

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Tier 1 Acres</th>
<th>Tier 2 Acres</th>
<th>Tier 3 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>539</td>
<td>516</td>
<td>57,112</td>
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<tr>
<td>County</td>
<td>257</td>
<td>15</td>
<td>1,597</td>
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<tr>
<td>Private</td>
<td>1,189</td>
<td>4,439</td>
<td>248,054</td>
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<tr>
<td>Total Acres</td>
<td>1,985</td>
<td>4,970</td>
<td>306,763</td>
</tr>
</tbody>
</table>

The Tier Maps for each county, produced by the Statewide GIS Program for the SAT, are described below.

- Maps identifying Tiers 1, 2, and 3 of state, county, and private lands suitable for the development of affordable rental units.
- Tables of Tier 1 public lands, delineating TMKs, ownership, acreage, land cover, and notations of the visible structures on the parcels.

Tier Maps for each county are included in Appendix C and Tables of Tier 1 Public Lands for each county, as of June 30, 2018, are included as Appendix D.