Act 209 (SLH 2018): Ohana Zones Program Update

October 11, 2021



Photo: Kealaula at Pua Loke Affordable Housing for Homeless Families

What is an Ohana Zone?

An Ohana Zone is a place:

(1) That has a program to address basic needs of individuals experiencing homelessness; and

(2) Where wrap-around services, social and health care services, transportation, and other services may be offered with the goals of alleviating poverty and transitioning individuals experiencing homelessness into affordable housing.


Kumuwai
(Oahu)


Hale Hanakahi
(Hawaii Island)


HONU
(Oahu)


Huliau
(Maui)


Kealaula
(Kauai)

Act 209 (2018) and Act 128 (2019)

- Appropriated $32M for Ohana Zones
- Established a temporary pilot program through June 2023.
- Required a minimum of six projects – three (3) sites on Oahu and one (1) site each on Maui, Kauai, and Hawaii island.
- Provided the Governor with flexibility to designate different State agencies to implement the program.
- Requires annual status reports to the Legislature.



November 2019: Keolahou Emergency Shelter blessing.

Ohana Zone Development Process



Identified and assessed vacant State and County lands and facilities not actively in use.



Identified opportunities to leverage additional funding and in-kind contributions.



Examined local data from the Point in Time Count (PITC) and Housing Inventory Count (HIC).

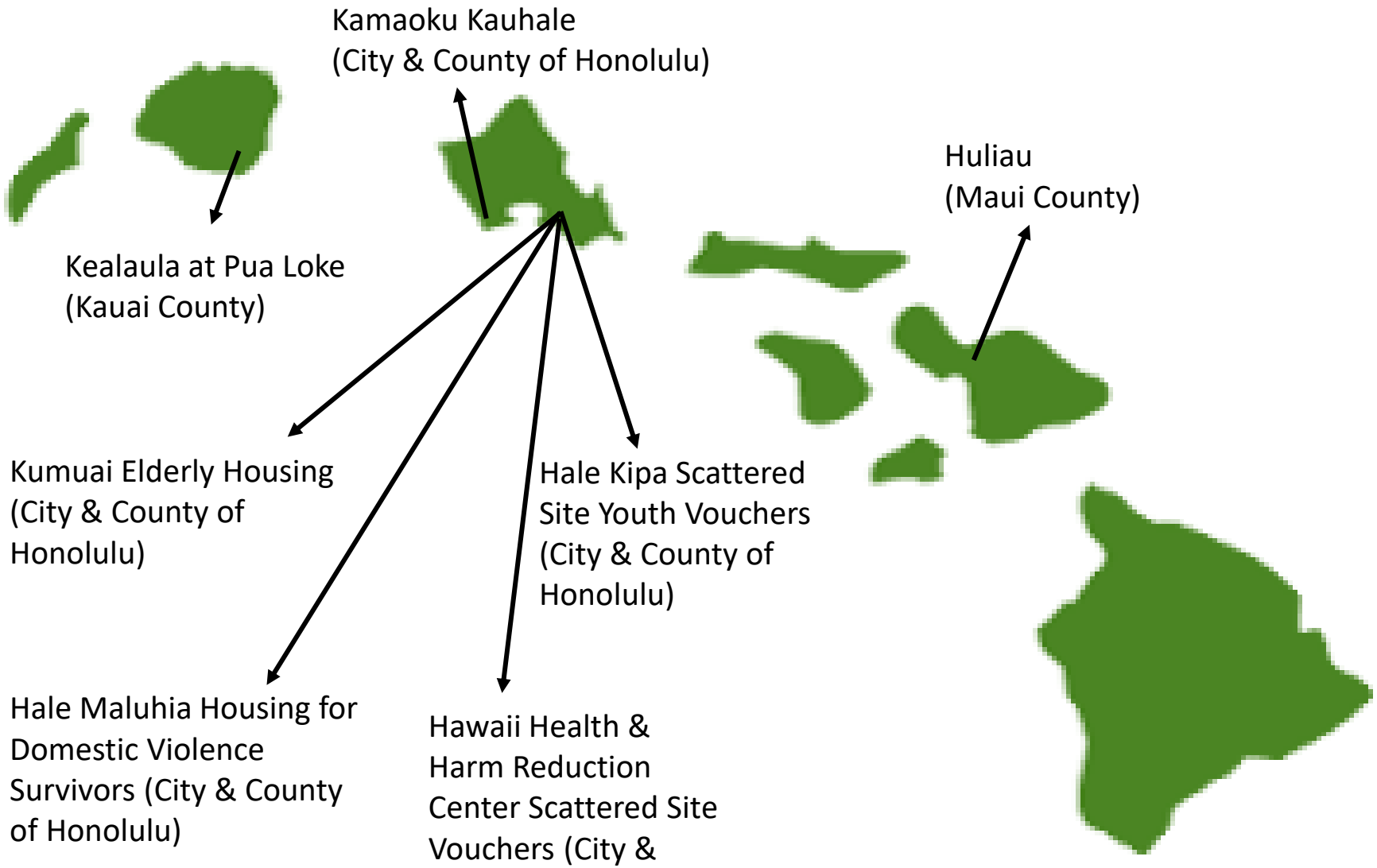


Partnered with the four counties to identify needs in their local communities.

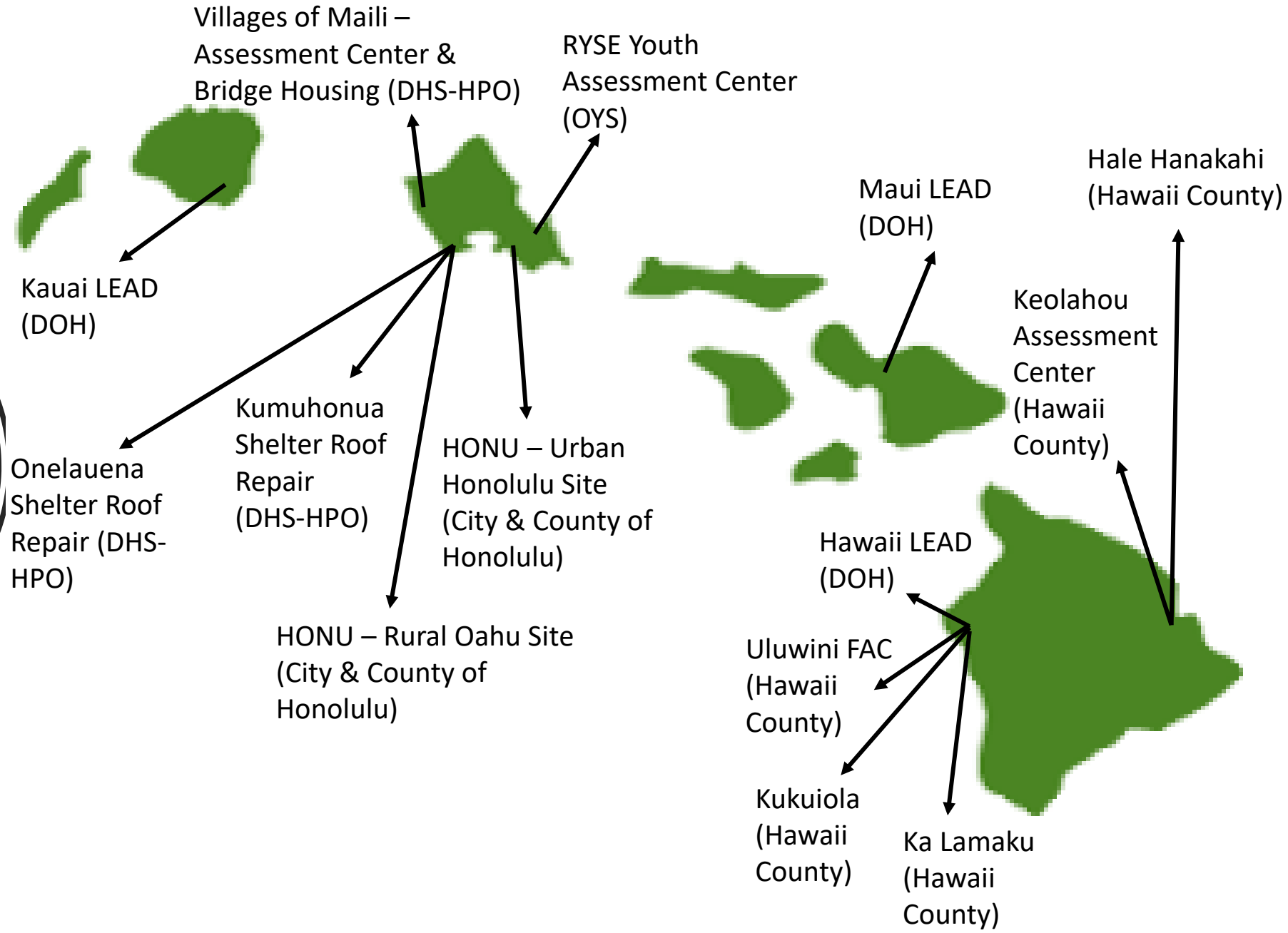


Established 20 different Ohana Zone sites to provide permanent housing, as well as increase outreach and shelter capacity.

Ohana Zones: Building Permanent Housing Capacity



Ohana Zones: Building Shelter & Outreach Capacity



Ohana Zone Timeline



July – Dec 2018

- Program development and planning.
- Identification of State agencies to administer funds and contract services.
- Identification and vetting of State and County facilities and lands.

Calendar Year 2019

- Launch first round of projects in Spring 2019 (VOM, RYSE, LEAD, Roof Repair).
- Launch second round of projects in Fall 2019 (Keolahou and HONU).
- Began evaluation and reporting.

Calendar Year 2020

- Launch third round of projects in Spring 2020 (Hale Maluhia, Scattered Site Vouchers, Uluwini FAC, Kumuwai).
- Adapted programs for COVID response (HONU, Hale Hanakahi & Ka Lamaku)
- Transitioned LEAD programs to ADAD funding.
- Launch fourth round of projects in Fall 2020 (Kealaula at Pua Loke).
- Continue evaluation and reporting.

Calendar Year 2021

- Launch fifth round of projects in Spring 2021 (Huliau).
- Ramp down first round projects (VOM and RYSE).
- Launch sixth round of projects in Fall 2021 (Kamaoku Kauhale).
- Transition planning for projects.
- Continue evaluation and reporting.

Calendar Year 2022

- Launch seventh round of projects (Kukuiola).
- Continue to evaluate and assess remaining projects, including planning for longer-term sustainability.

Calendar Year 2023

- Ohana Zone projects will end in June 2023.

To date, two-thirds of Ohana Zone funding ($20,865,315.15) has been expended or in process of invoicing, and program is on track to expend program funds by June 2023.

Ohana Zone Impact
(as of September 30, 2021)

358 beds/units preserved

(includes beds that would otherwise have been lost due to needed repairs or lack of funding to continue program services)

469 new beds/units created

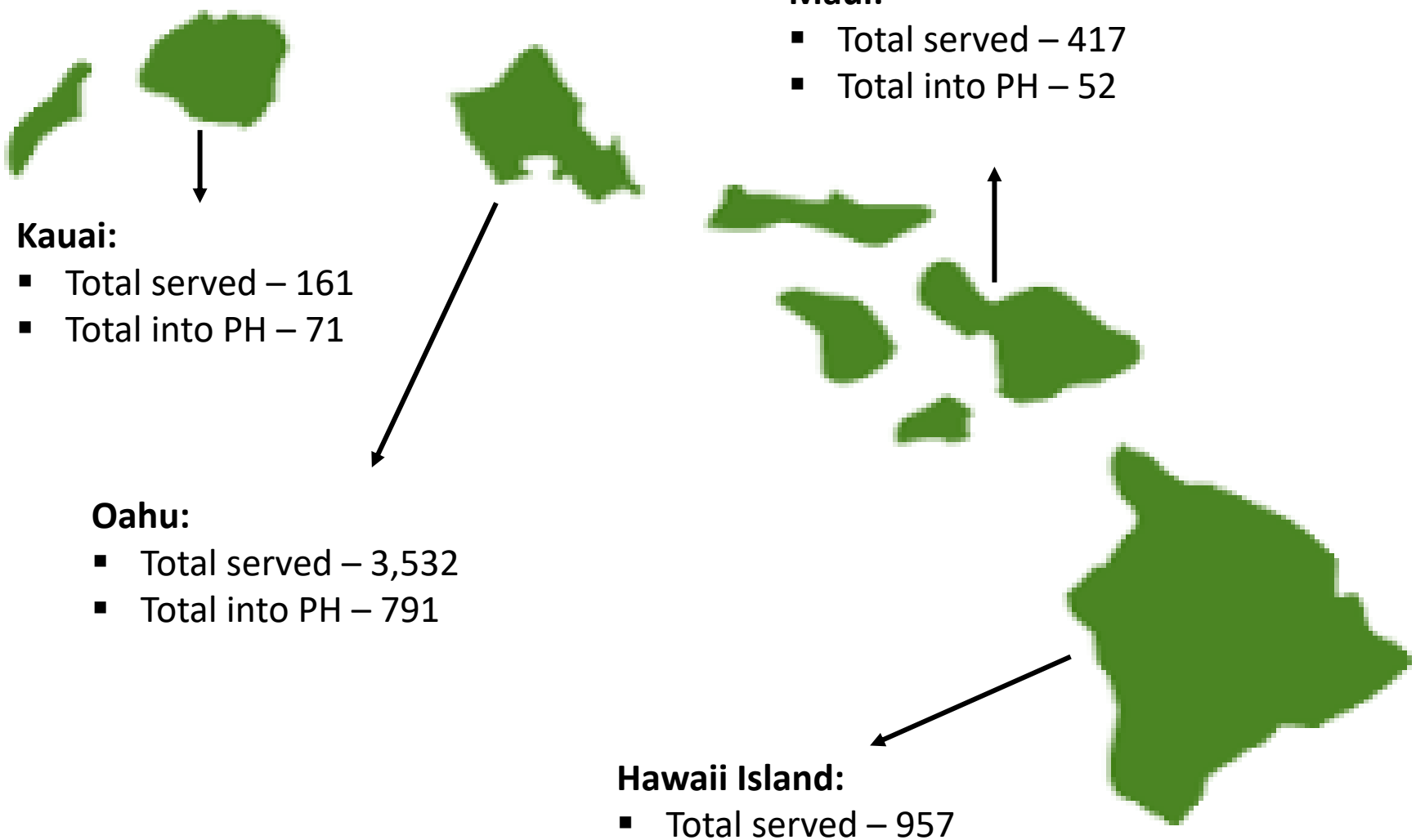
(includes beds created due to new construction or repurposing of facilities/land)

5,067 total individuals served

1,129 total individuals placed into permanent housing



Ohana Zones: Impact by Geographic Region



Kauai:
- Total served – 161
- Total into PH – 71

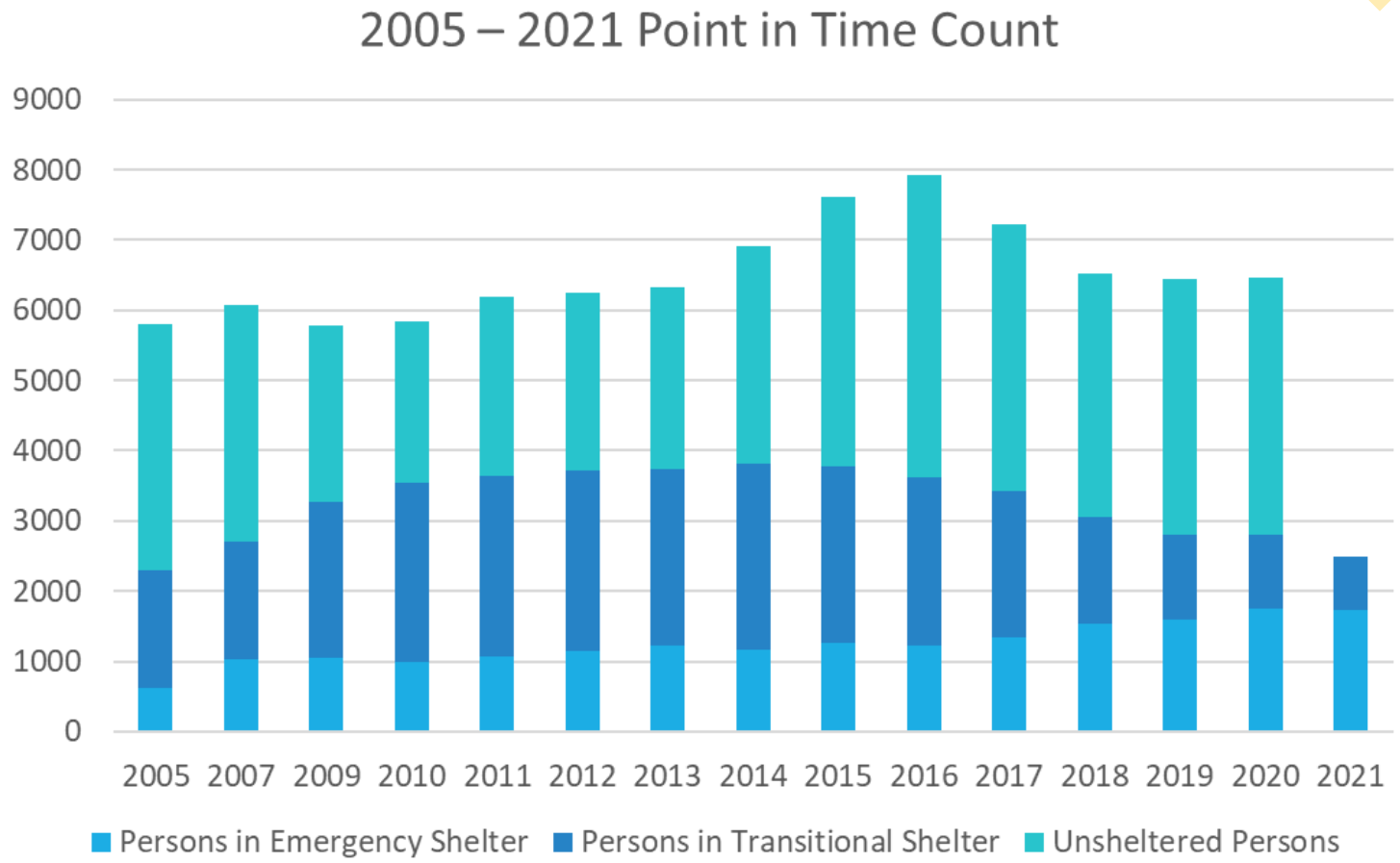
Oahu:
- Total served – 3,532
- Total into PH – 791

Maui:
- Total served – 417
- Total into PH – 52

Hawaii Island:
- Total served – 957
- Total into PH – 215

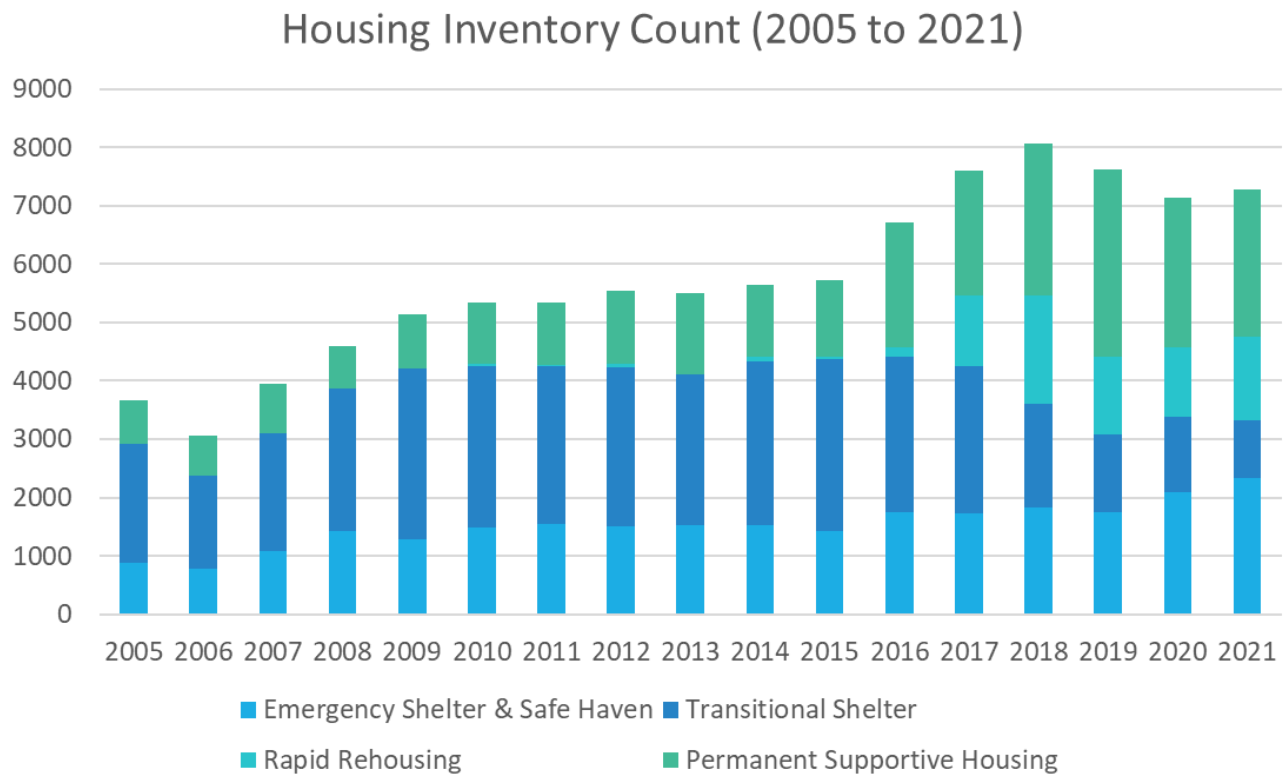
Analysis of Statewide Point in Time Count Over Time

- In 2021, no unsheltered count was conducted due to the COVID-19 pandemic.
- It is difficult to gauge the impact of the Ohana Zone program on the statewide homelessness PIT count.
- On Neighbor Islands, the number in Emergency Shelter increased by 128 compared to prior year.
- Ohana Zones may have contributed to increase in neighbor island sheltered count, indicating increased emergency shelter capacity.
- Does not reflect people staying in HONU program.



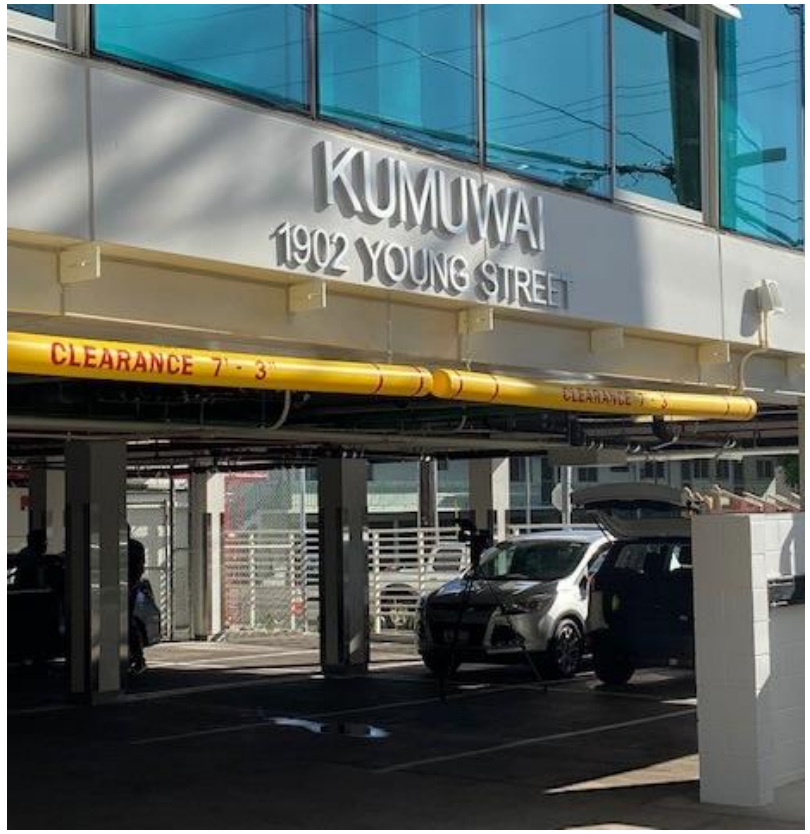
Ohana Zone Impact on Statewide Housing Inventory

- Between 2020-2021, the total number of permanent housing beds increased.
- Increase in emergency shelter beds between 2019-2021 – an increase of 33% (580 beds) statewide.
- Overall trends reflect change in federal, state and local funding and policy.
- HONU not included in counts.
- Ohana Zones appears to have a positive impact on increasing emergency shelter and permanent housing beds.





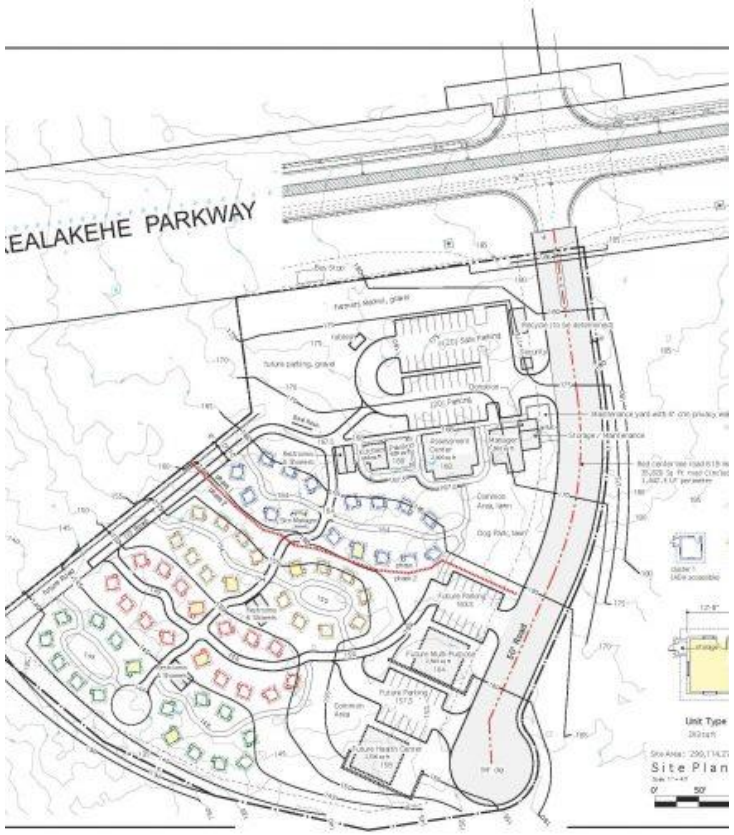




Ohana Zone Case Study:

Programs facilitate transition from encampment to housing

Opportunity for Leverage







- Capital funding for construction and infrastructure costs.
- Contributions of donated time and materials.
- Land for current and future projects.
- Ohana Zone investment enables longer-term expansion of housing (e.g. Huliau, Kukuiola)

Key Challenges

- Time needed for construction and site work caused delays in implementation for some projects.
- Unexpected impact of COVID-19 pandemic.
- Federal program guidelines may not include non-traditional housing or shelter projects (e.g. HONU or ‘tiny homes’).
- Sustainability of funding for programs beyond the pilot period.





COVID-19 Pandemic Response

- Ohana Zone contracts were modified to enable flexibility during the pandemic.
- On Hawaii Island, funds were utilized to bring online two new tiny home projects – Hale Hanakahi and Ka Lamaku – to increase shelter capacity.
- On Oahu, the HONU project was converted to POST (Provisional Outdoor Screening & Triage) to enable social distancing.















Our Newest Ohana Zone:
Kamaoku Kauhale

- Partnership between the Lieutenant Governor's Office, DHS, HPHA, City & County of Honolulu, HomeAid Hawaii, U.S. Vets, and many volunteers.
- Adds 37 new tiny home units of permanent housing for individuals transitioning out of homelessness.
- Ohana Zone funds provide start-up costs for rental subsidy and operating costs.
- Utilizes shared dining and gathering spaces to promote relationship building and community.

Questions?

- Phone: (808) 586-0193
- E-mail: gov.homelessness@hawaii.gov
- Ohana Zone Website: https://homelessness.hawaii.gov/ohana-zones





Ohana Zones Huliau Affordable Housing Project



Ohana Zones Huliau Affordable Housing Project

- Rehabilitation of the former UH Maui College dormitories
- Permanent Housing for 12 homeless families:

  45 Total individuals. **21** Adults, **24** Children.
- 4 Buildings on Property
  - Three apartment buildings with four, 2-bedroom/1 bath units in each
  - One multi-purpose community building (laundry, recreation, office space, mailboxes
- Completion Date: April 2021

What made the Huliau Project come to fruition:

- **$874,000 in Ohana Zone funding from the State Legislature in 2018 for Case Management and Property Management.**
- $5,000,000 from the State Legislature in DURF for construction.
- Partnering with HHFDC and the University of Hawai'i who collaborated closely with the County of Maui.
- Collaboration with the Office of the Governor's Coordinator on Homelessness

Tenant Selection Process

- Participants were all literally homeless prior to tenancy at Huliau.
- Participants were already working with a homeless service provider and entered into the Homeless Management Information System (HMIS) database.
- Participants were selected via the Coordinated Entry System (CES).
- Hale Mahaolu, the property manager, utilized their screening process for final selection of the participants.

Property and Case Management

- Property Management: Hale Mahaolu, Inc.
- Case Management: Family Life Center, Inc.



Under Construction 2020







COMPLETED APRIL 2021



12, FORMERLY HOMELESS FAMILIES, MOVED IN ON APRIL 19, 2021

Community Recreation Room



Community Recreation Room – Interior





Unit Interior - Living Room

Unit Interior - Bedroom



Unit Interior - Bathroom





Unit Interior - Kitchen

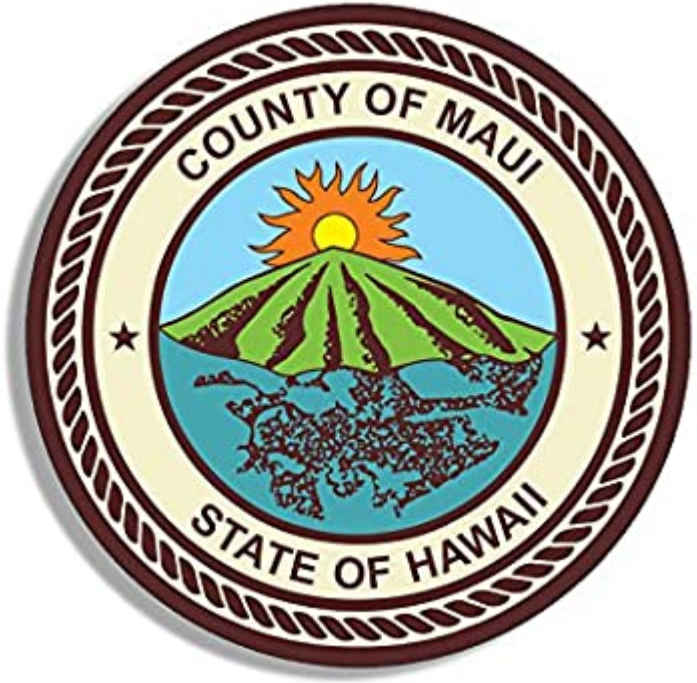
Additional Information

- Hale Mahaolu received a generous grant from A&B to purchase furniture for the community room.
- Family Life Center, utilizing other funding sources, provided the tenants with basic necessities such as beds, linen, and other household items.

Next Steps

- Landscaping – Housing Division has published a Request for Information, will lead to a budget amendment and Request for Proposals in FY 22
- Foundation maintenance – Housing Division will pursue foundation repairs as recommended during the rehabilitation stage (not urgent, but important for long-term maintenance)
- Consolidated EA, CIZ, SMA, as well as site assessment for future expansion is in progress – contracted with PBR Hawaii & Associates

MAHALO!



County of Kauai Housing Agency Ohana Zone – Kealaula on Pua Loke

Ashton Varner, Homeless Coordinator

DEVELOPMENT

- Governor's Emergency Homeless Proclamation
- Construction was funded by $2 million in 'Ohana Zone funds and $2.15 million in County funds.
- Location: Lihue "South Central"
- Total of 28-units
  - 11 one-bedroom duplexes (22 units)
  - 3 studio duplexes (6 units)
  - Management/laundry building
  - One additional studio duplex for additional social services

RESIDENCY STATISTICS

- From November 2020 to Sept 2021, Kealaula has served 31 households, a total of 71 individuals.
- Currently, Kealaula is serving 27 households, 67 individuals.
- 58% of households have come from the County's Shelter-In-Place beach parks.
- Since opening, 5 households have graduated into permanent housing.
- 18 households are approaching their 1 year anniversary at Kealaula.

CASE MANAGEMENT

- Wrap around supportive services and oversight of the project are being provided by Women In Need under a $2.3 million three-year funding agreement via DHS.
- Case management stands apart.
- Funding goes toward Property Management, Security, Outreach and Case Management.
- Partnerships with other agencies:
  - Legal Aid Society of Hawaii for Vital Documents, every last Thursday of the month
  - Hawaii Community Assets for financial education, 90% of HH has signed up for individualized counseling.

LOOKING FORWARD

- The County has allocated $4.2 million to construct a second “Kealaula Model” supportive housing project in southwest Kaua‘i and aspires to place similar projects in west and east Kaua‘i.

- New affordable housing apartments right next door to Kealaula have begun leasing up.

Office of Housing

Executive Director

Anton Krucky

Joint House and Senate Informational Briefing: Ohana Zones
October 11, 2021

State of Hawaii Contract for Health and Human Services DHS-19-GOV-0086

Issued June 15, 2019

AMOUNT: $4,500,000

TIME OF PERFORMANCE: June 15, 2019-June 14, 2022

TARGET POPULATION: Documented unsheltered, most vulnerable Chronically Homeless individuals living on the island of Oahu.

Two Amendments

SCOPE: Shall provide no less than 60 original, expanded to 96,units of Permanent Supportive Housing at a minimum of three original, expanded to four separate locations, or scattered sites, on the island of Oahu. Expansion to offer 36 vouchers to Kama'oku Kauhale.

Number of individuals served in all of the programs through 9/30/21 and how many have exited to other permanent housing arrangements.

- **Kumuwai:** 20 vouchers
  - 28 adults served
  - 8 exits for a variety of reasons

- **Hale Maluhia**: 20 vouchers
  - 25 adults and 44 children since they started
  - 5 adults and 8 children have exited to other housing

- **Hale Kipa:** 10 vouchers
  - 1 client entered during this period
  - 1 client exited to Section 8
  - 12 unique individuals served

- **HHHRC:** 10 vouchers
  - 2 clients entered during this period
  - 0 clients exited
  - 10 unique individuals served

- **Kama'oku Kauhale:** 36 vouchers
  - Contract with US Vets being finalized
  - Policies and Procedures being finalized

OHANA ZONE LIFT MOBILE NAVIGATION CENTER (AKA HONU)

OHANA ZONE CONTRACT: DHS-19-GOV-0079
AMOUNT: $6,000,000
TIME OF PERFORMANCE: May 22, 2019 to May 21, 2022

PURPOSE:

The purpose of this Contract is to implement Homeless services through Lift Mobile Navigation Centers, which are intended to provide temporary overnight shelter and facilitate linkages to Social Services until access to Emergency Shelter, Transitional Shelter, Permanent Housing or other housing or treatment options are available.

HONU

PROGRAM OUTCOMES:

The Lift Mobile Navigation Center pilot program re-branded to Homeless Outreach and Navigation for the Unsheltered (HONU) has a contract goal of no less than 2 navigation centers be deployed and that a minimum 300 individuals shall complete an initial assessment over the three-year period.

HONU PRE-PANDEMIC (DEC 2019 – March 2020)
- 427 unsheltered individuals assisted/serviced
- 257 navigated to more permanent living arrangements

POST 2020 (April 2020-Dec 2020 *CARES funded period*)
- 976 unsheltered individuals assisted/serviced
- 434 Navigated to more permanent living arrangements

HONU/POST 2021 (blended model)
- Over 895 unsheltered individuals assisted/serviced
- 442 navigated to more permanent living arrangements

TOTAL HONU/POST PROGRAM OUTCOMES (Dec 2019-Current)
- **2298 total unsheltered individuals assisted**
- 1133 navigated to more permanent living arrangements

as of October, 2021, the program is approximately 750% above the contract required performance outcomes

HONU/POST POSITIVE PLACEMENTS	
SHELTER	897
TREATMENT	36
RELOCATED	50
REUNITED WITH FAMILY	95
PERMANENT HOUSING	55
TOTAL PLACEMENTS	**1133**

HONU

EXPENDITURES:

- From August 2021 to September 2021 HONU monthly operating expenditures averaged about $250,000 per month. This amount varies based on the number of participants and support needed.
- Staff salary including case management and HPD Officer support accounts for 71% of operating expenditures.
- 5% of expenditures are allocated to subcontracts.
- 14% is allocated for current expense including supplies
- 10% was expended to purchase large equipment, shelters, vehicles and hygiene trailers to launch the program.

Mahalo!

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