

EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

Testimony of **James Koshiba**
Governor's Coordinator on Homelessness
Before the
Senate Committees on Housing & Health and Human Services
February 7, 2023
2:00 p.m., Conference Room 225

In consideration of
Senate Bill 881
RELATING TO HOMELESSNESS

Aloha Chair San Buenaventura, Chair Chang, and Committee Members,

I am writing in support of SB881 and to offer comments.

This bill is aligned with the Governor's priorities on homelessness, including an emphasis on creating or acquiring more permanent supportive housing for people experiencing homelessness, and who may need supportive services, once housed. This can include people with mild or acute physical, mental, or behavioral health needs, as well as individuals who may just need case management or social supports to sustain their housing.

As recognized by this bill, permanent supportive housing is a key component to reduce and end homelessness. Without long term or permanent places for our people to go, they instead cycle in and out of temporary shelters or jail, and on and off the street.

I defer to HPHA on implementation issues, and would offer only one suggestion: I would encourage *not* restricting eligibility to "chronically homeless" individuals. The legal definition of "chronically homeless" includes only those people who have a diagnosed physical disability, mental illness, or addiction and who are verified as having been "homeless continuously for at least twelve months or, homeless on at least four separate occasions in the last three years..." (HRS §346-378). Many individuals experiencing homelessness do not meet this legal definition. For example, individuals who enter a hospital or treatment program for ninety days or more lose their status as "chronically homeless," even if they were homeless before their stay, and are discharged back into homelessness after their stay. Other individuals may meet the definition of "chronic homelessness" in fact, but struggle to obtain or retain documentation of their diagnosed disability or their length of time on the street.

Recipient Name
February 6, 2023
Page Two of Two

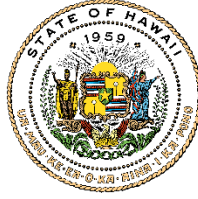
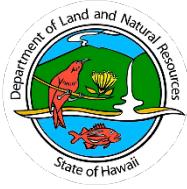
Rather than restricting eligibility to the federal definition of “chronic homelessness,” I would suggest that eligibility be defined using the existing process of homeless verification letters provided by recognized homeless services providers. Additional requirements may, of course, be crafted by the administering agency.

Mahalo,

James Koshiba
Governor’s Coordinator on Homelessness

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

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LAND
STATE PARKS

Testimony of
DAWN N. S. CHANG
Chairperson

Before the Senate Committees on
HOUSING
and
HEALTH AND HUMAN SERVICES

Tuesday, February 7, 2023
2:00 PM

State Capitol, Conference Room 225 & Videoconference

In consideration of
SENATE BILL 881
RELATING TO HOMELESSNESS

Senate Bill 881 proposes to: (1) Authorize the issuance of general obligation bonds for the development and construction of permanent supportive housing; and (2) Direct the Hawaii Housing Finance and Development Corporation (HHFDC) to prioritize the construction of permanent supportive housing for any federal low-income housing tax credits. **The Department of Land and Natural Resources (Department) appreciates the intent of this measure and offers the following comments.**

The proposed bill specifically prescribes that the Department shall assist the Hawaii Public Housing Authority (HPHA) by “providing suitable public lands” for this project. Lands best suited for public housing developments are those in the urban core with multifamily residential zoning and with necessary infrastructure (water, sewer, drainage, and electricity) in place or available for connection nearby. The Department notes that it generally does not have these kinds of lands readily available in its inventory but is nevertheless willing to work with HPHA to identify public lands under the Department’s management that could potentially be developed for housing with a substantial investment in securing land entitlements and necessary infrastructure. Any such lands may be limited to rural areas primarily on the neighbor islands (with little or no infrastructure) as the Department already opened its inventory of unencumbered lands and transferred selected parcels to HHFDC for affordable homes/rentals. The Department has also worked with the various agencies and the counties on potential sites for homeless shelter and programs.

Finally, the Department notes that its “developed” commercial and industrial properties in urban areas support and fund the public trust natural and cultural resource management purposes of the Department. The revenues collected by the Department’s Land Division cover the entire annual operating budget for the Land Division, the Department’s Office of Conservation and Coastal Lands, and the Dam Safety and Mineral Resources Programs of the Department. The revenues fund over 80 Department staff positions, including 5 positions within the Commission on Water Resource Management, and provide funding support to the Division of State Parks and various resource protection programs administered by the Division of Forestry and Wildlife such as the protection of threatened and endangered species, removal of invasive species, wildland firefighting and lifeguard services.

Mahalo for the opportunity to comment on this measure.

JOSH GREEN, M.D.
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

IN REPLY PLEASE REFER TO:

677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620
FAX: (808) 587-0600

Statement of
DENISE ISERI-MATSUBARA
Hawaii Housing Finance and Development Corporation
Before the

**SENATE COMMITTEE ON HOUSING
AND
SENATE COMMITTEE ON HEALTH AND HUMAN SERVICES**

February 07, 2023 at 2:00 p.m.
State Capitol, Room 225

In consideration of
S.B. 881
RELATING TO HOMELESSNESS.

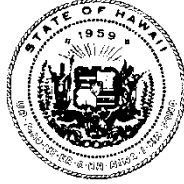
HHFDC supports the intent of and provides comments on this measure, which authorizes the issuance of general obligation bonds to the Hawaii Public Housing Authority (HPHA) for the development and construction of permanent supportive housing (PSH) for certain vulnerable individuals and requires HHFDC to consider any available federal Low-Income Housing Tax Credits (LIHTC) needed for construction of permanent supportive housing.

HHFDC agrees that homelessness is one of the most pressing problems in the state and believes that the state must continue to increase investments in housing to address the shortage as well as chronic homelessness.

However, HHFDC's primary concern is that the one-time infusion of funds to build the housing facility needs to be accompanied by a continual stream of funding to cover the on-site supportive services and the maintenance of the facilities over the life of the building to be successful. This continual stream for long-term funding must be in place before lenders and investors would be willing to invest in PSH.

Thank you for the opportunity to provide testimony.

JOSH GREEN, M.D.
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
SENATE COMMITTEE ON HOUSING
&
SENATE COMMITTEE ON HEALTH AND HUMAN SERVICES

Tuesday, February 7, 2023
2:00 PM – Room 225, Hawaii State Capitol

In consideration of
SB 881
RELATING TO HOMELESSNESS

Honorable Chair Chang and Chair San Buenaventura, and Members of the Senate Committee on Housing and Senate Committee on Health and Human Services, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 881, relating to homelessness.

The Hawaii Public Housing Authority (HPHA) **supports** the enactment of SB 881, which authorizes the issuance of general obligation bonds for the development and construction of permanent supportive housing for certain vulnerable individuals.

While we are not a homeless agency, the HPHA believes in developing supportive housing for certain vulnerable individuals and stands ready to assist the Legislature in this endeavor. The HPHA looks at this measure as an opportunity to be part of the overall solution needed to address all housing and homeless related issues in Hawaii.

The HPHA appreciates the opportunity to provide the Committees with its testimony regarding SB 881. We thank you very much for your dedicated and continued support.

TESTIMONY IN SUPPORT OF SB 881

TO: Chair Chang, Vice Chair Kanuha, & Housing Committee Members
Chair San Buenaventura, Vice Chair Aquino, & HHS Committee Members

FROM: Nikos Leverenz
Grants & Advancement Manager

DATE: February 7, 2023 (2:00 PM)

Hawai'i Health & Harm Reduction Center (HHRC) **strongly supports** SB 881, which authorizes the issuance of general obligation bonds for the development and construction of permanent supportive housing (PSH). It also requires the Hawai'i Housing Finance and Development Corporation to consider any available federal low-income housing tax credits needed for construction of permanent supportive housing units.

Building the housing stock available for PSH will help ameliorate the difficulty many of those from under resourced communities have in obtaining safe and stable housing. HHRC underscores the language in the bill's finding that PSH "integrates permanent, affordable rental housing with best practice community-based supportive services to allow individuals and households who have serious and long-term disabilities such as mental illnesses, developmental disabilities, physical disabilities, substance use disorders, and chronic health conditions to maintain stable housing in the community."

HHRC Executive Director Heather Lusk currently serves as Board Chair of [Partners in Care O'ahu](#), a planning, coordinating, and advocacy alliance that develops recommendations for programs and services to fill needs within O'ahu's continuum of care for homeless persons. HHRC provides homeless outreach and housing placement navigation services in urban Honolulu and the Upper Windward Coast, including North Shore.

HHRC's mission is to reduce harm, promote health, create wellness, and fight stigma in Hawai'i and the Pacific. We work with many individuals who are impacted by poverty, housing instability, and other social determinants of health. Many have behavioral health problems, including those relating to substance use and underlying mental health conditions. Many of our clients and participants have been deeply impacted by trauma, including histories of physical, sexual, and psychological abuse.

Thank you for the opportunity to testify on this measure.

SB-881

Submitted on: 2/6/2023 6:31:06 AM

Testimony for HOU on 2/7/2023 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Moe Mohanna	Testifying for Highridge Costa Development Company	Support	Remotely Via Zoom

Comments:

My name is Moe Mohanna and I am President of Highridge Costa Development Company ("HCDC"). I am writing to SUPPORT SB 881.

HCDC is a national affordable housing developer and with established roots in Hawaii with over 2,300 affordable rental units either in development, under construction or in operation in various communities on Oahu and Maui, including downtown Honolulu, Kapolei, Waipahu and Kihei. Over my career, I have worked closely with various state and local agencies in utilizing financing programs (tax credits, grants, etc.) and land use exemption programs that are needed to bring low- and moderate income housing to communities.

HCDC supports the intent of the bill to provide funding for Permanent Supportive Housing ("PSH"). However, it is critical that long term funding for operating subsidies to cover operating expenses and social services be provided in conjunction with the capital funding to develop PSH. This will provide for the long-term financial feasibility without which PSH projects would not be able to serve the population it is intended for and will fail.

For these reasons I urge the committee to pass SB 881. Mahalo!



CATHOLIC CHARITIES HAWAII

TESTIMONY IN SUPPORT OF SB 881: RELATING TO HOMELESSNESS

TO: Senate Committees on Housing and Health and Human Services
FROM: Rob Van Tassell, President and CEO, Catholic Charities Hawai'i
Hearing: **Tuesday, 2/7/23; 2:00 PM; CR 225 & Videoconference**

Chair Chang, Chair San Buenaventura and Members, Committees on Housing, and Health and Human Services:

Thank you for the opportunity to provide **support for SB 881**, which authorizes general obligation bonds to the Hawaii Public Housing Authority (HPHA) for the development and construction of permanent supportive housing for vulnerable individuals. It also requires the Hawaii Housing Finance and Development Corporations (HHFDC) to consider any available federal low-income housing tax credits (LIHTC) needed for construction of these units. I am Rob Van Tassell, with Catholic Charities Hawai'i.

Catholic Charities Hawai'i (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for over 75 years. CCH has programs serving elders, children, families, homeless, and immigrants. Our mission is to provide services and advocacy for the most vulnerable in Hawai'i. Catholic Charities Hawai'i has a long history of working in the areas of affordable housing and homelessness.

Catholic Charities Hawaii (CCH) supports the intent of this bill to provide the funding for construction of much needed permanent supportive housing units. General obligation bonds as well as federal low-income housing tax credits will be needed to create these affordable rental units. These funding resources are critical first steps toward creating units that can house the very vulnerable houseless who are often not successful in regular affordable housing. It can also address other very vulnerable populations who may fall between independent living and the need for nursing home or long-term care housing. This housing would prevent premature institutionalization costs as well as large public costs that result from people living on our streets.

However, **more than housing construction is needed to address the needs of these very vulnerable populations.** SB 1551, also heard on this agenda, would provide a more comprehensive approach. Supportive housing units cannot be created without long term rental subsidies as well as ongoing services. All three critical legs are included in SB 1551 for consideration by the legislature. These long term issues also cannot be resolved by one agency. Coordination between the HPHA, the HHFDC, and many other agencies of the state, the counties, local service providers and developers will be needed to successfully implement a program for supportive housing. SB 1551 would provide the infrastructure in the Statewide Office on Homelessness and Housing Solutions to provide needed coordination.

We urge your support for these funding resources, as well as considering the most effective process to achieve supportive housing. Please contact our Legislative Liaison, Betty Lou Larson at alohabettylou@hotmail.com or (808) 373-0356 if you have any questions.



LATE

KOBAYASHI
GROUP

1288 Ala Moana Blvd. Suite 201
Honolulu, Hawaii 96814
tel (808) 524-1508
fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

February 7, 2023

The Honorable Stanley Chang, Chair
The Honorable Joy San Buenaventura, Chair
and Members of the Senate Committees on Housing and Health and Human Services
Hawaii State Capitol
Honolulu, Hawaii 96813

RE: SENATE BILL SB881 - RELATING TO HOMELESSNESS

Dear Chairs Chang and San Buenaventura and Members of the Committees,

Kobayashi Group is writing this letter in **OPPOSITION** to SB 881.

While we agree with the measure's findings that homelessness is one of our State's most pressing problems, and is interconnected with drug abuse, mental health, and insufficient affordable housing issues, we fundamentally believe that the role of the Hawaii Housing Finance and Development Corporation ("HHFDC") staff and board is to ensure that limited housing resources are maximized.

Directing HHFDC to consider Low Income Housing Tax Credits ("LIHTC") toward permanent supportive housing under this measure means handcuffing HHFDC's ability to consider and prioritize funding for other much needed areas of our community, such as housing toward households making 30% to 60% of the area median income. Projects that come before HHFDC are definitionally varied: they in different states of readiness, permitting, and location.

We believe that it is important to continue to allow HHFDC to make their own determination in awarding LIHTC projects based on information they have at the time, including project viability and equity through fair allocations throughout our State.

Your opposition toward this legislation and continued support of HHFDC would be appreciated.

Sincerely,



Patrick Kobayashi
*Chief Executive
Officer & Partner*



Alana Kobayashi Pakkala
*Executive Vice President
& Managing Partner*

Matthew Pennaz
Chief Operating Officer

LATE

SB-881

Submitted on: 2/6/2023 9:44:56 PM

Testimony for HOU on 2/7/2023 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kristen Alice	Testifying for HOPE Services Hawai'i	Support	In Person

Comments:

HOPE Services Hawai'i supports this bill.

SB-881

Submitted on: 2/5/2023 12:20:13 PM

Testimony for HOU on 2/7/2023 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Will Caron	Individual	Support	Written Testimony Only

Comments:

I support the intent of SB881. We need more permanent supportive housing. We also need to transition to the paradigm of "housing first" policy—housing is a human right, and we need to use public funding to guarantee a home for every person in Hawai‘i. This is the only way we will end the housing and homelessness crises. Lawmakers should support tax fairness proposals that can raise the revenue needed to solve these crises through closing tax loopholes and exemptions that currently benefit only the wealthiest taxpayers and rob the public of the funding we need to have a thriving future. Mahalo!

SB-881

Submitted on: 2/6/2023 12:07:09 PM

Testimony for HOU on 2/7/2023 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lindsay Ann Pacheco	Individual	Support	Written Testimony Only

Comments:

As someone who has struggled with chronic homelessness in the recent past, having a Bill such as SB881 in place would mean hope for those who continue to struggle with chronic homelessness. There is absolutely nothing greater than being able to call a place home and for some of us getting out of homelessness is not something easy to do, especially if there is no long-term solution for placement. SB881 is a much-needed bill and I fully support this bill.

Thank you,

Lindsay Ann Pacheco