

AFFORDABLE HOUSING COMMITTEE

Council of the County of Maui

MINUTES

May 22, 2020

Online Only

CONVENE: 9:34 a.m.

PRESENT: VOTING MEMBERS:

Councilmember Tasha Kama, Chair
Councilmember Michael J. Molina, Vice-Chair
Councilmember Riki Hokama
Councilmember Kelly T. King
Councilmember Alice L. Lee
Councilmember Tamara Paltin
Councilmember Keani N.W. Rawlins-Fernandez
Councilmember Shane M. Sinenci
Councilmember Yuki Lei K. Sugimura

STAFF:

Alison Stewart, Legislative Analysis
Ana Lillis, Legislative Analyst
James Forrest, Legislative Attorney
David Raatz, Supervising Legislative Attorney
Richard Mitchell, Legislative Attorney
Stacey Vinoray, Committee Secretary
Jean Pokipala, Council Services Assistant Clerk

Evan Dust, Executive Assistant to Councilmember Tasha Kama
Lois Whitney, Executive Assistant to Councilmember Tasha Kama
Davideane "Lei" Kama-Sickels, Executive Assistant to Councilmember
Tasha Kama

ADMIN.:

Mimi DesJardins, Deputy Corporation Counsel, Department of
the Corporation Counsel
Lori Tsuhako, Director, Department of Housing and Human Concerns
Linda R. Munsell, Deputy Director, Department of Housing and Human
Concerns
Clyde "Buddy" Almeida, Housing Administrator, Department of Housing
and Human Concerns
Jessica Crouse, Assistant Housing Administrator, Department of
Housing and Human Concerns

OTHERS:

Maude Cumming, Executive Director, Family Life Center
Monique Yamashita, Executive Director, Ka Hale A Ke Ola
Kali Watson, President & CEO, Hawaiian Community
Development Board

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Patti Barbee, Senior Vice President, Hawaiian Community
Development Board
Christopher Flaherty, Executive Officer, 3 Leaf Holdings
Gwendolyn Rivera, Senior Associate, Munekiyo Hiraga
Jay Krigsman, Executive Vice President, The Krausz Companies
LuAnn Mahiki Lankford Faborito, Board Member Cost of
Government Commission
Faith Chase
David Pyle
Lisa Darcy

(4) additional attendees

PRESS: *Akaku: Maui Community Television, Inc.*

CHAIR KAMA: . . .*(gavel)*. . . The Affordable Housing Committee will now come to order at 9:34 a.m. This is the meeting of the Affordable Housing Committee. It is May 22, 2020 and it is again 9:34 a.m. So, I want to thank everybody for being here today and thank you all for muting your phones also. So, today all nine Councilmembers are voting members of this Committee. I'm Tasha Kama, Chair of the Affordable Housing Committee and aloha kakahiaka kakou. And I'd like to welcome our Committee Vice-Chair, Mr. Mike Molina. Aloha kakahiaka, Mike.

VICE-CHAIR MOLINA: Aloha kakahiaka, Madam Chair. Blessings to you, my colleagues and the public, and to borrow your well-known phrase, it is a beautiful day in the neighborhood up here in Makawao.

CHAIR KAMA: Thank you and good morning to you too. Aloha kakahiaka to you, Member Riki Hokama.

COUNCILMEMBER HOKAMA: Aloha, Chair. Good morning.

CHAIR KAMA: Good morning. And aloha kakahiaka, Member Kelly King.

COUNCILMEMBER KING: Aloha kakahiaka. I got my coffee stuck in my throat. Sorry about that. How you doing everybody? Good to see you. Looking forward to the presentation this morning.

CHAIR KAMA: And aloha kakahiaka to you, Chair Alice Lee. Woo hoo!

COUNCILMEMBER LEE: Hey, Madam Chair. Okay. In case you are shopping at Safeway this weekend and you run into someone from Mongolia. There is a traditional way that Mongolians greet each other and what they do is they extend their arms out to each

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other and the younger person puts his or her hands under the elbows of the older person and this is to show respect and that they support that person. Okay. And then, the word that they say is a little challenging. It's Zolgoxh. So there's a little guttural thing at the thing. Zolgoxh.

CHAIR KAMA: Zolgoxh.

COUNCILMEMBER LEE: And this is how they wish each other well and peace. And that's what I offer to all of you. Thank you.

CHAIR KAMA: Zolgoxh. Zolgoxh, Member Tamara Paltin.

COUNCILMEMBER PALTIN: Zolgoxh. It's a beautiful day in Napili. I almost took this meeting outside with me, but I don't know about the birds and all that.

CHAIR KAMA: And aloha kakahiaka to you too, Vice-Chair of the Council, Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Zolgoxh and aloha kakahiaka, Chair and everyone. It's a beautiful day on Molokai.

CHAIR KAMA: And good morning and aloha kakahiaka to you too, Member Yuki Lei Sugimura.

COUNCILMEMBER SUGIMURA: Good morning, Chair. I just wanted to say congratulations to the three high schools that are having their graduation tomorrow, Hana High, Lanai, Molokai, and then on Sunday it's Lahainaluna. So, we're all going full force in our community with our COVID-19 commencement ceremonies and enjoying the celebration in a very different way, but congratulations to all those high schools and communities. Good to see everybody today. We've been having great meetings this week everybody. So, I look forward to today and providing another important element of our community. Good morning.

CHAIR KAMA: Good morning. And yes, let's continue to let it flow, let it flow, let it flow. And we have from the Administration from the Department of Housing and Human Concerns, Director Lori Tshako. Good morning.

COUNCILMEMBER SINENCI: Aloha, Chair, from Hana.

CHAIR KAMA: Oh, Shane, I'm so sorry. Oh, thank you, Shane. Where did I not say anything? Oh, I missed . . . *(inaudible)*. . . Keani.

COUNCILMEMBER SINENCI: You can't see Hana around Haleakala.

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CHAIR KAMA: My apologies to you, my brother, all the way in Hana. Good morning. Aloha kakahiaka to you too. So again Ms. Tzuhako, from the Director of Housing and Human Concerns. Good morning.

MS. TSUHAKO: Good morning, Madam Chair and Members.

CHAIR KAMA: And also the Deputy Director from the Department of Housing and Human Concerns, Ms. Linda Munsell. Good morning, Linda.

MS. MUNSELL: Good morning, Chair. Good morning, Members.

CHAIR KAMA: We also have our Housing Administrator Buddy Almeida. Good morning.

MR. ALMEIDA: Good morning, Chair and Committee Members.

CHAIR KAMA: And we also have the Assistant Housing Administrator, Jessica Crouse. Good morning to you.

MS. CROUSE: Good morning, Chair. Good morning, Members.

CHAIR KAMA: And we also have with us from Corporation Counsel, Mimi DesJardins. Aloha, Mimi.

MS. DESJARDINS: Aloha everyone. Good morning.

CHAIR KAMA: All right. We also have with us the Affordable Housing Committee staff. We'll begin with Alison Stewart our Legislative Analyst. Good morning, Alison.

MS. STEWART: Good morning, Chair.

CHAIR KAMA: We also have Ms. Ana Lillis, the Legislative Analyst. Good morning.

MS. LILLIS: Good morning.

CHAIR KAMA: We have Stacey Vinoray our Committee Secretary. Good morning.

MS. VINORAY: Good morning.

CHAIR KAMA: We also have with us Jean Pokipala, Office of Council Services Staff. Good morning.

MS. POKIPALA: Good morning.

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CHAIR KAMA: And we have James Forrest, our Legislative Attorney with Office of Council Services. Good morning.

MR. FORREST: Good morning, Chair.

CHAIR KAMA: So, we have other resources with us this morning and hopefully they're on the line. Maude Cumming, Executive Director of Family Life Center. Aloha, Maude.

MS. CUMMING: Aloha.

CHAIR KAMA: And we also have with us this morning Monique Yamashita, the Executive Director of Ka Hale A Ke Ola. Aloha, Monique.

MS. YAMASHITA: Hi. Good morning, Madam Chair and Councilmembers.

CHAIR KAMA: We also have with us Kali Watson, the President and CEO of Hawaiian Community Development Board. Aloha, Kali. Long time no see.

MR. WATSON: Aloha to you also and all the Committee Members and everyone.

CHAIR KAMA: We have with us also Patti Barbee, Senior Vice President of Hawaiian Community Development Board. Aloha, Patti. Long time no see too. Is Patti with us still yet?

MS. BARBEE: Yes. Can you hear me? Aloha. Good morning.

CHAIR KAMA: Aloha. Yes. Thank you.

MS. BARBEE: Good morning.

CHAIR KAMA: Good morning. And we also have with us, Chris Flaherty, the Executive Officer of 3 Leaf Holdings. Aloha, Chris. Or Keegan. I think you call him Keegan right? Kali?

MR. WATSON: No, well, Chris is the Dad and Keegan is working with us. . . .*(inaudible)*. . .

CHAIR KAMA: Okay. Sorry about that, I have Chris over here on my roster. So good morning to you, Keegan. Thank you for being here.

MR. FLAHERTY: Aloha. Good morning.

CHAIR KAMA: So welcome everyone and thank you for attending today's meeting of the Affordable Housing Committee. And thank you, Members, for agreeing to meet on this alternative date and time. I know it feels kind of weird to be meeting on a Friday morning instead of a Wednesday afternoon. So, but thank you so very much for agreeing to be

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here this morning. So, we have two items on the agenda. We have AH-17(16), a Presentation on the Homeless Program Division's Coordinated Entry System, and in accordance with Rule 7B of the Rules of the Council, the Committee intends to receive a Presentation on the Homeless Programs Coordinated Entry System. We also have AH-33, the Affordable Housing Fund Program Annual Plan, and the Committee is in receipt of the County Communication 20-169, from the Director of Housing and Human Concerns, transmitting the Department's Affordable Housing Fund Plan. As you can see, Members, we have a full agenda and my hope is that we can complete our agenda within the allotted time. So at this time, I would like to open for public testimony on these two agenda items and testifiers wanting to provide video testimony should join the online meeting via the BlueJeans meeting link provided on today's agenda at mauicounty.us/agendas. Testifiers wanting to provide audio testimony should dial area code 408-915-6290 and enter the meeting code, 798 867 277, which is also noted on today's agenda. Written testimony is also accepted by the Committee via e-mail to ah.committee@mauicounty.us. Oral testimony is limited to two minutes. If you are still speaking beyond that time, I will ask you to complete your testimony. And when testifying, please state your name and agenda item you are speaking on. If you are testifying on behalf of an organization, or you are a paid lobbyist, please let us know that too. We will do our best to call testifiers in an orderly fashion. The testimony log is posted in the chat section for testifiers to see where they are on the list. The chat platform should not be used to provide testimony or to chat with other testifiers or Councilmembers. Also, please be courteous to others by muting your microphone when it is not your turn to testify. If you only wish to view the meeting without providing testimony, you can watch it live on *Akaku* Channel 53 or at mauicounty.us/agendas. And please be patient with us as we continue to navigate this new platform.

. . .BEGIN PUBLIC TESTIMONY. . .

CHAIR KAMA: And now, Ms. Stewart, could you please announce our first testifier on the list and then the next testifier on the list will follow.

MS. STEWART: Thank you, Chair. And for everyone who is currently logged in or called in, if you would like to be placed on the testifier list, please indicate so in the chat section of BlueJeans. The first person signed up to testify is LuAnn Mahiki Lankford, to be followed by Faith Chase. LuAnn, please unmute yourself.

MS. FAVORITO: Hi. Aloha, everyone. Aloha from Hoolehua, Molokai. So, I just had a really quick question. I wanted to know what are the affordable housing numbers for the island of Molokai. If someone on the Committee that you have for Housing and Human Concerns, if somebody has that information. As part of my kuleana with the Cost of Government Commission, this is one of our newer events that we are looking into. Thank you.

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CHAIR KAMA: Thank you, LuAnn. So, we're going to be able to get that to you, I think, later on in today's presentation when the department comes forth. If that's okay with you?

MS. FAVORITO: Perfect. Thank you very much.

CHAIR KAMA: Thank you, LuAnn. Ms. Stewart, can you please call up the next testifier and the other one who will follow.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Oh, I'm sorry, Members, any questions? Any clarifying questions for Ms. LuAnn?

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Yes. Ms. Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: I had a question for our testifier.

CHAIR KAMA: Yes. By all means. LuAnn, you have a question from Councilmember Rawlins-Fernandez.

MS. FAVORITO: Okay. I will...

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha, Ms. Lankford Favorito. Mahalo, for joining us today. I just wanted to find out from you. You asked specifically for Molokai, but does the Cost of Government Commission also need the numbers for the other island, other districts?

MS. FAVORITO: Yes. And we were, those of us who are sitting on this TIG are all supposed to be here today. So, my kuleana is this island and I believe Noemi is doing Lanai and then Mr. Williams, I understand is for the Maui County. So, we're just taking it in parts and then we will collaborate together and form our TIG as we get farther along. This is just fact finding. Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Wonderful. Mahalo. We'll get that information to the Cost of Government Commission. Mahalo, Chair.

CHAIR KAMA: You're welcome. Members, is there anyone else who would like to ask a clarifying question of Ms. Favorito? Hearing none, Ms. Stewart, please, can you please call up the next testifier.

MS. STEWART: The next person signed up to testify is Faith Chase on AH-33 and AH-17(16), to be followed by Lisa Darcy on AH-17.

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CHAIR KAMA: Thank you.

MS. CHASE: Good morning, Chair. Good morning, Council. Faith Chase. This area is new to me, but since the Corona stay at home order, I've been sympathetic in trying to reach out to those that are working on homeless, houseless, unsheltered issues and I've spent the last two months just engrossing myself in process and the parties involved. And so, I've sat in on two Homeless Alliance meetings. I'll definitely have to say the Homeless Alliance meeting that was held this week was a lot more information than the first one. So, I appreciate that group letting me just be a voyeur so to speak. I am concerned about the Coordinated Entry System. I know that this is a bit of a mandated piece. I think some of the stumbling blocks with submitting required documents to get assistance is too much red tape and from what I understand, what I can excerpt and I'm sure the presentation will clarify some of this from the parties that are making presentation today, but the portion that I can excerpt that might be something that is flexible or might be able to make some immediate changes, is when this money is coming down to be applied from, you know the extra COVID support. If there is anything that can be done to assist or to alleviate, or to lift the stress off of submitting those employment documents, 'cause a lot of people left their place of employment. Self-employed people didn't get a letter from their superior or their boss, or whoever they're working with, and it's really cumbersome and that really concerns me because people are being left out that really do need help. I think the percentage was 75 percent to 90 percent if I'm correct were self-employed. I understand the history of the Coordinated Entry System. The database, I work in databases, so I sympathize with, you know, how far everyone has gotten with that. I understand that somebody was allocated, you know, an entity was allocated money to try to help create the system. It went awry. We didn't make any progress. Years have passed and I just want to say this overall umbrella. This is not the only area where a database has hiccups like this. So, in the future when in any capacity, if you ever need a database system, always consider, and this is my technical advice, always consider having a consultant help you make that purchase, you know, not just who are those vendors? Who gets the best bid? There's an intermediary position that should be considered. So, that you don't have those problems moving forward. Because of that problem it looks like years have been stalled. My reflections on where we're at right now is, you know, I don't really hold...I'll speak to the second item. I see all these progressive, you know, measures going towards affordable housing projects, but presently and I'm not speaking to the bodies that are here today, but you just need to know that I've called everybody under the sun regarding opening the gates for the unsheltered, those living in their cars and to no avail. And you know, I've spoken to everybody I'm supposed to and I'm very confused how we can open the mall, we can't open the gates to a park so people can have more access to the bathrooms or easier access. And so, while I know that's not on you, I would hope that you would take note of that and just know that I've spoken to Zeke, Sandy, Brian Perry, Lori Tshuhako. I've spoken to every...14 different departments, 'cause this is no other issue than the houseless homeless touches every department in the County. And so, I'm

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confused about that and I'm a little, Jesus, take the wheel right now, but I'm still persisting and continuing to ask and I hope something. I honestly am hoping for a miracle at this point. The last thing I'd like to say is, and I guess this could relate to the Affordable Housing Projects that are on the item that I'm trying to speak to, but the Point in Time Count, it really wasn't thorough. One day to take the data, I don't think...I think that whatever is gonna replicate that this year, needs to be in a bigger fashion. That is not true data to count on. Our homeless rate did not decrease 19 percent and the layman can see that. And so, no, again, you know, no hard feelings on the bodies that try to do this, but that is inadequate. And so, you know, I just, I would hope that this would be actually a time where we can actually identify our unsheltered, our homeless, those living in their cars, more than any other time. And so, you know, thank you to the agencies that are actually getting some, you know, some raw data on that and reaching out, you know, everybody's in one space. And so, you've never had an opportunity to get the numbers like you can get the numbers now.

CHAIR KAMA: Thank you, Ms. Chase, very much for your testimony. Ms. Stewart? Members, do you have any questions for our testifier? I'm sorry, Ms. Rawlins. . . .*(inaudible)*. . . Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah. I just saw Member Sinenci's hand up and it looked like he had a question for the testifier.

CHAIR KAMA: Mr. Sinenci?

COUNCILMEMBER SINENCI: Thank you, Chair. And yeah thank you, Ms. Chase, for all your work and diligence in getting everybody involved and I know you answered some of my questions, but I just had a question about, you know, a lot of needs for the shelterless. So, being that there's a lot of . . . *(inaudible)*. . . , where do you see the most need as far as whether be, you know, despite the shelter-less, is there a need for mental health services, food services? Briefly comment.

MS. CHASE: Services all across the board are needed, but I will say this, that I heard a comment, I can't remember where it derived from, it may have been a national comment that in actuality...oh yeah, no it was Lorrin Pang, at your guys' presentation recently about the COVID on your Committee. So how he said, you know, when you guys posed that question to him, he said quite frankly, if they're okay and you know, the unsheltered and the homeless population, living in their cars, if they are okay, if we can just get them medical supplies and food for the time being, in actuality them having the space away from people, is actually a better. If we don't have a shelter or adequate housing for them like tomorrow, then where they are, is actually safer which was really fascinating because that's a sad reality. So, but also, there needs to be, you know, there needs to be that making sure that rotation of medical and food is there, but quite frankly what is needed is systematic change which is, you know, we need to help these individuals with the next step. And so, I don't, that's where I'm trying to look for those

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threads of somebody who really cares about the next step, you know. And that's just harnessing the intel, you know, people are a little more forthcoming right now because it is sort of a nervous time. Not everybody understands COVID. And you gotta understand this is a population that's not watching TV constantly with updates like we are. So, I would really like to see something that is more futuristic. It's amazing that this population has been able to stay safe and sane, quite frankly in this time. But when hurricane season comes, that's a whole, just like Lorrin Pang was talking about, there are other considerations that really need to be taken seriously. Thank you.

COUNCILMEMBER SINENCI: Thank you, Ms. Chase. And just to comment, yesterday, our EDB Chair asked our Councilmembers where is the greatest need in case we need to look at, especially our unsheltered. So, thank you for your comments. Thank you, Chair. You're mute.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair, you're muted.

CHAIR KAMA: Thank you very much, Ms. Keani Rawlins-Fernandez. So, Members, is there anyone else that would like to ask a question of our testifier? Seeing none or hearing none, Ms. Stewart, would you please continue with our testifier?

MS. STEWART: Yes, Chair. The next person on the testifier list is Jay Krigsman to be followed by David Pyle. Jay Krigsman if you could unmute yourself if you'd like to testify.

MR. KRIGSMAN: No, I'm sorry I'm not on a list to testify. Thank you so much though. Thank you.

MS. STEWART: Thank you. The next person to testify is David Pyle to be followed by someone logged in as Mark.

MR. PYLE: This is David Pyle. I'm not testifying either.

CHAIR KAMA: Thank you, David.

MS. STEWART: Thank you. The next person to testify who is the last person signed up currently under the name Mark. Mark, are you wanting to testify at this time?

CHAIR KAMA: Are you there, Mark? Okay. I think Mark was the last testifier.

MS. STEWART: No, Chair. I'm sorry. I missed Lisa Darcy.

CHAIR KAMA: Okay.

MS. STEWART: Who would like to testify.

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CHAIR KAMA: Lisa, are you there?

MS. STEWART: Lisa, please unmute yourself.

MS. DARCY: Hello. Hi. Good morning, Council Chair, Committee Chair Kama. Nice to see everyone and I appreciate all of your work. Okay. My name is Lisa Darcy. I am testifying on behalf of Share Your Mana. My questions might actually be answered in the presentation. So, that might happen. But one of the ideas I'd like to offer knowing a little bit about the Coordinated Entry System, so I'm testifying on AH-17(16), is that it does specifically, it's specifically geared for individuals that are unsheltered and it is a little bit cumbersome. And, I think the organizations that are managing it are definitely doing a good job with it. What it doesn't really capture in my opinion is the data of why people have become unsheltered and I think in order to really nimbly respond to the needs of really solving some of these issues, it's really important to know why it's happened. So, I try to link different ideas that we have together and this is an important question when it comes to affordable housing and just trying to create solutions for people to have safe living spaces. If we know why people are becoming unhoused or living unhoused, then we can really gear their needs towards sustainable living. And I don't even think...I'm out of the concept of affordable housing, I'm just into sustainable living creative solutions. So, I'm trying to think how we could do that and who would need to be make sure that they're connected with that. I had the opportunity to speak with Stand Up Maui and to have these conversations together is really important versus just the Coordinated Entry System that you know some of the providers of the Homeless Alliance do. Is there a way that other community members or agencies or departments could be also using the Coordinated Entry System to reach more people? So, anyway, so it's kind of my concept. Maybe it'll get answered in the presentation. But, is there a way that we are connecting the Coordinated Entry System with affordable housing versus simply just, you know, going through housing first or steadfast housing or Mental Health Kokua has group homes, things like that. Anyway, I'm just trying to even think bigger on how to connect more really hard working individuals. So, thank you.

CHAIR KAMA: Thank you, Lisa. Members, questions for Ms. Darcy? Hearing none or seeing none, thank you, Lisa for your testimony. Ms. Stewart?

UNIDENTIFIABLE SPEAKER: . . . *(inaudible)* . . .

MS. STEWART: That concludes the testifiers' list. If there is anyone who is currently connected who has not been called on and would like to testify, please unmute yourself and identify yourself at this time. Otherwise that is the end of people signed up for testimony.

CHAIR KAMA: So, is there anyone else in the queue or in the gallery that would like to testify? Hearing none, if there are no objections Members, I'd like to be able to close public testimony.

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COUNCILMEMBERS: No objections.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Yes, Ms. Keani Rawlins-Fernandez? Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. In the chat, it says that Mark had requested to testify.

CHAIR KAMA: Yes, he did and we called him, but he didn't respond. So, would he like to testify?

COUNCILMEMBER RAWLINS-FERNANDEZ: No. Sorry, I misread it. It says microphone was disconnected. But he . . .*(inaudible)*. . . request to offer testimony.

CHAIR KAMA: Thank you for reading the chat. I appreciate that. Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. No objections.

. . .END OF PUBLIC TESTIMONY. . .

CHAIR KAMA: Okay. Thank you, Members. So, without further objections, I am going to close public testimony. And also without objections, Members, the Committee will receive into the record any written testimony received.

COUNCILMEMBERS: No objections.

CHAIR KAMA: So ordered. Thank you, Members. Testimony is officially closed, but you may still hand in written testimonies.

**AH-17(16): PRESENTATION ON THE HOMELESS PROGRAM DIVISION'S
COORDINATED ENTRY SYSTEM**

CHAIR KAMA: So, Members, our recent testimony at Council and our discussions during our Fiscal Year 2021 Budget process, along with the concerns about the effect on the current COVID-19 economic shutdown, has prompted me to ask the Department of Housing and Human Concerns to arrange a presentation regarding the County's existing programs to assist members of the unsheltered community. Department Director Lori Tshako will lead this presentation, along with Maude Cumming, the Executive Director of Family Life Center, and Monique Yamashita, Executive Director of Ka Hale A Ke Ola. So, Director Tshako, would you please proceed with your presentation?

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MS. TSUHAKO: Thank you, Madam, Chair. Thank you, Members. Good morning. Thank you for having the three of us here. I'm gonna begin this morning with a very quick overview of what's called the Coordinated Entry System. You've heard some reflections on that from previous testimony, from previous testifiers this morning. So, let's see if we can get the screen on. Can everybody see the screen?

CHAIR KAMA: Yes. I can see the screen. Members, can you see the screen, Members?

COUNCILMEMBER RAWLINS-FERNANDEZ: Yes.

COUNCILMEMBER KING:: Yes, we can see the screen.

CHAIR KAMA: Okay. Proceed, Lori.

MS. TSUHAKO: Okay. So, thank you for allowing us to have the conversation this morning, Madam, Chair. Oh, I can't go forward. Let's see. Okay. So this morning, I'll be giving a brief overview. I'll be calling on Maude Cumming, Executive Director of Family Life Center to talk in particular about Homeless Outreach. What it is. What it's not. And then, we'll segue into Monique Yamashita from Ka Hale A Ke Ola to talk about shelter services and what part shelters play in our overall system of service. And then we'll end with Maude talking about housing resources that are available to us. So, a lot of our system is based on Housing First, which is both a program, as well as a framework for dealing with homelessness. Housing First is by program, an evidence-based program that began more than 20 years ago in New York. It was developed by a doctor by the name of Sampson Barris. And the idea is that people can go from unsheltered homelessness into housing with support services without having to earn little bits of incremental access to housing. That housing is a primary need of people and that we can help people be successful by putting them into housing and offering services to them versus waiting until they complete services and put them into housing. So, ending people's homelessness by housing them in a timely and prioritized fashion is part of our overall system of care. It gives people an opportunity to pursue their goals, improve their quality of life, and really what you'll hear and what we're trying to operationalize is that homelessness can become rare, brief and non-recurring. We don't want any more to just manage homelessness, or prolong people's homelessness. We want to end their homelessness with housing. So, our Coordinated Entry System is really one of the ways that Housing First is operationalized in our community. It was formally launched three years ago. Our Homeless Division administers the Coordinated Entry System, but our service providers like Maude and Monique and Mental Health Kokua and Salvation Army are really the muscles that lift this program up. Nine years ago when I moved to Oahu to administer the homeless programs office for the State, our providers used to count what we called encounters. So, I would routinely see reporting from agencies saying we had 180,000 encounters this year. And, when I first saw that I didn't understand what an encounter was. Well, an encounter was an outreach worker talking to a homeless person and maybe offering their business card or offering a hygiene

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supply, or offering bag lunch. So, it told me how many times that they've encountered people. Not how many people that they encounter or what was the outcome of that encounter. And so, over the years our service system has shifted so we are no longer counting encounters. We're actually counting the outcome of those encounters. So, how many people has this agency housed? How many people have they helped from unsheltered conditions into housing? And that's what we're counting. It's a different way of keeping our system more accountable for the outcomes we have. We use, all of our agencies use a common assessment or triage tool, it's called the VI-SPDAT. That way we're all basing our decisions and our prioritization of people's needs on the same criteria. Also, years ago, there was a lot more cherry picking going on. So, agencies could help the easy to place people and get a brownie point for that. And, our rate on Oahu of chronic homelessness was the highest per capita in the nation for many years because those people who were more difficult to work with were left to fend for themselves. So, according to HMIS, which is our database, the Homeless Management Information System, from June of 2017 until May of 2020, 622 people have been moved from homelessness into permanent housing. And that is equivalent to about 1,587 individual family members. A 151 of those people have been chronically homeless, that means they have been homeless for a consecutive year or for 12 months' time within a 3-year period and 178 of those people have been veterans. I'd like to talk really quickly before I turn it over to Maude about the HMIS system. I think in your Granicus there's a handout that's entitled HMIS Exit Analysis Report which gives you some data starting from October 2019 about the exits that have been made from each program type, emergency shelter, street outreach and transitional housing and it tells you the total number of people who have left that program by month and of those people the number who have entered into permanent housing, and an exit rate that gives you a rate of how many of those people have exited into permanent housing. So, you can see that data over the last five or six months and know that the data systems that we're using can provide data that informs the effectiveness of our programs. Part of Coordinated Entry is to achieve that coordination. It is, as Ms. Darcy noted, or Ms. Chase noted, a mandated system. HUD says if you want to get Federal HUD funding for homelessness, you must use a system and have Coordinated Entry. Because they want to see that the people with the highest needs are prioritized for service and to get into housing. I will now end the share screen and ask Maude to come on and talk about Homeless Outreach.

MS. CUMMING: Good morning. Thank you for this opportunity. Can you hear me?

CHAIR KAMA: Yes, we can, Maude.

MS. CUMMING: All right. Thank you for this opportunity. So, Family Life Center has outreach contracts with both the County and the State that covers the island. We subcontract with the Salvation Army in Lahaina. So, as Lori mentioned, we used to do for years Outreach meant pretty much charitable engagements, which meant, you know, giving people food, clothing, tarps, that kind of stuff. So, about five years ago, we changed our

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motto and this is based on National Best Practices that we need to end homelessness, not manage homelessness. So, our Outreach teams have a, their model is we have these graphics and we want to move people from X's to circles to triangles. The X is people who are homeless who have been identified, they may be have an intake done and we may be providing them with charitable support resources, hygiene kits, that kind of thing. And they say when we ask, we always ask the question, do you want housing? If the answer is no, then we continue to ask can I help you get housed? If the answer is still no, we will say, okay, we will come back around and visit you and we kind of have a route. It's maybe once a month and we just keep coming back and say, are you ready now? What can we do to help you, and the goal is to move them to that point where they want housing. So, then the next group of people who have answered yes to the question do you want housing? Then, we make sure that we engage them. We administer the VI-SPDAT, cause we want to know how vulnerable they are. We document their homelessness. We get other kinds of documentation and the Outreach worker's goal from that point on is just to get the person to the point where they can be, they're into the Coordinated Entry System and by the way the Coordinated Entry System is not cumbersome. As soon as we can get the documents into the system, if Outreach gets it in, say at 12 o'clock, at one o'clock I can go to the system and ask for referrals and I could get that person's name if they are next in the list of priorities. So, why do we need documents? I don't particularly need documents, but our funders do. So, there are some documents that we have advocated and asked do we need to have this? Do we really, is this really necessary? And, over and over, we are told we're sorry this is what you have to do if you want the money. So, like it or not, we have to do it and that means getting them an ID, a Social Security card. In some cases, even a birth certificate or passport or something because all of the Federal grants are generally for citizens only. So, you have to show proof. So, that is what that period...that is what Outreach workers are working really hard on. Just getting that documents so that we can get them into the system. Once they're document ready, we...it's just a simple matter of what resources you have and then whoever has the resource will go into the Coordinated Entry System, say I need three referrals because I have three spots I can put people. I'm ready to look for housing for them. So, that's how the Outreach model is right now. And I know there's a lot of sometimes misunderstanding about what Outreach does. And what we do, is we get people into housing to end homelessness.

MS. TSUHAKO: Thank you, Maude. Can we...Monique, are you ready to transition into a discussion about shelter and how it fits in the larger system?

MS. YAMASHITA: I'm ready.

MS. TSUHAKO: Go.

MS. YAMASHITA: Oh. Good morning again, Chair and Councilmembers. As the Executive Director of Ka Hale A Ke Ola, it's a privilege and honor to serve our community. Ka Hale A Ke Ola's mission is to provide programs and services that break the cycle of

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homelessness on Maui. The agency has site control over two facilities that offer emergency and transitional shelter for our community members. One of our sites is in Wailuku, our central shelter. The other site is on the West Side in Lahaina. Ka Hale A Ke Ola's case managers who we call housing navigators. We also have housing specialists and a housing retention specialist. We assist our guests to move from homelessness into permanent housing as soon as possible with a assertive case management. The focus of each interaction is related to obtaining documents, finding housing and retaining housing. Our housing navigators assist our guests in obtaining those documents for housing placement. The housing specialists work with guests, landlords, property managers, and community homeowners for rentals and our housing retention specialists works with our guests to help and assist and to retain housing. All of this is done simultaneously as we work with other community service providers and as we also work with those in transitional shelter in the Coordinated Entry System. Our service Delivery Modalities are based on national and locally recognized continuum of care models that demonstrates the effectiveness in addressing the complex issues associated with homelessness in our community. This approach seeks not only to provide basic shelter and sustenance to our homeless individuals, but also incorporates services that are focused primarily with the ultimate goal of obtaining and retaining permanent housing. Some of the services that we offer include housing navigation, housing search and housing retention support. We have child and family services and we link our guests to community resources as a resiliency step in for a support network. We offer budgeting classes called Money Magic. We have step up classes which assist our guests to understand what it is to maintain housing. We have employment preparation and referral programs. We have a rental assistance program and also housing location assistance. In addition to these services that we provide, Ka Hale A Ke Ola also operates and offers the rental assistance program that is funded through the County of Maui to assist our guests and the community and removing and/or reducing the barriers of paying the security deposits for rentals. It also has rental assistance for first month's rent and shallow subsidies. That program really assists individuals to secure housing and it helps with homeless prevention and eviction prevention and we also refer our guests to alternate community assistance funds and again, it enables our guests to not, or the clients not to be evicted from their housing. And, on any given day at our shelters between the two, we will assist and offer support to more than 600 individuals. That's the capacity that we have. Actually 612. So, we have quite a huge community impact that we offer. And not only that, but we've had our services on this island since 1986. So, a well-established agency who has been doing this work and proud to serve our community, and also work with our community providers as well. Thank you.

MS. TSUHAKO: Thank you, Monique. Maude, I want to give the floor back to you to talk about housing resources.

MS. CUMMING: So, there are basically three types of housing resources that we administer. The first is Homeless Prevention Services and this is rental assistance to households

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who are at risk of becoming homeless. Some of those resources will help those who will be imminently homeless, that is, they'll be homeless in the next 15 days and others are within 45 days. These are time-limited resources. So, it is rental assistance based on assessment of what the household can afford and what they are lacking in and it can run anywhere from a month to 12 months, and every household is assessed individually. The other two resources are for households that are unsheltered. Unsheltered includes people who are in emergency and transitional shelter. Also, these are time limited housing resources. We can assist with security deposits, utility deposits, and monthly rent. And again, it is time limited. It runs anywhere from a month to 12 months, and so, it is done on an assessment. These people do come through the Coordinated Entry System. The last housing resource we have is for what we call Permanent Supportive Housing, PSH. And these are for households that are chronically homeless. So, they have long term lengths of homelessness and they also have a disability. This program is funded from two sources. One from the HUD and another from the State of Hawaii. Right now, we have about 85 households that are utilizing this resource. The program is a support service program that comes along with a housing component. So, these are people that need support services in order to sustain housing. So, we will assess their needs and we don't provide the support services, but we connect them to the right support services. So, it involves case management. We visit them twice a month. It is pretty much 24/7. Once you house someone that needs this kind of support, you have to be responsive to the landlords or you will no longer have any housing. Just yesterday we got a call in the middle of day, one of your clients, there's a lot of activity. So, we asked them as soon as you see activity, call us. So, as soon as we got the call, two case managers went over there to address the situation. So, these are very difficult to house clients and it does require 24/7 response. The County of Maui does give us some money to do the case management portion, because for example, HUD only gives us the money to pay the rent. Right now we have leased up all the available spaces. We have no more permanent supportive housing slots available. So, we are looking to see who in our program has stabilized enough that we can find some other source of funding to pay for their rent, connect them to the Medicaid waivers, connect them to their healthcare providers. How can they continue to get the kind of support they need in order to remain housed? So, all of this is done through our Coordinated Entry System. We don't get to pick and choose our rapid rehousing resources where we assist with rent. That person could be at Ka Hale A Ke Ola. If I asked for a referral from the Coordinated Entry, I will get the next three people in the list of priorities. And, so, they could be on the street. They could be at KHAKO. They could be in our shelter. People in Family Life Center shelter do not get prioritized over people in KHAKO just because we hold the housing resource and we want to serve them first. We do not do that. It is...and that's kind of what the Coordinated Entry System does. It allows us to prioritize the highest vulnerability and they get served first. It's not your choice. So, we work with the case managers at Ka Hale A Ke Ola. We do a warm hand off. We work hand in hand to find the person housing. And so, all of the housing resources are administered in that way so that the resource that the person needs is well matched with the person's needs or the household needs. So, we are getting better and better at moving people along faster.

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We are able to find housing. Of course, we always need more affordable housing, but it really is a matter of getting out there talking to landlords, assuring them that you're going to be responsive and that you are going to help people get housed and stay housed.

MS. TSUHAKE: Thank you, Maude. Madam Chair?

CHAIR KAMA: Yes.

MS. TSUHAKE: If you will indulge me for just one extra second, I want to address the Point in Time Count comments that were made earlier.

CHAIR KAMA: Okay.

MS. TSUHAKE: So, the Point in Time Count again, is a function mandated by HUD and our communities across the State have been doing a Point in Time Count for more than 15 years. It is not meant to give anyone the impression that it's a comprehensive picture of homelessness at any given time. What it is what it says it is. It's a point in time. So the day, third week in January, there's a count made to enumerate all of the people who were living in shelters and living in unsheltered conditions on that day of the year. So it has its limitations, but please be assured that the decisions about funding, about developing programs, about addressing homelessness are never made solely on the basis of what that count is. So, if you can imagine the year that Katrina hit, the communities in New Orleans had a Point in Time Count in January and then the hurricane came later in the year. So, we know that the number is gonna be different. After Katrina hit right? So, it's really just what it says it is. It's one day of the year and you get a picture of that. And the data geeks can extrapolate information from that data. The real tool that we have is that HMIS data that can be looked upon, can be analyzed, can be analyzed over the long term. So, I just want to reassure everyone in the community that Point in Time Count, even though we always do the best job that we can, has its limitations and it's not the be all and end all when we talk about who in our community is homeless. So, Madam Chair, Maude, Monique and the other service providers who work in the community appreciate you giving us an opportunity to discuss the way we've been coordinating and getting better in counting outcomes for our community. Thank you very much.

CHAIR KAMA: Thank you, Lori and Linda and Maude and Monique. So, at this time Members, I'd like to open up any questions you might have for Maude or Director or even Ms. Yamashita. So, we're gonna begin, just the beginning with two rounds for two minutes each and if after that you also have running questions, we can go again. So, if you'll indulge your Chair, when we're in Chambers and we're sitting at the rostrum, I see where you are. I'm looking at all of you and you all keep moving spaces and you all know that. So, I had to in my mind devise a way so I don't miss anybody and I devised it so much I missed Shane this morning. So, the way we're gonna do our testimonies for our two minutes and for our two rounds, we're gonna begin with always the

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Committee Vice-Chair, we'll always give them that opportunity and then we're gonna go in alphabetical order backwards. So, right after Mr. Molina, then we're gonna go to the next Member to ask questions will be Member Sugimura, Member Sinenci, Member Rawlins-Fernandez, Member Paltin, Member Lee, Member King, and then Mr. Hokama is last. So, Members, if you don't mind indulging me, your Chair would certainly appreciate that. So, beginning with Vice-Chair, Mr. Molina. Do you have any questions for our presenters this morning?

VICE-CHAIR MOLINA: Okay. Yeah, thank you very much, Madam, Chair. So, in my two minutes, first of all, it sounds like the system is working fine. It's adequate. I guess if anybody wants to chime in, how are our numbers compared this year versus last year? Of course, now with the quarantine, I imagine some of your clientele are coming from the mainland, but now that the air flights have been restricted. Can you comment on that at this point? And in terms of elderly too, what's the ratio of homeless who are in the elderly age category versus younger?

MS. TSUHAKO: Thank you, Mr. Molina. This is Lori. I'm gonna defer to Maude. Maude?

MS. CUMMING: I can get you all those statistics. I don't have them right in front of me, but I love data. So, I can certainly get you that information. We have not, you know, early on during the COVID crisis we did encounter people coming from the mainland and we took steps to send them back to the mainland. We don't see a high percentage of elderly, but we do see people who are under 55 that have conditions that typically you would see of someone who is older, just because of the rough living.

VICE-CHAIR MOLINA: Okay. All right. Thank you for that. We appreciate it. And, I know your elderly clientele versus the younger clientele, most of them may not be able bodied enough to work to transition into employment. So, how are you folks handling that? You just provide them housing and then I guess they rely on their Social Security to keep them going?

MS. CUMMING: That is where the Permanent Supportive Housing Program comes in, but like I said, we have leased up all the available spots that we have, but we also are constantly advocating for HUD Section 8 vouchers. Whenever there is a project coming up such as like the Catholic Charities Project next to us, we will go through our list, see who is eligible, make sure Outreach gets out there, gets them an application, transports them if necessary. So, we're looking at all the resources for affordable housing that are available in the community and ensuring that they sign up for those units.

VICE-CHAIR MOLINA: Thank you very much, Ms. Cumming, and I appreciate all the work you guys are doing, 'cause you certainly got some big challenges out there. Thank you, Madam, Chair.

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CHAIR KAMA: You're welcome, Mr. Molina. Ms. Sugimura, do you have any questions for our presenters?

COUNCILMEMBER SUGIMURA: Yes. Thank you. Very informative discussion and I wanted to know if the Department or Ka Hale A Ke Ola particularly could give us a comment regarding the press release from yesterday about the 25 temporary housing for homeless?

MS. TSUHAKE: Thank you, Member Sugimura. This is Lori. The units that are being erected at Waiale Park were purchased several weeks ago by the Mayor with the intent of offering that to folks who are unsheltered. We have been...I think the plan is to erect all the structures today and to, there's an RFP open seeking an administrator for that project to manage the admissions, manage the criteria for people staying there, as well as we've received a commitment from Family Life Center, that their Outreach staff, as Maude described will continue to work with those people who will choose to be housed in those structures, to continue them on toward the goal of more permanent housing. It's not intended to be a long term, new residential community for people. It's meant to be temporary and our hope is that also with the cooperation of Ka Hale A Ke Ola, that as we create more flow into and out of the shelter that folks might transition from those smaller pallet homes into a more traditional shelter setting and then receive the full benefit of the case management and other services available to them at either Family Life Center's Emergency Shelter or Ka Hale A Ke Ola. Thank you for your question.

COUNCILMEMBER SUGIMURA: Thank you. Did I go through my two minutes already, Chair?

CHAIR KAMA: No. You didn't hear the bell did you?

COUNCILMEMBER SUGIMURA: Oh, okay. I thought I did. So, Lori, one more question is, I know that when I did community work, some of the concerns I heard about getting a State ID or an ID for homeless is difficult just because of having to go through the process, but I'm just wondering if there's an easier way of making that happen or has there been any progress short of having to go to the State Office for your State ID or your driver's license in case they don't drive? So, I'm just kind of concerned homeless people.

MS. TSUHAKE: It is...thank you, Member Sugimura. That process of getting ID is very onerous in many ways. I think the...

COUNCILMEMBER SUGIMURA: But necessary.

MS. TSUHAKE: Yeah, it is. Because we have to establish identification before Federal resources and even State resources can be allocated for housing these folks. So, it's a process that Maude and her staff, as well as Monique and her staff understand very well. There's no short cuts. There's many people who live here on our island who are

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born in other states and so birth certificates from out of state for out-of-state folks, we have to write to the Secretary of State in the other state on the mainland and go through whatever process they've established in those jurisdictions to get that. But we, you know, it's something that we have to do, we do it. But it does take time. Thank you.

COUNCILMEMBER SUGIMURA: Yeah. Okay. I understand the need for it. I was just wondering if there's a way of simplifying it or if we could help in any way. But, and I'm glad to hear the progress, you know about sheltering in place. This afternoon I'm gonna go to Kanaha Beach Park with a friend who is helping a family there to go visit a homeless family with young children. I know it has always been a big concern of the Chair of this Committee and has made it one of her priorities, so I'm gonna get educated firsthand just to see what's there and hopefully maybe we can find a home for these people. I'll refer them to you, Lori, if I could. So, thank you.

MS. TSUHAKO: That's fine. Thank you.

CHAIR KAMA: Member Sinenci, do you have any questions for the Administration or our presenters?

COUNCILMEMBER SINENCI: Thank you, Chair, and aloha, Director Tsuhako and staff. Thank you for being here, and I just wanted to say I appreciate all of your efforts in dealing with one of the County's most, you know, important issues of the unsheltered. And I've always been a proponent for, you know, getting inventory of our unsheltered and I appreciate the comments about collecting data, because I think as a legislature, you know, with correct data then we can see where our greatest needs are, and we can focus the funding towards these areas. So, thank you. My question is, you know, we've been hearing a lot of agencies out there in the community that would address homeless from the mainland and I don't know if these agencies are private, but they've been I guess shipping some of the homeless that are from the mainland back to the mainland. So my question is, have you heard of any of these agencies or have you been associated with any of them?

MS. TSUHAKO: Thank you, Councilmember Sinenci. So, the woman that you met earlier, Maude Cumming at Family Life Center has actually participated in several of these what would I say, return to their home projects, where people have traveled here from the continent with the intention of becoming homeless. So, they show up at the homeless shelter and say I want to stay here. And they haven't been responding to the, or seem aware of the quarantine mandates for 14 days of quarantine after stepping off those planes. And so, Family Life Center especially has done a good job of identifying those folks, trying to track their whereabouts so as not to expose the community to any additional risk. Calling members of their family or friends on the continent and having a conversation with that person and saying, you know, this is not a good time to be in Hawaii and this is not a good time to be homeless in Hawaii, especially if you just got off the plane. You need to go back home, and then facilitating those. Maude and her

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staff have actually handheld people to the airport and drop them off, watch them go into the security line to get back on planes returning to the mainland. So it is happening. Some of that funding has come from the Hawaii Tourism Authority and maybe some from some private donations, but the County has even offered to supplement that fund. If we can get more of these people who have no, I mean, who have no idea what they're stepping into return to their homes and be closer to the support system that they might have already. Thank you.

COUNCILMEMBER SINENCI: Thank you, Director. Thank you, Chair.

CHAIR KAMA: You're welcome, Mr. Sinenci. Vice-Chair Rawlins-Fernandez, do you have any questions for our presenters?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. I'm going to put my two minutes on myself too so I know where I'm at. So, I have a couple questions. My first question will be a follow up from what we heard from testifiers today and I'm sorry if I missed this answer, but does anyone collect data on why individuals are houseless?

MS. TSUHAKO: Thank you, Council Vice-Chair Rawlins-Fernandez. I'm sure that on our HMIS intake forms, which are done before data is entered into the system, I believe that there is a space on there that allows for people to make disclosures about what circumstances led to their homelessness. Most of the time though I'll tell you that is a story. It's a narrative that comes out after relationships are established. And, you know if you ask a person who is unsheltered or even somebody who is in the shelter and you say, why are you in this shelter? Their answer for one period of their life might be, oh, you know what, I divorced my husband and then I became really poor 'cause I didn't have his money, these things happened to me. For other people it might be . . . *(inaudible)* . . . like that, and for other people it might be more of a longitudinal narrative about their circumstance, socioeconomic or personal. So it just depends. That information does get reflected I think more on an individual basis by the agencies who are working with that person.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So, there's a way to kind of shorthand some of the information that you collect in intake and is that compiled? Like financial reasons or if it's mental health reasons?

MS. TSUHAKO: Vice-Chair Rawlins-Fernandez, let me ask Maude and Monique to tell you about that HMIS record and perhaps they can explain it with a little bit more finesse than I can. Maude? Monique? You want to answer the Vice-Chair's questions?

MS. CUMMING: Yes. I can address that.

MS. TSUHAKO: Go ahead.

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MS. CUMMING: So, the HMIS...so, can you hear me?

MS. TSUHAKE: Yes.

MS. CUMMING: Okay. So the HMIS is pretty much what our HUD mandated questions. It does ask about your prior living situation, which is were you in an emergency shelter, in a place not meant for human habitation? Were you in an institution? Were you transitional? Were you in permanent housing? And it does identify where the person was. But, as Lori said, most of the time it is a narrative. So, we have worked hard to try and quantify some of those narratives into questions that we can tabulate. If you are...part of the problem is when you are assessing the situation, 75 percent of the people cannot tell you why they're homeless. They can tell you, oh I couldn't pay rent last month, but really you need to know why they couldn't pay rent. Did they get divorced? Did someone have a medical issue? Did they lose their job? So, then it goes to a whole other set of quantifying information that can be quantified. So, we regularly, as a, we are part of a continuum care called Bridging the Gap, BTG and that is the neighbor islands, Maui, Kauai, Big Island. So, right now, we're meeting every...so Statewide, Oahu has their own Continuum of Care, we meet to discuss these kind of issues and we're constantly asking our HMIS provider how can we quantify some of these things that we think are important that we need in order to inform decisions. And so, it may not necessarily get captured on the HMIS, but during the process of issuing, doing the vulnerability, the VI-SPDAT, what's it called, there are questions on there that identify whether there's a mental health issue, whether there is tri-morbidity. And that is what really then determines how vulnerable the person is. So, you're getting the information, but it's not just for the purpose of determining why, because there may be a myriad of reasons why the person is homeless, but it does allow us then to categorize who might be more vulnerable by asking those kinds of questions and then trying to serve that person before you serve somebody that is less vulnerable.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Ms. Cumming. Mahalo, Chair.

CHAIR KAMA: You're welcome, Ms. Vice-Chair Rawlins-Fernandez. Member Paltin? Okay. Is she there?

COUNCILMEMBER PALTIN: Thank you, Chair.

CHAIR KAMA: Oh, there you are.

COUNCILMEMBER PALTIN: My question is, you know when...thank you all very much for the work you're doing. When Director Tsuhako is talking about the order of need and no cherry picking, and I think that's good, we should help the people that have the greatest need first. But I just was wondering, you know, if we're helping folks in this type of chronological order, have you noticed that it can create any kind of distrust in that, you know, some people may have been homeless for a long time or need this service for a

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long time and then, you know, within their community they see that another person, maybe a single mother with children has just become homeless and then they get assistance first, which I'm not against, but is it made clear to the people that are being tried to help that the order of which help comes is based on need? And if not, or if so, does that, how does that affect the way that these people can trust the Outreach workers? And if that's too hard, I have other questions.

MS. CUMMING: Lori, do you want me to take that?

MS. TSUHAKE: Yes. That's not too hard a question. Go ahead, Maude.

MS. CUMMING: Okay. So, first of all, the housing resources are, there are different kinds of resources for different groups of people. So, the Permanent Supportive Housing Resource for example, should not be going to somebody that only needs say two months of rental assistance. So, that's where it's separated out and then we look at and say no, this is based on all the factors. This person just needs a light touch. This person needs a deeper touch. And so, we don't just serve the most vulnerable first, but we serve the most vulnerable in the category that they fall in. So, if it's a deep subsidy with support services, that's a particular group of people. But then there are also groups of people who just maybe lost a job, had some medical event that they could not work, and they only need two or three months of rental assistance. So, they will be served at the same time, but in different categories. We have had people who have said wait, I'm more disabled than that other person, but because it's not arbitrary, because we have not cherry picked, because we have not based on, I like him more, because we have a tool that we have used to determine, we can say, we understand, but right now, according to, unless...but there are always cases where people not have told us the truth. They have not given us all the information. So, they may truly be more vulnerable than the other person, but because they have not revealed all of their information. So, that's why we tell people, if you can be as truthful as you possibly can, it would help us to get you the best resources. So, we do find those kinds of cases and we talk to people and lots of instances we find that there are other circumstances that we didn't know about it and then we'll assess that.

COUNCILMEMBER PALTIN: Is my time up?

CHAIR KAMA: I didn't hear the bell go off, Ms. Paltin. So, go ahead.

COUNCILMEMBER PALTIN: Oh, thank you. And, then so, you know, in this order of which we can help people, is there a way to shorten the gap between where they are on the street and long-term services in a way that the health comes as they walk alongside people's journey to becoming housing ready, like, you know, possibly like mobile resource centers to provide the basic services that people need so that they're not necessarily waiting in this chronological order to get help based on need where we can help a bunch of people at one time?

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MS. CUMMING: I'm not sure what kind of resources you're talking about? Up until last month we had space available for say the Permanent Supportive Housing. We just ran out of that funding. Otherwise it was available. And so, what we really are working on and we're working with KHAKO and other services providers is we need to shorten the length of stay in emergency shelter. If we shorten the length of stay, move people out faster, and create more space so that there's continually a flow and there's availability of shelter space, it will provide more availability for emergency housing. So, on the housing resource end, that is our job and that is what we are working really hard at. Working on moving people out of the shelter. Move them out as fast as possible. The length of stay should be less than 60 days. Move them out. Get them into housing. Figure out what it is they need help with and get them into permanent housing and then you just create more space in the shelter. So, that's what's our system. When we say it's coordinated, that's what we're trying to do. Is reduce that length of stay, increase the rates of exits to permanent housing, and then making sure that they stay there. And so, that is what we're trying to do right now.

COUNCILMEMBER PALTIN: Thank you. I understand that, but you know, being as that there isn't any permanent housing at this moment and like you said, some folks that's not their end goal to get permanent housing and there are folks right now out in the field, you know, they're feeding homeless or, you know, they have a list of needs like men shorts, tarps, toothbrush and toothpaste and whatnot. Is that also resources that you provide to our unsheltered people or, I mean, I know Hale Kau Kau and the Food Bank and like that have those resources, but you know, sometimes people need help with other needs being that they're unsheltered. Other than the long-term housing, is the entry system only focused on the long-term housing and not the other needs, as well?

MS. TSUHAKO: Councilmember Paltin, this is Lori again. I can, let me defer to Monique and she can tell you about one of the other complementary services that's offered to, and I think it addresses some of what you're asking about, Monique?

MS. YAMASHITA: Hi. Good morning, Councilmember. Yes. So, I wanted to let you know that we do have some of those services available as a complement to the Outreach services that are already happening and that is to our mobile hygiene unit that we have through the County of Maui. It's actually not in use right now, but that was one of the specific ideas that we had to go out and complement Outreach to do that stepping stone service so to speak with individuals who are unsheltered on the South Side of Maui and those services include what we call Psychological First Aid. How we start building relationships and seeking to know what do the unsheltered individuals need in the community. It has showers that are available. It has laundry services that are available and it also would incorporate, not counseling, but a housing focus type of counseling where we work with those individuals and say, okay if you're not ready to go into housing right now, because some of them aren't like you said. What about shelter? Are you interested to come into shelter so we can get them out from, you know, off of the beach

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or being on the streets. So, we definitely have that program that's available. Unfortunately we don't have it out on the street right now, but we have a second hygiene unit that's being built that we're hoping to get out, which is ADA compliant and we should have that out on the South Side we're hoping by June as long as, you know, all of these things with COVID can calm down a little bit. But we do want to get that unit out onto the South Side. So, that, I believe that describes the services that you're asking about, but it would be a small sector of the community as a complement to Outreach.

COUNCILMEMBER PALTIN: Thank you. And the reason that it's...thank you that's really helpful. The reason it's only the South Side is that the highest numbers, 'cause West Side, I mean we recently had a beating death within the homeless population, is it because that's your capacity and that's where the highest need is?

MS. YAMASHITA: No, it actually goes back to funding. So, our agency has funding that we received from the Affordable Housing Fund years ago and that, those funds were specifically for services on the South Side. So, as we started looking at how can we leverage that funding to do services as our agreements have stated, I actually work with Councilmember King very much to get some type of services on the South Side and the funding was specifically for the South Side. It just morphed into where we didn't use that funding, the Affordable Housing Funds that we had, we didn't actually need to use those because we had to change agreements, and we just sought, I actually sought funding from the County of Maui just specifically for those services. So, there's not any plans right now to expand those services island-wide. I know Maui Rescue Mission also does those same type of services and they're more island-wide than what we would be. And maybe in the future we could expand island-wide, but for now it's specific to the South Side.

COUNCILMEMBER PALTIN: Thank you. I feel like I went over two minutes. I'm sorry guys.

CHAIR KAMA: You probably did. I think our timer went to sleep. I don't know. But you know, Ms. Paltin, we expect you to ask lots of questions. So, we're gonna move on and then we we're always come back again. So, Chair Lee, do you have any questions for our presenters?

COUNCILMEMBER LEE: Yes, I do. And can I use the same clock as Member Paltin? Okay. So, I have a question for all three directors and you really don't have to give me a whole lot of background, just answer directly. Starting with Director Tsuhako. Can you tell me if you had plans to grow capacity for the homeless last year before COVID-19?

MS. TSUHAKO: Council Chair Lee, I'm not sure I understand your question.

COUNCILMEMBER LEE: Okay. Did you have any plans to help build or help a non-profit build units for the homeless before COVID-19?

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MS. TSUHAKO: I think, I can't think of any specific one, I think the Department's work towards getting affordable housing was probably what we were thinking contribution because housing is a solution for homelessness.

COUNCILMEMBER LEE: Okay. So, may I ask now Maude Cumming, Executive Director Maude Cumming, the same question?

MS. CUMMING: The only plans we had was to convert our emergency shelter into permanent housing. We ran into some permitting...

COUNCILMEMBER LEE: How many units would that be?

MS. CUMMING: It would be eight single room, what we can call single-room occupancy with shared bathrooms and shared cooking facilities. But we did not do that because once COVID hit, we needed all the space for our shelter.

COUNCILMEMBER LEE: Right. Okay. Same with Monique, Executive Director, Monique Yamashita?

MS. YAMASHITA: Hi. Good morning. Yes. We have had plans to expand our capacity on the island before COVID-19 occurred.

COUNCILMEMBER LEE: Okay. Where and how many?

MS. YAMASHITA: That would have been to the South Side where we had wanted to build affordable rental units and based on the land that we had been trying to get, it could be anywhere from 60 to 100 units is what our plans for expansion would have been. And then also expanding operations on our central facility as well and that would have been an expansion I believe of eight units with the demolition and rebuild of Building Nine on our property.

COUNCILMEMBER LEE: Okay. Now going backwards, I'll ask you the second question. You all belong to an alliance of those who help the homeless, non-profits, community people. What have you done to grow your resource and social support network?

MS. YAMASHITA: Through the Maui Homeless Alliance?

COUNCILMEMBER LEE: Or through yourself or the non-homeless [sic] alliance. I'm assuming that the alliance, you know, trying to incorporate more people and gather more resources, et cetera, right? You don't just want to stay the same right?

MS. YAMASHITA: Right. Correct. Part of what the Maui Homeless Alliance has done in the past few years is to have a landlord summit and so in the landlord summit we've expanded our Outreach to other service providers. We've also highlighted service

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providers and worked at partnering with those providers in an effort to be a better service to our unsheltered population. And also to reach out to our landlords and our homeowners in an effort, because if we say we don't have enough affordable housing, but yet we actually do have rentals that are available, we have reached out to those landlords and homeowners to say, here's what we can do to support our unsheltered if you house them and that's been quite a good experience and we've actually expanded our Outreach....

COUNCILMEMBER LEE: Okay. Monique, how many units did that net you? How many new units did that net you?

MS. YAMASHITA: Oh, sorry, Councilmember, I couldn't give you that information. I'd have to find out and get back to you on that. I don't have a number for you right now.

COUNCILMEMBER LEE: Okay. The same question for Maude. Have you reached out to other people to help with your programs?

MS. CUMMING: Yes. People are tired of hearing me. I could say that 20 years ago when I first started going to the Maui Homeless Alliance, that's when Rudy Esquer was still there and it was a loosely held brown bag group and since that time it has grown, solidified, increased, adding members, I think there's probably like 45 people that attend the meeting on a regular basis. But more than that I have as a result of that, I have participated in Statewide efforts and so I am always in contact with our State Homeless Coordinator, Scott Morishige. I have been Chair of the Bridging the Gap, that's our Statewide neighbor island's organization. We have pushed. We have begged. We have advocated for funding based on what our data shows us that we need. We just recently, you know, did efforts with legislators, do not cut the funding. So, it is in my blood. I will do this hopefully before I die, we will end homelessness. So, yes. I reach out to everybody that I can when they speak to me.

COUNCILMEMBER LEE: Okay. Thank you. You have to talk to new people. Maude, you have to talk to new people. And I think what's on your side and what's on Monique's side now, is that you have a Council that is much more attentive and committed to the matter of homelessness. So, it's like you guys gotta come up with plans so we can support you. We're not interested in managing the same old units. We want to see growth. Okay. So, thank you. Thank you, Madam Chair. I relinquish the rest of my five seconds.

CHAIR KAMA: Thank you, Chair Lee. And now, Mr. Hokama, questions for our presenters?

COUNCILMEMBER KING: Chair, did you skip over me?

CHAIR KAMA: Yes, I did. I'm sorry, Ms. King. Okay, Ms. King. I'm sorry, Mr. Hokama, please step back one. You may step one foot forward, Ms. King.

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COUNCILMEMBER KING: Okay. Thank you. I want to kind of build on what Member Lee had just talked about and the fact that, I think what we're looking for is growth in the program. Not necessarily growth in the number of homelessness, but I wanted to go back to the idea of the Point in Time Count. Because I'm glad that, you know, it was acknowledged as not being official because I think the one question I have about that is are there requirements as to how we do that Point in Time Count, because I've seen the list of numbers of people who are counting and it's all over the map for all the different counties. And there have been times when we've only had a few people counting and yet we get this number out of it. So, I think the number is relative to how many volunteers we have out there doing the counting. And so, is there a requirement for how we do it that regulates it across the board? And the other thing is, is our HUD funding at any way, in any way tied to the Point in Time Count?

MS. TSUHAKO: Thank you, Member King. This is Lori. So, to answer your question, are there requirements for how it's done? Yes. We have to, our methodology has to be approved by HUD. So, that is submitted by the community to HUD and HUD has to approve the way that people are counted. So, there's two portions. There's two parts to a Point in Time Count. The first one is the count of the sheltered people. So, through that Homeless Management Information System, the shelter providers count the number of people who are in their shelter on the night of the count. And so, that's one separate part, component of the count. The second part of the count is the one where unsheltered people are counted. And so, I'll tell you that for the past, for as long as I've been involved with the homeless community on Maui, 10, 15 years, all of the agencies who participate in the Homeless Alliance, as well as some additional volunteer agencies meet, we all get trained on the process that we're gonna be using that year, the actual questionnaires that are to be used, how to fill them out, what regions are gonna be counted, who's the in charge agency of that region, all of those things are done precount. And then, most of the agencies deploy staff. So, we have a few volunteers, like I'm considered a volunteer. My Housing Homeless Division staff is considered volunteers, but many of the staff of the agencies actually go out to conduct the counts. So, there is rigor in how it's done and there are rules established that have to be vetted by HUD in order for our results to have validity.

COUNCILMEMBER KING: Okay. But then in the second part of my question is, does that affect the amount of funding we get?

MS. TSUHAKO: It does. So, the...

COUNCILMEMBER KING: 'Cause originally, I'm asking this because originally you said this is not an official count and it doesn't really, shouldn't be taken as such, but it is official in that if it's affecting our funding.

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MS. TSUHAKO: If I said it's not an official count, I'm sorry I misspoke, but what I mean is that it's not the sole source of data we use to evaluate or to analyze homelessness in our community. So, it is official. It gets submitted to HUD as an official piece of data about our community and it enables us to receive HUD funding for many of the programs that Maude talked about. Permanent supportive housing, housing prevention, emergency solutions, grants. All of those funding streams are tied to our compliance with that Point in Time requirement.

COUNCILMEMBER KING: Okay. And does it have a number of people that you need because, you know, I think my concern of this came out of seeing 17, I think it was my first year on the Council, the Point in Time Count for all the counties and we had the lowest number of people out there counting that year. So, you know, that would be a concern that would affect our numbers if we don't have, you know, percentage wise the number of people actually doing the count.

MS. TSUHAKO: I think that the way that the Continuum of Care, Bridging the Gap has strategized the methodology for the count. What Maude guys have done and Salvation Army have done is they printed a list of all the people they encountered in unsheltered conditions and during the week of the count, they've gone out and they found every single one to verify that they are either housed or still unsheltered, or in a shelter and then we've proceeded to go to other places at different times of the day to count people and to administer the questionnaire. So, I feel like we've had a good cadre of people working on this and I've not seen data that compares the number of homeless shelter or Outreach employees going out with the other counties. So, I can't really . . . *(inaudible)* . . . on that.

COUNCILMEMBER KING: Okay. That was a few years ago when I saw that. Okay. Thank you for that answer. And then, my second question is about the rate of recidivism. Do we know that the people that are getting into permanent housing are staying in permanent housing and what is the follow up to report any like rate of recidivism as far as homelessness goes?

MS. TSUHAKO: Thank you, Member King. Recidivism is one of the data points that's collected. And so, the State's contracts with our providers, as well as the County's contracts with the providers asked if once somebody is transitioned from emergency shelter or transitional shelter into permanent housing, did they remain there for six months. Did they remain there for a year? And so, that data is captured. It's reported to HUD as part of our overall reporting. I think that's an important question, because it speaks to how well we're doing placements and how well we're supporting people once they are in permanent housing placements. So, we do have that data.

COUNCILMEMBER KING: Okay. Maybe you could share that with us, you know. I know you don't have it at your fingertips, but that would be important for us to learn, you know, as we look what is the Coordinated Entry System costing and is it effective.

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MS. CUMMING: Lori, can I just add something?

MS. TSUHAKO: Yes, go ahead, Maude.

MS. CUMMING: So, the...hi. Thank you. So the recidivism rate is one of the performance measures that we are required to meet. Generally it's no less than 15 percent will return within two years. And so, if somebody shows up again in the HMIS system, it's automatic, and you have previously reported that they were exited to permanent housing, it will show the recidivism. So, it's pretty automatic if they end up in the system again. So, and then if we do not meet those performance measures, we don't get the full amount of our contract. The amount is subtracted from our contract. So, we pay attention to that. We review that every month with the staff. If it shows that people are, our Outreach efforts are not...where people are still falling through the cracks, then we have to step up our efforts, then I get after them. Monique does as well. What is happening? Why are these people falling back into homelessness? Get out there, do your job. Make sure that we're assessing people and finding out why it is they are returning to homelessness, 'cause that is one of the key measures that we want to pay attention to.

COUNCILMEMBER KING: Okay. Thank you. And we're meeting those requirements, the minimum requirements so far? Is that an ongoing...I think you're muted, Maude.

MS. CUMMING: It's an ongoing. Every quarter it's reviewed and every quarter we look at that, but we, you know, of course we look at it every month to make sure that we are meeting those measures.

COUNCILMEMBER KING: Okay. I appreciate that. And then, my last question is...

CHAIR KAMA: Can you wait for the next round and let Mr. Hokama go? We're gonna have another round. Do you have to leave?

COUNCILMEMBER KING: No, it just seemed like everybody else was getting more time, but that's okay.

CHAIR KAMA: No, it was just you and Ms. Paltin. We're gonna come back. Mr. Hokama? Questions, Mr. Hokama?

COUNCILMEMBER HOKAMA: Thank you, Chair. Yes. You know, I appreciate the three directors' comments this morning. And one, I'm happy all of the seem to be very data driven. I appreciate Ms. Cumming stating the fact that she loves that. So, my first question and maybe it's for Director Cumming. For those that give you, when you outreach and gives you an answer of no, I don't want help, I don't want housing, do they share reasons why? Like I like to live in the outdoors. I don't want people telling me

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what for do. I don't want to give up my drugs. I don't want to give up my animals. Do you have data on those situations?

MS. CUMMING: We, you know, it's just anecdotal and the reasons are varied. In fact, on Tuesday I stopped by in front of Salvation Army, I was talking to people on the sidewalk there. I asked one person and he said no I don't want housing. And the guy next to him said, no she wants to know if you want housing, not if you have. He says no, I don't want. And he tells me, I have a place I can go to. I'm just having relationship issues. But he has been out there now. We've encountered him for four months. So, we know there's other things going on. So, we always ask why. There are reasons like I tried it and I was in a care home. They took all my money and only gave me \$50. I need to drink my beer. I can't do it. So, there's a whole list and we just keep coming back because what will happen is, maybe their health will decline and the next time you go back they'll say, okay, now I'm ready. So, it doesn't matter what the reason is. Things change and so that's why we keep going back to see if maybe they changed their mind.

COUNCILMEMBER HOKAMA: Okay. So, yeah, Ms. Cumming, thank you for that. You know, I'm a product of the '50s, yeah? So, my era for locals shaming your family, shaming your family name was a big no-no and was a big factor in how we behaved ourselves, per se. So, do you see a difference in attitudes regarding housing, whether it's an island born client or a migrant to Maui County? In the perception of housing?

MS. CUMMING: There are definitely differences. One of the unfortunate things we also are seeing now that we've been, I've been doing this for over 20 years, they're now servicing some of the people, the children of the parents that were homeless. And they've become, we say they're ma`a to it. They've become accustomed to the lifestyle and it's not all that difficult to them. We want to see some other kind of outcome, but some people are ma`a to it. And so, it's difficult. So, and then there are people that have migrated here that intended to get a job and then they didn't do their research, didn't realize how hard it was, how expensive it was and lost their job and then have not been able to make it. So, we do, people that have no connections, we will ask them, local people, do you have family we can talk to? So, we'll talk to them and say, you know, if we could pay for it, would you rent him a room and try to have them reconnect? We'll do all those kinds of stuff. But with people that migrate here it's difficult, because there are no connections.

COUNCILMEMBER HOKAMA: Thank you for that response, Ms. Cumming. I think you hit it on the bud. I think you're very, you yourself is ma`a of the clientele, so thank you for that. My last question at this time for maybe Director Tsuhako is do we have in our data, my issue for Lanai is what I call closet homeless. Again, I'm not too sure what is the current Health Department's standards for maximum people per bedroom or whatnot. I know City and County has I think 3 bedroom not more than 10 people maximum in a household. And on Lanai that's part of my problem. They're not necessarily on the street, but I know there's an old plantation house of 800 square feet trying to take care of eight to ten people in an old two bedroom, single wall, one

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bathroom, one carport facility. I consider that closet homeless because they're stuffed in a little shed more or less. Is that something that we have data on and something that we plan to address, Director? Thank you, Chair.

CHAIR KAMA: Go ahead and answer the question and then we'll move on to Member Sugimura.

MS. TSUHAKO: Thank you, Member. Thank you, Chair. Mr. Hokama, I think what you're talking about is what's termed overcrowded, living in overcrowded situations. So, overcrowding is a real issue, especially for the community on Lanai and we know that from housing studies that have been done over the past few years and from anecdotally talking to people there about the need for affordable housing. According to the HUD standards though, overcrowding is not considered homelessness. So, the definition of homelessness according to HUD is people living in places that were not meant for human habitation. So, technically those folks who are living in overcrowded situations or, you know, I think the DOH terms them doubled up are not counted as homeless. Thank you, Madam, Chair.

CHAIR KAMA: Thank you, Lori. So, we're gonna go back to Member Sugimura. Second round of questions.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Yes, Ms. Rawlins-Fernandez? Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Is your intention to take up both items today?

CHAIR KAMA: Yes, that is my intention. That is my intention.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. And are we going past 9:00, sorry, are we going past 12:00?

CHAIR KAMA: I hope not. It's really up to you all. But we probably will go to 12:30. depending on your questions for this. If not, we can, I mean, let's just see if anyone else has any burning questions. If not, we can always do them in writing and send them to the Committee and we can forward them. But the pleasure of the Council. Yes. Madam Chair Lee?

COUNCILMEMBER LEE: I just want to let you know I have to jump off. I have a 12:30. meeting. Thank you. Jump off at 12:30.

CHAIR KAMA: Okay. Don't jump too far. Okay. So, Ms. Rawlins-Fernandez, did I answer your question?

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COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah, I was just wondering because it's almost, it's 11:23 now, and I wasn't sure how long AH-33 was gonna take and I just wanted to make sure that --

CHAIR KAMA: We have time?

COUNCILMEMBER RAWLINS-FERNANDEZ: --have enough time to cover that item.

CHAIR KAMA: Thank you. Yeah. Thank you. Yeah. I hope so. Okay. So, we're gonna go back to Member Sugimura.

COUNCILMEMBER SUGIMURA: You know, I don't have any more questions and I look forward to you, you know, if you want to just move onto the next item and ask the other Members. This is very good discussion. Thank you very much all the directors.

CHAIR KAMA: Okay. Thank you. Mr. Sinenci?

COUNCILMEMBER SINENCI: Thank you, Chair. I just had one question and they can just briefly comment. My question was, you know, working with other agencies out there to address the unsheltered like the veterans, also some of the church groups, are you getting a lot of cooperation from those agencies?

MS. TSUHAKO: Thank you, Mr. Sinenci. Yeah. We work very closely with the Veterans Administration. They actually offer VA funded housing for homeless veterans and we have many faith-related groups that belong to the Maui Homeless Alliance and work together with the existing cadre of support services to address needs. Thank you.

COUNCILMEMBER SINENCI: Thank you, Director. Thank you, Chair.

CHAIR KAMA: You're welcome, Mr. Sinenci. Vice-Chair Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. I just have one quick question and comment. So, I guess it's a follow up from my initial question about why people find themselves without shelter and if when they're asked why don't they have, why they are not currently in a house, do they suggest an alternative? And I guess I would like to like challenge ourselves to recognize what lens that we are looking at this problem through, as critical theory challenges us to do. Are we forcing upon people who don't conform to this western society that we've built...and for that reason I'm working on a commission on homelessness and that'll be coming out soon for the Members to consider. Because I would like to end homelessness as well. But if any of the directors would like to answer that.

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MS. TSUHAKO: Thank you, Council Vice-Chair Rawlins-Fernandez. I would welcome your feedback and your ideas. I don't...I think our system tries very hard not to have biases in terms of how we look at things. But there's certainly a cultural component. We know that certain populations are over represented in our homeless community, as well as in, you know, other systems of care including incarcerated people. So, I would look forward to working with you and I'm sure Maude and Monique and others in the service community would look forward to your feedback as well to give us I would say different, but you know, just maybe enhancing the perspective that we all look at the issues from. So, thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo. Mahalo, Chair.

CHAIR KAMA: Thank you, Vice-Chair Rawlins-Fernandez. Ms. Paltin?

COUNCILMEMBER PALTIN: Thank you, Chair. I just, you know, in Ms. Yamashita's response about what they're doing on the South Side and what we're doing besides the long-term housing, a lot of the complaints that I've got from my community and it even goes to Central, around Shiraishi Pool and like that is that you know with no place for homeless unsheltered folks to use the restroom, they just use it where they need to. And, is there anything within the Coordinated System when you're providing resources that don't end up in a long term housing situation that addresses that need? Or is it wholly separate from the Coordinated Entry System? From the time they are on the street to the time they get long term housing solutions, where should they be using the restroom? I mean, within this COVID-19 time, hygiene is kind of a priority and beyond washing hands, defecating in the streets is much worse than not washing your hands, although people need to wash their hands as well.

MS. TSUHAKO: Thank you, Councilmember Paltin. This is Lori. I think that, you know, the Coordinated Entry System does not address specifically the circumstances that we're living in right now with COVID. In order to address some of the needs of the people who are unsheltered, the County has tried to provide some mobile hygiene options for the unsheltered community and especially in light of the need to protect the community safety with the unfortunate closure of our County parks. We've tried to sort of offset the unavailability of those park facilities with these augmented services, and has everything been adequate? No, they have not been. But, I think we've tried to do as much as we have the ability to do at the time. So, specifically the Coordinated Entry System doesn't necessarily have a service component for mobile hygiene or that kind of thing in a normal event. The County has tried to produce the resources to address those needs with the closure of the parks, in lieu of the closure.

COUNCILMEMBER PALTIN: Thank you.

CHAIR KAMA: Thank you, Ms. Paltin. Chair Lee?

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COUNCILMEMBER LEE: Thank you, Madam, Chair. I just wanted to ask the two executive directors if they are doing anything in particular to focus on the mentally ill? Nothing?

MS. YAMASHITA: I can speak to that real quick. We really are focused on housing. The whole shelter, everything we do is about getting individuals into housing, but we also offer resources to our guests who have mental health issues, to the appropriate community services that are available to them. So, we work with Mental Health Kokua and Steadfast Services continually to ensure that those needs are met for our guests who have those issues.

COUNCILMEMBER LEE: Okay. So, because I'm thinking of taking up that cause. Nobody has made any kind of major headway in terms of getting the State to take care of their responsibility. It's their responsibility. But nobody pushes it hard. So, I'm wondering is there anybody else I can partner with out there who is pushing that particular, you know issue?

MS. YAMASHITA: Well, I agree with you, Councilmember, because I don't think we have enough funding for mental health services. So I would, you know, I would advocate with you for those services because I do know that we need more. I think that's something that would help our individuals in housing retention if they have the services available, but I just don't think there's, like you said there's not enough money being put into those services on our island.

COUNCILMEMBER LEE: Monique, expect a call from me next week. Thank you, Madam Chair.

MS. YAMASHITA: You got it. Thank you, Councilmember.

CHAIR KAMA: You're welcome, Chair Lee. Member King?

COUNCILMEMBER KING: Thank you, Chair. Thanks for that response, Monique. I just wanted to follow up real quickly, do you have a list of besides Mental Health, I thought Mental Health Kokua was part of this Coordinated Entry System? I know they're part of the Homeless Alliance, but do we have a list of other services because I know we've talked about it as far as referring people from the mobile hygiene unit for services?

MS. YAMASHITA: Do you want me to answer or...

COUNCILMEMBER KING: . . .*(inaudible)*. . . We talked about this being one of the purposes of the mobile hygiene unit was to be able to refer people to services like mental health services and I thought that Mental Health Kokua was part of the Homeless Alliance. They were back when we heard the first report from it three years ago.

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MS. YAMASHITA: Yes, they are. They're definitely active members of the Maui Homeless Alliance.

COUNCILMEMBER KING: Okay. So, my other question I was gonna ask earlier, and I don't know if this is for, I think this is for Maude because I remember writing down when you said, Maude, about identifying at-risk renters and I just wondered if you could speak to how you identify, are we looking at rosters or people from the affordable housing units that we're renting out now? Or do people have to come to you with the problem? How do you go out and identify the homeless people for the program and then the at-risk renters that are out there that are potentially at risk of losing their apartments? You're on mute.

MS. CUMMING: Sorry. One of the things we did at the outset of this COVID crisis was call landlords and property managers and let them know that if you have any tenants that are having difficulty, please have them call us and we got a lot of response from that. And, other than all of our contacts with different agencies that work with people that are in the poverty income level, letting them know. So, we've tried to and primarily through that kind of sources. through Maui Homeless Alliance and through our contacts with other agencies, other groups of people, letting them know we've put stuff on our website and so we try to reach out to every kind of group that we know of.

COUNCILMEMBER KING: Okay. Great. Thanks for that information because I'm just trying to figure out if we can help with putting that information out directly, as well as, you know, individual Councilmembers that have a pretty good reach. I think every one of us has a Facebook that we put, you know, Facebook page that we put out information on. So, I just want to make sure we're getting the broadest scope of how we could identify people given that we have additional affordable housing rental projects coming online right now. So, we want to make sure the people stay in the housing that is provided to them and don't end up on the streets. And so, the last question I have is do you have any services that actually have a waitlist right now?

MS. CUMMING: The only one would be for the Permanent Supportive Housing. We don't necessarily have a waitlist, we just haven't pulled, asked for any more referrals until we can come up with more resources to fund it.

COUNCILMEMBER KING: Okay. So, you don't have like a list of people that are needing services that are like further down that you won't be able to service? Oh, you are muted again, Maude.

MS. CUMMING: As they come up in the system, we pull names from the system every couple days and try to service everybody that's ready.

COUNCILMEMBER KING: Okay. And then what about for Ka Hale A Ke Ola, Monique, do you have, are you full up on your shelters, 'cause I know when we first talked back in 2017

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you actually had quite bit of space in the Central, but it sounds like you might be full now?

MS. YAMASHITA: We are at capacity. The space that we did have available at that time was transitional unit space, but because of COVID we have filled every single unit that we have. So, we are at capacity and we're at a bit of a disadvantage because due to spacing requirements, I had to take all of our adults out of our men's dormitory and our women out of the women's dormitory. So, we utilize units in the facility to give them that space requirement. So, we do have...we are at decreased, we're not able to house as many individuals as we have been able to in the past, just because of those spacing requirements. But even with transitional shelter, we have actually, the State has allowed us to use those units for emergency shelter right now. So, we are at capacity, but still working to get individuals into permanent housing, so we've had quite a few individuals who have moved on to permanent housing and then that's opened up beds and spaces for families and adults to come in. So, we actually had in the last couple of weeks, we have much movement that's happening.

COUNCILMEMBER KING: Okay. Great. The people you're moving into permanent housing are any of those utilizing recently opened spaces here, like Kaiwahine Village or any of the projects there?

MS. YAMASHITA: Yes. Oh, yeah. We've had so many families that are moving in. Even some of our staff have moved in. So, it's quite a celebration because we, it really has made a dent in our shelter because of those units. So, we're really happy about that.

COUNCILMEMBER KING: I really wanted to have a celebration, but then of course this COVID thing came up. So, Chair, I know I've used up my time. I had one more question that I wanted to ask Ms. Tsuhako.

CHAIR KAMA: Can you just write it down? I'm looking at the clock and it's now 11:38. I'd like to be able to get Chair Lee off to her way at 12:30 and send you all home on your merry way for the weekend. So, if you could hold on to that?

COUNCILMEMBER KING: Okay.

CHAIR KAMA: Thank you. Mr. Hokama?

COUNCILMEMBER HOKAMA: Chair, yeah, thank you. No. My only thing is I have some similar feelings with Ms. Rawlins-Fernandez regarding the potential conflict between the west and island cultures. How we might want to address certain things. So, I'm with her. I would like us to look at more of an island solution for our island problem regarding homelessness. Thank you, Chair.

CHAIR KAMA: You're welcome, Mr. Hokama. So, Members...

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VICE-CHAIR MOLINA: Chair?

CHAIR KAMA: Yes. Mr. Molina? Yes.

VICE-CHAIR MOLINA: Thank you, Madam Chair. I know most of the Members were offered multiple opportunities to ask questions. I was only given one opportunity, so if there's no objections, I would like to have one last opportunity to ask questions. Yeah, thank you very much.

CHAIR KAMA: Oh, I'm so sorry. None at all. Yes, go right ahead, Mr. Molina. Thank you.

VICE-CHAIR MOLINA: Thank you. First of all, for Ms. Cumming, in one of your responses I believe to Ms. Lee you said you have experiencing permitting delays for the emergency housing? Can you very briefly tell us where you are experiencing these permitting delays? Was it from the County of Maui or the State?

MS. CUMMING: So, what we were trying to do is renovate current emergency shelter space and make permanent housing and so that requires going through the entire process again and seeing whether we meet the guidelines for the amount of bathrooms we're allowed, that kind of thing. So, we got through the initial phase and one part we were trying to renovate two spaces and so now trying to renovate the next phase we, it was the County of Maui and we finally got through that utilizing the Governor's Emergency Proclamation, so...

VICE-CHAIR MOLINA: So, may I ask which department or departments you experienced the delays from?

MS. CUMMING: I believe it's Planning.

VICE-CHAIR MOLINA: Thank you very much. I appreciated that answer. Okay. And my next question, I guess this is maybe for Lori, or actually anybody could chime in on this one. In earlier conversations you had with responses, trying to get responses from the homeless, do you all have enough social workers? 'Cause I'm thinking of ways how this Council can help you with providing either resources or potential legislation that's in other municipalities. If you have something, you found something in other municipalities that could help you with curbing homeless. Well, let's start with that one question first, do you folks have enough funding for more social workers to do Outreach?

MS. TSUHAKO: Thank you, Councilmember Molina. I think if we had everything we wanted, you know, in the world, Maude and Monique and many of the other agencies would love to have more staff to carry the load. I think at some point we have to really realistically look at what is the capacity of our community. Do we have enough trained social workers, enough case managers to go around? Do we, where do we get them from? And

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homelessness is a particular area. It's a big learning curve for many people and it's not always a good fit. So, I could be a good social worker in the healthcare system, but I may not be a good social worker in Outreach. So, it's one half dozen of the other. So, we have to...I think if the agencies need more staffing, the County at least during the last two years here has been generous about helping, trying to allocate more money for staffing and things of that nature but it's really also a lack of people who are trained and ready to jump in to do the work.

VICE-CHAIR MOLINA: Good. I appreciate that, because, you know now with the way the economy is right now, you got a lot of people who have been laid off from other businesses that may have skills that could be used in the social services sector, so that might be an opportunity for others who may be looking at a career change. So, to maybe work for the State or for the County. So, great. And, thank you for sharing that information about our homeless vets too as well. There's a lot of outreach and that you're getting assistance from the VA. So, okay I guess that about does it for me. So, I appreciate that. Thank you for all of your responses. And, thank you, Madam Chair, for giving me my second round. Thank you.

CHAIR KAMA: My apologies, Mr. Molina, and thank you very much. So, Members, thank you for not asking anymore questions and if you do, please send them on to the Committee and we'll go ahead and forward them on to Ms. Tshako and to Ms. Yamashita and Ms. Cumming.

COUNCILMEMBERS VOICED NO OBJECTIONS.

ACTION: DEFER PENDING FURTHER DISCUSSION.

CHAIR KAMA: So, we are now going to take on our second item. So, I'd like to just take a temperature check with everybody. Do you all think you need a break, or do you want to just power through?

COUNCILMEMBER KING: I'd like to take a break.

VICE-CHAIR MOLINA: Power through.

CHAIR KAMA: Power through?

COUNCILMEMBER PALTIN: I just need to leave at the same time as Member Lee. So, I'm okay with powering through.

CHAIR KAMA: Powering through? Okay. Powering through. That's what we're gonna do. Power through.

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AH-33: AFFORDABLE HOUSING FUND PROGRAM ANNUAL PLAN

CHAIR KAMA: Okay. So, let's go on with our second agenda item. The Affordable Housing Fund Program Annual Plan or AH-33. So again, during the consideration of our Fiscal Year 2021 budget, the Economic Development and Budget Committee considered the Mayor's recommended appropriations from the Affordable Housing Fund. Those recommendations are contained in the Affordable Housing Fund Program Annual Plan which Council received but did not have time to refer to this Committee prior to the start of the budget process. So, Members, I have asked the Department to briefly review the recommended projects. And we also have representatives for Hale O Piikea, whose project was not included in the FY 2021 Budget appropriations from the Affordable Housing Fund. They will be available to address questions from our Members. And, Members, it is the Chair's intent after hearing the presentation to ask this Committee for your consideration and recommendation to the EDB Committee for a budget amendment to include Hale O Piikea in the Fiscal Year '21 appropriations from the Affordable Housing Fund. So that is my intent. So, Deputy Director Munsell, if you would please proceed with your presentation?

MS. MUNSELL: Thank you, Chair. I just have...my name is Linda Munsell. I'm the Deputy Director for the Department of Housing and Human Concerns. I just have a couple of opening . . . *(inaudible)* . . . here to start us out and then Buddy and Jessica will provide the initial presentation for us. But before they talk about the projects, I just wanted to talk about housing need in the County. A few months ago in March, Jim Dannemiller with SMS Research and I presented findings from the new 2019 Hawaii Housing Planning Study. And this is the same study that we do every few years and it helps to inform our decisions about the projects that we support, as well as the investments that we make with the funding that's available to us through the County, including the Affordable Housing Fund. So, if you remember from our presentation in March, the 2019 Hawaii Housing Planning Study indicated that all together we need something on the order of 10,404 housing units between now and 2025. Almost 4,300 of those units are needed for households that are earning 80 percent or less of the area median income for Maui. We also know from experience that building the units for the households earning below 80 percent AMI generally requires financial assistance from the government for construction. Both you and I know that the construction costs in Hawaii are very high and the County resources are limited. A recent cost evaluation that we did a couple of years ago indicated that on average, a government investment of approximately \$324,000 was needed per unit to support the construction of units that were targeted at households earning 60 percent of the AMI or less. So, using the data that we obtained from the 2019 housing study, the total subsidy cost for those units that are needed in Maui County would be almost \$1 billion. So, yeah, and I can see the reaction here. In order to get the most we can from the limited resources that we have to apply for our County, the applications that we receive for funding from the Affordable Housing Fund are actually, go through a very rigorous process. And a couple of things

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that are key to us is first identifying whether this project is going to fulfill a need that was identified for our community. Hawaii Housing Planning Study helps us with that. We also want to ensure that we are leveraging County money. So, for every dollar that the County is putting in, we're looking for a return on that investment from another source and typically that's either the Federal or the State funding sources. Staff also goes through and evaluates projects for readiness. We don't want our money sitting around waiting for three years from now to start. We're looking for projects that are ready. We're looking for developers who've got the capacity to develop these projects on a timely basis and efficiency. And then we also look at several other components that help to bring the best projects forward to this Committee for consideration for funding. So, that's my entire opening remarks. I'm going to turn the presentation over to Buddy and Jessica and they are gonna actually talk about the projects that we are forwarding to you for consideration and how those projects actually support our objectives. Thank you very much.

CHAIR KAMA: Thank you, Linda.

MS. CROUSE: All right. Hello, everyone. This is Jessica, the Assistant Housing Administrator. Thank you for the opportunity to spend some time with you today. I am going to turn this presentation on now and I will keep this short and sweet. Can everyone see the presentation all right?

CHAIR KAMA: Yes. I can see that, Jessica. Thank you.

MS. CROUSE: Excellent. Thank you so much. So as Chair Kama had mentioned, this information was transmitted to Council earlier this year. I'll do a quick overview of the process that we went through with the RFP, as well as just summarizing the projects that have been recommended for funding consideration. I do want to give our Hale O Piikea development team, the, as much time as possible to more formally discuss their project and also answer your questions. So, there was an estimated \$14,321,450 appropriated to the fund for Fiscal Year '20. We held an application workshop on August 21st, that was attended by five people. We then had an application period from August 26th through September 27th. We received a total of 9 applications that were requesting funds about in the amount of \$26 million, just to give you an idea of the requested need from the community. We conducted a thorough review of all applications. We did want to increase the emphasis on projects that were serving lower AMI households, that were better leveraging the funds that they would receive with the County to secure other funding from other entities and also projects that have longer term affordability periods, as well. So those were all sections that we added specifically into the review to help ensure that the projects that were recommended met those goals for the County. There are five projects that we had recommended for your approval and consideration. They are Kaiaulu O Halelea, Liloa Hale, Hale O Piikea, Aloha House's Clean and Sober Residential Acquisition, and the Arc Residential Group Home Improvement Program. Now, the projects that started I believe have been included for funding considerations.

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Deputy Director Munsell had informed us yesterday afternoon that the Arc project may have been pulled out, but we haven't quite had a chance to dig into that further yet, so hopefully there will be more information on that project for you soon. Kaiaulu O Halelea is by Ikaika Ohana. This is the same group that you have recently heard for the Kaiaulu O Kupuohi project in West Maui. They are proposing to do a 64-unit multi-family rental project in Kihei serving AMI categories below 40 percent and 60 percent. We have recommended funding in the amount of \$1.5 million against an estimated total project cost of \$62 million for that phased project. Liloa Hale is a senior rental multi-family housing project that will serve households below 30 percent and 60 percent AMI. We have recommended \$4.3 million in funding to assist with their new construction costs against an estimated total project cost of \$57.7 million. The Aloha House Clean and Sober Residential Acquisition Project is to acquire 2 residential homes who have 16 individuals for a long term substance abuse treatment program plan. They would target household members participating who are 50 percent or below AMI and we have recommended \$900,000 against their total estimated costs of \$1.4 million. And the Arc Residential Group Home Improvement Project would be to provide rehabilitation and property improvements at six home sites located in Kahului, Kihei, Lahaina, Wailuku and Maunaloa. We recommended \$277,000 against an estimated total project cost of 337,000. And for the Hale O Piikea Project, this would be another multi-family rental project located in South Maui serving households at or below 30 percent, 50 percent and 60 percent AMI. And we have recommended \$5.7 million to be committed to land acquisition costs against an estimated project cost of about \$49 million. And with that, I will hand the reins over to our Hale O Piikea team to share more about the work they do and what they are envisioning for this project here on Maui.

MR. WATSON: Aloha. My name is Kali Watson. Madam Chair Kama, as well as Members of the Affordable Housing Committee, I'm the President and CEO of the non-profit Hawaiian Community Development. We've been in existence for about 20 years. We do a multitude of different community projects with, you know, village centers, along with what you call industrial parks, as well as kupuna housing with the focus primarily being on affordable housing. We've partnered up with Chris Flaherty, 3 Leaf Holdings which we've collectively created Ikena Development LLC . . . *(inaudible)* . . . assuming we get our funding do this particular development. Just a little bit of background, we, you know, we've been around for like I said 20 years and one of our major projects which is just about completed is Nanakuli Village Center which is built on Hawaiian Home Lands, some affordable housing. We worked with Kamehameha Schools, they put in Kalaniho`okaha Learning Center. We have a bunch of medical clinics, along with some retail outlets national, as well as local. That particular project is on Hawaiian Home Lands and working with the department we were able to get this one moving in partnership with the Homestead Association. The main part of it which I think is more in line with what you might be interested is Hale Makana O Nanakuli. Like most of these affordable housing projects, you know, it's very important as Ms. Munsell mentioned is to leverage funding. And so, in this particular case, we're asking for your support in you I guess providing the affordable funding amount or grant that we could

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use to leverage and build this \$49 million project which involves about 90 units which is part of a three phase affordable housing workforce project. Now, besides the approach of using and leveraging County monies, it's really the only way to do these kind of projects, as you probably know, these kinds of projects are very, very difficult to do funding. There's not many non-profit affordable housing developments here in Hawaii. We've been around for a while so we have the experience and relationships with the various organizations to move these kind of projects forward. We recently got funded and we're under the construction and we are probably going to finish this particular project in Mā`ili involving about 52 units. This \$23 million project, again, using low income housing tax credits, rental housing revolving fund and various other government sources, including we received about \$5 million from the City and County of Honolulu to put this project together and that as I mentioned is under construction to be completed the end of this year.

MS. BARBEE: Kali, you're not showing the presentation you know?

MR. WATSON: I'm not?

MS. BARBEE: No.

MR. WATSON: Okay. Let me try this again. Are you seeing it now?

CHAIR KAMA: Yes, we can see...

UNIDENTIFIED SPEAKER: Yes, Kali. We can see it now.

MR. WATSON: Okay. Let me just...this is the village center. This is the one that I mentioned earlier right in Nanakuli on homestead lands. This is the Hale Makana, the 48 unit, basically providing housing for 40 percent to 30 percent AMI. Mostly three bedrooms. That one's about a 14½ million project. Again, using LIHTC and various funding sources. This is the Mā`ili one I previously mentioned. That's about a \$23 million, that's under construction and we'll get it done by the end of this year. Then, these are some renderings of what we are gonna be building. This is one we just got funding for Hale Makana O Mo`ili`ili. As I mentioned we have different projects. This is a kupuna housing project. It's about 105 units right in the urban Honolulu. That I said we got funding. Working with the Papakolea CDC or Community Development Board, we're building another village center on the scopes of Punchbowl which involves some kupuna housing, a resource center, some preservation of historic sites and working with Kamehameha Schools on that one. We have another one that also got funded. This is about 300 units. We got about \$130 million from HHFDC to build this. It's about 300 units. That one is under the design, but our funding is in place. This one is under construction and should be finished the beginning of next year. This is in Kapolei. It's 143 units involving a \$64 million project. Again, using LIHTC and various other sources to leverage and make this a reality. This is the second high rise, commercial is to follow

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this one. This is another rendering of that particular project. Working with DHHL, we're doing a transition and rehabilitation of another project in Mā`ili, kind of focusing in on the waiting list on DHHL. These are going to be 40 units, 2 bedrooms, again using LIHTC to make this one a reality. And, then let me just introduce my partner, Chris Flaherty. He's the one that, you know, was very involved in all these other projects I just showed you, brings a lot of expertise to the table, some projects in California and elsewhere. We're very fortunate to have him as a partner. I think a lot of these projects would not become a reality without his involvement and expertise. Chris?

MR. FLAHERTY: Thank you, Kali. Thank you, Madam Chair and Members. To piggyback off what Kali was mentioning as obviously you may know and if not I can reiterate, you know, these projects are extremely competitive and complicated. Kali, I lost...o there we go. The concept of Hale O Piikea was a master plan of a 3-phased, 214-unit project of which when we looked at the project we knew that we could only bite pieces of the project off in certain sizes so as to leverage funds with HHFDC. And as you may or may not know in this past funding round, we submitted an application for 9 percent credits. We had originally intended to submit an application for 4 percent ____ bond allocation, but this year there were no rental housing revolving funds available. So, we were able to make a 9 percent project work. We submitted, it's a significant tax credit project in terms of dollars allocated to the project, but we feel it's a good project. Our intent was to do phase one which is a 90-unit project which as Kali mentioned, you know reaches deep into the affordable component, 60 percent and below. We have a 61 year regulatory agreement on it to keep it affordable and in looking at this the intent was to also CPR map the property and be able to purchase phase one now. We're in the process of working on phase two for next year's application and then phase three would be a 32 unit townhome project, all of which were 100 percent affordable. Phase two would be senior, but this phase one would be a family project. We engaged Munekiyo and Hiraga on the planning component and they are working with the Krausz Companies who we're purchasing the property from and we're working with Clifford Mukai with Unemori Engineering on the grading, drainage, all the civil work. Mark Development is our management company. The project has a variety of community spaces and the intent is to get the Piikea street corridor to match the existing design plan and submit it earlier as part of the downtown Kihei master plan. So, our renderings now are being matched to the design plan and we feel the project is a complement to the original plan. We feel it'll fit nice and we've taken the time to meet with the Planning Director and we think we're on the right track and hopefully we can get your support. Design partner is Mike Goshi who did the Kamalani Project in north Kihei is our architect on the project. And as you can see the parking on the project we're parking 1.5 stalls per residential unit and then we'll have a total of 214 stalls dedicated to that CPR phase one unit. The nice thing is we're able to use a lot of the existing topography to match, you know, our grading and design plan. So, we feel that, you know, with Clifford Mukai's help and his firm that we can...you won't see a lot of. you know. off-take of soils from the site. So, with that, I'll open it up to any questions with anyone who would like to proceed.

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CHAIR KAMA: So, Members, before the presentation by Deputy Director Munsell and the Hale O Piikea team. So, in consideration of our time and it's really all up to you, Members, I'd like to first begin with one round of questions, two minutes each. And, Deputy Munsell, if the response to a question is going to require more information, could we ask you to do that in writing to us so that we can have the answer but not have it so detailed that it might take too long. So, Members, again, I'm going to begin with Committee Vice-Chair, Mr. Molina and since I'm having a hard time working backwards, I'm sure you all do, so when it's your time, by all means, just step up. So, starting with Vice-Chair Molina and then Member Sugimura, Sinenci, Rawlins-Fernandez, Paltin, Lee, King and then Member Hokama. Hopefully I didn't leave anybody out. Did I leave somebody out?

COUNCILMEMBER RAWLINS-FERNANDEZ: We can also let you know when we have a question, Chair, to make it easier for you.

CHAIR KAMA: Oh. Perfect. Thank you. You're so sweet, Keani. Okay. Mr. Molina? Yes. Go right ahead if you have a question.

VICE-CHAIR MOLINA: Thank you, Madam, Chair. I guess first for the department regarding the ARC residential, I guess, request, can you just elaborate on what those improvements are. Is this to add more space to have more residents or clientele in there, or is this to do some general improvements of the existing site?

MS. MUNSELL: Jessica, can I have you answer that for us please?

MS. CROUSE: Yes. Of course. So, the ARC proposal was to do some rehabilitation work on portable AC and window AC units, as well as to install solar panels and battery backup at the Maunaloa site. Additionally they are planning to install AED kits at all of their home sites. So, that was what they were requesting the support for.

VICE-CHAIR MOLINA: Okay. Thank you. Because I was under the assumption with this plan that it would be add more rooms to have more clientele there. So, these are just general improvements. Okay. And with regards to the Hale O Piikea Project, beautiful project by the way, and in terms of what's your completion, your timetable if you have any at this point?

MR. FLAHERTY: Well, Kali, I'll take a shot at answering that. Right now, if awarded and we anticipate HHFDC, you know, obviously with everything that's going on, we're anticipating possibly an award date of late September and October, but you know, we're not quite sure. From that moment in time because of a regulatory requirement, a Federal regulatory requirement that we must be placed and serviced within two years of the award date, you know, that would put us, you know, probably if they have the award date, it would go to the year-end December would be 2023. So, we would have an...right

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now we're showing about 14 month construction period of which we would hope to break ground in the middle of 2022 and be complete by the end of 2023.

VICE-CHAIR MOLINA: Okay. Great. I hope everything goes smoothly as far as with permitting and hopefully no other delays that could push your timetable back, but thank you for the presentation. Thank you very much, Madam Chair.

CHAIR KAMA: Thank you, Mr. Molina. I think...so, Ms. Sugimura? I don't see her. Oh, there you are.

COUNCILMEMBER SUGIMURA: Yeah, so, thank you very much. So, this is, we just had a whole discussion about wetlands the other day, so this is not in the wetland area in Kihei right? This is...that's not a problem?

MR. FLAHERTY: So, that is correct. Kali, if you'll go to the first phase site plan we can show you the area right there, yeah. So, we've avoided the flood zone area as you can see, more makai on the screen. And we've also have a retention basin as well. So, we've designed partners to design the property in unison with Unemori Engineering to make sure that we avoided the wetlands.

COUNCILMEMBER SUGIMURA: Okay. Very good. That was kind of a big item the other day. And, I guess if you're going to be awarding, once the HHFDC funds are awarded, then you're pretty much ready to step forward, so this funding is important to make up what you need?

MR. FLAHERTY: That is correct. Without it the project's not possible. So, as part of . . . *(inaudible)*. . . the financing to fill, you know, the tax credit allocation. So typically, you know, if you do the math on a \$49 million project and were asking for 5.7, that's like 11 percent of the project total which, you know, leverage scoring competitive environment is pretty decent on a 9 percent deal. So, without it the project could not happen.

COUNCILMEMBER SUGIMURA: Okay. And, one last question, so you've taken this to the community? Have you had meetings with the community so that you're pretty, you've gotten thumbs-up to proceed?

MR. FLAHERTY: So, I'll let...Gwen Rivera with Hiraga is on and we had a couple meetings planned and then the COVID obviously issue hit us. We've...I know that there's been some conversations with KCA and I think most recently, but I don't know, Gwen, do you want to weigh in on that?

MS. RIVERA: Sure. We were scheduled to go to the South Maui Advisory Committee based on Councilmember...

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CHAIR KAMA: Excuse me, Gwen, do you have your video on? Gwen?

MS. RIVERA: Hi.

CHAIR KAMA: Can you put your video on so that everybody can see. Okay.

MS. RIVERA: Yes. Here.

CHAIR KAMA: Okay. Thank you. Sorry.

MS. RIVERA: Okay. Yes. Sure. Thank you for the question. The plan is to go to the South Maui Advisory Committee and also to the Kihei Community Association. We were all ready to do both. The plans kind of hit a snag when the COVID pandemic hit and the SMAC meeting was cancelled. So, we are intending to go back to the South Maui Advisory Committee and also to the Kihei Community Association once those meetings are back on going regular schedule again.

COUNCILMEMBER SUGIMURA: Okay. Thank you. Thank you, Chair.

CHAIR KAMA: Thank you. Mr. Sinenci?

COUNCILMEMBER SINENCI: Thank you, Chair, and thank you for this presentation. Just a couple clarification questions, so for the Piikea project it looks like the first phase will, is estimated at 49 million?

MR. FLAHERTY: That is correct.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mr. Watson, will you please stop sharing your screen?

COUNCILMEMBER SINENCI: So, for the phase two, as it looks like phase one upwards of 14 months projected, so phase two and phase three, do you have projected costs and projected timelines for those, or?

MR. FLAHERTY: Well, phase two is 96 units and that is a senior project and it's senior over retail. I would...we're expecting to submit an application in 2021 for tax credits. Obviously we'll need to find some sources much like we're requesting from the County of Maui to help fill that gap, unless there are rental housing revolving funds available. We're hopeful but with the current, you know. State Legislature looking at the budget, you know, and the current economic climate of, you know, the COVID-19 has caused we're not quite sure if rental housing revolving funds are going to be available, but the intent is to submit another application for phase two in 2021. If not, we would go for 2022. Hopefully the County of Maui has additional funds available, we'll apply for those, but our intent is to proceed with phase two. Its construction timeline would be another

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14 months as well. Phase three, we were really taking a lot at most recently, that project and we're contemplating for sale at 100 percent AMI and below or for rent 100 percent AMI and below. We're just not quite sure on that phase because that, we were not contemplating doing, using HHFDC along with tax credits. So, phase three was always to be the last phase, but we're not quite sure, maybe phase three becomes the next phase for us. So, hopefully that gives you an overview of the project.

COUNCILMEMBER SINENCI: Mr. Flaherty, do you anticipate the cost being significantly lower now that the subsequent phases would have gone through permitting and infrastructure inlay already?

MR. FLAHERTY: Well, that's a great...yes, that's the intent. That's a great point and that's what we're planning on phase two and phase three benefitting from. You know, we're not quite sure where construction prices are gonna be sitting, you know after this COVID event that's transpired. You know, right now we're just keeping things static in terms of cost increases. Over the last five years we've seen some pretty significant cost increases. We're not planning on throwing those or moving those same cost increases forward. We think there'll be a static marketplace. We're hoping, but we'll see. But that's a good point. We'll have some cost benefits. So there might be, we might say 2½, 3 million on grading for phase two and phase three, maybe up to 4 million, but yes, you're correct, there will be some infrastructure upgrades that will allow us to reduce those costs.

COUNCILMEMBER SINENCI: Okay. Thank you, Mr. Flaherty. Thank you, Chair.

CHAIR KAMA: You're welcome.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Yes, Ms. Rawlins-Fernandez? Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Question. Really quick. I wanted to ask if you could ask whoever is sharing their screen to stop sharing their screen?

CHAIR KAMA: Oh, absolutely. So, Kali, is that you sharing the screen?

MR. WATSON: Yes.

CHAIR KAMA: Okay. You can take it down. Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: And, Miss...Vice-Chair Rawlins-Fernandez, you are up next. Do you have a question?

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COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, mahalo, Chair. May I defer to Member King? I'd like to hear what her perspective as our district representative she has to offer.

CHAIR KAMA: Absolutely. So, if you don't mind, Member King, where are you? There you are.

COUNCILMEMBER KING: I'm here. Thank you. Thank you, Member Rawlins-Fernandez, I appreciate that. This project has a long history in our community and it started out as a downtown community center. It was originally shops and there was like a little boutique hotel. There was loosely plans for a movie theater and all this and so this has kind of risen and fallen with the times and it kind of got chased away when the talk about the megamall was going on and the folks who were gonna put this project together were saying that if the megamall goes in there's no need for this project. In the last few years, I've been talking with the Krausz Companies and I was the one that suggested they put in the affordable housing, you know, take out the idea of a movie theater, 'cause look around you, movie theaters are pretty much even before COVID were pretty much dying in our island community. So, they started working on affordable housing. I was surprised to see the turnover, because I had no notice that this project was going to be sold midstream. And so, when it came, it was a complete shock to me when it came on the list of affordable housing funding. One of my biggest issues with this project the way it stands it's gone awfully far and fast in the last year and so I commend you folks for the planning that you've done and the drawings, but the community hasn't really seen it and hasn't had a chance to weigh in. I think that's really important before we put it on the list. I also had a question about using affordable housing funds to purchase property, because I hadn't seen that done a lot in the past. And so, you know, my understanding of what's been happening with the Affordable Housing Fund was that we, you know, developers come to us that have land and then want to do a project on it and we help supplement that. But, so, I was a little shocked by the idea of using it for a new developer coming in and purchasing the land and at the point that the project's at, it's, I think it's a much better project because it includes the affordable housing we need, but I'm not sure about the height and the density and I think that the community needs to weigh in on that. Also, originally, when I was first talking to the Krausz Companies there is wetland on this property. It's to the, it's kind of towards the roadside end of it and they were talking about incorporating the wetlands, not developing on the wetlands, but incorporating it as a feature of the property. So, maybe, Mr. Watson could speak to the idea that, I mean are you purchasing it without the wetland piece in there?

MR. WATSON: Yeah, we're not, with respect to the wetlands, the intent was not to include that in the purchase. When we go in for our funding with HHFDC, obviously you know, they want to limit it, the funding is to the project site. In this case we're doing a CPR into three different units, which then allows us to separate and focus in on the funding for the specific projects. That's kind of what we're looking to do. The wetland area, is you

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know obviously, we'd like to see it preserved. We'd provide any support necessary. That's not in part of our package to purchase.

COUNCILMEMBER KING: Okay. So, it's quite a bit different from the last rendition I saw of this which was, you know in the last eight months or something. So, you know, I'd, yeah, I'd be hesitant actually to move forward until the community got a chance to weigh in and talk about the plans and talk about the proximity to the wetlands and what that means. Because it is a pretty big wetland area that's on the, you know, above the road there. But anyway, that's kind of the background I had and you know, I appreciate you folks stepping in and wanting to support the affordable housing, I just don't know what that is because it just came up so suddenly.

MR. WATSON: Yeah, let me just say that, for these kind of projects, affordable housing, you need a certain expertise. That's the only way you're gonna get it done. And that's why the Krausz Brothers recognizing their lack of capacity or expertise, as well as their ability to get the additional funding necessary to make these kind of projects not only pencil out but become a reality, they asked us to participate. So they approached us. This is our specialty. We're good at it. We get the job done. We recognize that there's a tremendous need for affordable housing on Maui. Part of my family is from Maui and I can appreciate and commit to our dedication in providing and reaching that goal of more affordable housing.

COUNCILMEMBER KING: Okay. And I appreciate that, it's just that it wasn't, there was never any talk about purchasing land before because the Krausz, you know, Companies has owned it. So, I'm assuming if you're buying the land from them that they're getting out of it and this is your project now. It's not their project.

MR. WATSON: Yeah. That's the only way to do it.

COUNCILMEMBER KING: Okay. Well, no I just wanted to make that clear because they hadn't been asking for money for purchasing land because they owned the land, you know originally and, you know, that is a fairly congested area, so I think that's why it needs to go through community. It needs to be vetted by the community first. Thank you. Thank you, Chair, for the opportunity to comment.

CHAIR KAMA: Thank you, Kelly. Thank you. Thank you, Member Rawlins-Fernandez.

UNIDENTIFIED SPEAKER: Chair?

CHAIR KAMA: I appreciate that. I hear somebody calling me.

MR. FLAHERTY: Chair, this is Chris Flaherty. I apologize for interrupting, but I just wanted to bring some clarification to the wetlands component and wanted to, I invited Jay Krigsman with the Krausz Companies to maybe answer some questions more

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specifically because they've been integrally involved in this project. But, you know, we're making as part of the entire three phase project, the wetlands area has been planned not to have been involved in our project but to be a highlight of phase three's project. So, I hope that Jay could maybe shed some light on, you know, the process if you'd allow him to speak.

CHAIR KAMA: I see here Keegan.

MR. KRIGSMAN: I'm here. Actually, this is Jay Krigsmann. Thank you, Chair, and everybody on this call. I want to address Kelly King's comment first. I want to make sure, I don't think that the presentation really explained the "sale" properly. Krausz is not walking away from this project. We are still very, very active in this entire project. The "sale" for lack of a better word is because as on the phases, in order for 3 Leaf to do what they're doing on the affordable housing component, they need to have ownership of the land that's under the affordable housing. That's how this whole process works, but David Pyle who also is on this call today as well as I, and the entire Krausz organization are working hand in hand on every square inch of this plan that Chris has put together of this entire project to make sure that it is cohesive with the what we're calling the new downtown Kihei plan which Councilmember King, we shared with you in your office and do intend to meet with SMAC and also KCA and share with them. If you recall, we were hoping to meet with you in February and that got postponed to March and March became the month that never happened. So, there is nothing about the ownership group and the dedication that's changed. Krausz is very much a part of this project. The sale is only for the logistics of how it has to work. So, I hope that helps a little bit.

CHAIR KAMA: Thank you.

COUNCILMEMBER KING: Well, that's a, yeah, good explanation. I just, you know, I wish that had been explained and I still don't understand why that piece of land has to be, has to go with, so you know, that's sort of a deeper dive I guess, why that piece of land...

MR. KRIGSMAN: That piece of land has to go...

COUNCILMEMBER KING: Well, I thought if it's your project, why can't, and you already own the land, why does that piece have to transfer?

MR. KRIGSMAN: Chris, I'll let you address that. Why does it need to be...

MR. FLAHERTY: Yeah. I can answer that. In order to develop a tax credit project, we're bringing equity to the equivalent of 90 percent of the project costs. So, in this project it's \$49 million, we're bringing in limited partners from, you know, the local banks, American Savings Bank, Bank of Hawaii, US Bank, Citibank into the project. And at that moment in time, the LP must own the land. So, at that moment in time for the Krausz Companies to stay in the project and own the land, it, you know, in terms of

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being an affordable housing developer, they don't have the experience. So with HHFDC, they came to us and typically from everything I've ever seen in a tax credit project, the limited partnership owns the land. So, the Krausz Company is selling the land to the limited partnership which is Ikena Kea, which is a member in the tax credit project, that's typical in all transactions, unless it's a ground lease like we did at DHHL. So, the transaction of purchasing the land is a portion of the tax credit project. So, the Krausz Companies decided to sell the land to us and we, the LP would own the land. That's just a typical transaction, and phase two would be the same way. However, in phase two they would own the commercial portion which is below the three-story senior project above. So, selling the land in a tax credit affordable housing project is quite common.

CHAIR KAMA: Thank you for that explanation. So, Members, I would like to continue on with Member Paltin if she has any questions. Member Paltin?

COUNCILMEMBER PALTIN: Thank you, Chair. Member Sugimura asked majority of my questions. Thank you, Member Sugimura. I just was wondering for Ms. Rivera, if you're still on the line, Member Molina and I attended a Haiku virtual town hall the other night and, you know, maybe I don't know if you wanted to work with Kihei Community Association to try and get some community feedback sooner than when everything reopens. A lot of people are getting more comfortable with this online format and, you know, it might help you to get feedback sooner rather than later.

MS. RIVERA: That's a great idea. Thank you. We'll be in touch with KCA and talk about how to go forward virtually. I expect that is gonna be the way it starts up when it starts up and we'll do the same thing with the South Maui Advisory Committee and if there's any other appropriate venues where we should reach out to the community I think that's a terrific suggestion. Thank you.

COUNCILMEMBER PALTIN: Right on. Thank you very much.

CHAIR KAMA: Are you done, Ms. Paltin? Thank you.

COUNCILMEMBER PALTIN: Yes.

CHAIR KAMA: Thank you. Let's move on to Member Lee. Are you still there or did you leave already? Can you all see if Alice is still here?

COUNCILMEMBER KING: She's here, but she's muted.

COUNCILMEMBER LEE: I have two minutes before I have to leave.

CHAIR KAMA: Yeah, you do. Go ahead please.

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COUNCILMEMBER LEE: Okay. Thank you, Madam, Chair. It appears that this project needs to be vetted further with community and probably others. So, after that's done and if it receives the approval of everyone, I would strongly suggest that the developer use local labor to the extent possible. You know, we need construction jobs, we need all kinds of jobs. That would be very helpful. And also, I support affordable housing in general. I hope the issues can be worked out because with these kinds of AMI, you know, it certainly will enable people at Ka Hale A Ke Ola afford to move to this kind of facility and so I certainly hope everything works out for this project. And that's all I have, Madam Chair. And aloha everybody.

CHAIR KAMA: Thank you, Chair Lee. I know you have to leave, but have a great weekend.

COUNCILMEMBER LEE: Thank you. You too.

CHAIR KAMA: Thank you. Mr. Hokama? Questions for the presenters?

COUNCILMEMBER HOKAMA: Thank you, Chair. Yeah, I have a few and I'm like Ms. Lee, Chair, I don't think this project is ready for us to make a decision on. So, my first question is can this project, does this project need a 61 year affordability period? 'Cause that is one of the...

MR. FLAHERTY: This is Chris. Yeah. This is Chris Flaherty. Typically you cannot do any shorter than 61 years. We've seen 61 to 65 years, but it's for tax purposes.

COUNCILMEMBER HOKAMA: Perpetuity?

MR. FLAHERTY: I'm sorry?

COUNCILMEMBER HOKAMA: Perpetuity.

MR. FLAHERTY: In perpetuity? You know, we didn't contemplate perpetuity at this time. Only because sometimes our tax credit investors may not like that component of it, but we've not contemplated that at this time.

COUNCILMEMBER HOKAMA: Okay. Well, that's one of my things if you want County of Maui money. Second, I need to know because we've been burned before by other developers, are any of the funds that you are requesting us, from us, is to pay for or address a County obligation or condition of zoning or entitlement?

MR. FLAHERTY: No.

COUNCILMEMBER HOKAMA: Okay. And then I know one of the concerns that I have is this money is for land acquisition. So, let's say you get our money, you buy the land, but

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for whatever reason, phase two and three doesn't go forward, what happens to the land?
'Cause I would like to...the land. Okay?

MR. FLAHERTY: I'm sorry. Maybe, I don't understand your question, but I'll try to answer what I think the question was.

COUNCILMEMBER HOKAMA: The question is you're asking us for the money to buy the land. I'm saying if you don't move construction forward, what happens to the land?

MR. FLAHERTY: Oh, that's a great question. So, we've done this previously on the County of Honolulu on our Mā`ili project actually where the County of Honolulu provided for us the land, the money to purchase the land that we currently have a 52-unit project on and there's an agreement between the County of Honolulu and ourselves that after a period of time, two to three years, it's negotiated in the agreement. If we're not successful in a tax credit application the land reverts back to the County and at that moment in time they can then use that to proceed with either the disposition or they can proceed with an RFP to have another developer try to do an affordable housing project on it. So, that's been vetted, we've done it before. So, that's the safe, I guess the safe way to do it to protect the County of Maui.

COUNCILMEMBER HOKAMA: And, Chair, is our Housing Department agreeable to that position that was just shared with us?

CHAIR KAMA: Housing?

COUNCILMEMBER HOKAMA: Ms. Tsuhako or Ms. Munsell?

MS. MUNSELL: Yes. Thank you, sir, for that question. Yes, we would be acceptable to that situation.

UNIDENTIFIED SPEAKER: And I'm sorry, to chime in on that...

COUNCILMEMBER HOKAMA: ...*(inaudible)*... And the County would do the project? Ms. Munsell, so what are you saying to the Committee, the Department would take the land back and do the project?

MS. MUNSELL: So, I mean I would have to check and make sure that we can do it, but typically if we own land that is acceptable for the use of housing, we do have a development coordinator and we could move a project forward like we did the Kulamalu project or the dorm project. Now, ideally we would seek a partner to do that so that we're not paying the full cost of it, but it would be a similar situation. We would probably lease the land on a long-term basis providing that the land is turned over to the County in that case.

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COUNCILMEMBER HOKAMA: Okay. Has your Division or the Department ever approached these particular individuals, Mr. Watson and others to do an affordable project on land that the County already owns and controls? You know, we've got properties in Central and in Wailuku from landowners that had to meet required land to the County for conditions of zoning. So, we already own the land, have they been asked to consider that for doing the projects instead of us giving money to buy somebody else's property to do the project?

MS. MUNSELL: Chair? There are, obviously there are multiple methods for doing these projects. Typically the County hasn't been the developer, I mean, the Kulamalu project was an exception. We've also got the Komohana Hale project on the West Side. But it's not out of the question and one of the models that the Administration has been talking about is the acquisition of that land in Central and if that land were to become available to us, we would be RFP'ing those projects to partner with a developer such as this organization, as well as others. Yes, sir.

COUNCILMEMBER HOKAMA: No, but we already own land, Director Munsell. Besides the . . . *(inaudible)* . . . We already own land that is vacant land that we can consider for housing.

MS. MUNSELL: So, sir, we went through a process recently with the AHMN group to talk about parcels of land that the County owned that could be used for affordable housing. There were a couple of locations identified. Obviously there is the baseyard property that we own. The administration is currently looking at the use of that property, if that property did become available to us for use as affordable housing, then we would RFP and go that route. The other parcel that's owned by the County that's a possibility is the land over by the Kihei Police Station. My understanding is that there are some other considerations there. There was a regional park originally planned there. So, it's a balance of trying to determine where we put the affordable housing. But one of the things that as you know that the Administration has been looking at very carefully is, you know, the Central Maui development that they've talked to you about and I understand that there's some funding in the budget now for possibly the purchase of that. So, it's a different strategies. If that land were to come available, then we would be looking to you later to provide some seed funding perhaps depending on the AMI that the developers partnering with us, but the land is one of those components that we would use as leverage to get additional properties and projects done. Yes, sir.

COUNCILMEMBER HOKAMA: Okay. Thank you very much, Ms. Munsell. I appreciate your candid response on a very short notice. So, thank you for that. Thank you, Chair. I'm done for this round of questions for my part.

CHAIR KAMA: Thank you, Mr. Hokama. So Members, it is 12:37, your Chair has to take care of one item of business regarding AH-17(16) and that was the very first item on the agenda and if you have no objections, Members, I'd like to be able to defer that item.

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COUNCILMEMBER KING: Chair, just a point of order, if I could. I think Member Rawlins-Fernandez gave her time to me and I think she had a question. We kind of skipped over her. I think she might have had a question or comment on the project.

CHAIR KAMA: Okay. So, let me just finish my train of thought before I get lost. So AH-17(16), I need to defer that if you all do not object. I'd like to...

COUNCILMEMBERS: No objections.

CHAIR KAMA: . . .*(inaudible)*. . . and we adjourn the meeting without hearing from Vice-Chair Rawlins Fernandez or I don't defer this item either, but okay. Ms. Rawlins?

COUNCILMEMBER RAWLINS-FERNANDEZ: We'll make sure to help that you remember to defer AH-33.

CHAIR KAMA: Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: And, mahalo, Member King. Okay. So most of my questions were asked and I echo the comments from Chair Lee and Member Hokama and Member King. So, I just have one question that I think wasn't asked. Regarding the retail space that was planned, is that pharmacy that you have planned?

MR. FLAHERTY: Well, and I wanted to be clear, this is Chris Flaherty. Just to make sure, we're only planning on purchasing the property as part of phase one. Phase two and phase three will not be purchased at this moment in time. But I think the retail space that you're referring to, I'm assuming you're referring to what would be phase two, is that correct?

COUNCILMEMBER RAWLINS-FERNANDEZ: Yes.

MR. FLAHERTY: That could be a pharmacy. It could be maybe a salon, nail salon, hair salon. It could be, you know, a myriad of places that might be like a little strip center, maybe a gym, but, you know, that probably will be those type of uses. A pharmacy could be one of them, yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo. Okay. And then for phase one, will the selection of potential tenants be done by lottery and if so, will the County administer that lottery?

MR. FLAHERTY: We've engaged Mark Development to handle the lease up. They've done it successfully for us in Honolulu and on Oahu. They also have some projects on Maui and on Kauai. And so, I would defer to them. We typically will do a lottery. Typically from a waiting list, but I would defer to their expertise on how to best to lease it up.

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COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo, Mr. Flaherty. And mahalo again, Member King and Chair Kama, and if there aren't any questions, I guess we'd be deferring.

CHAIR KAMA: So, Members, I'm assuming that and you guys can tell me if I'm right or if I'm wrong, that what I heard from all of you was that you wanted to be able to ensure that this project gets vetted, probably a deeper dive. So, hearing that I'm not going to ask to entertain a motion to recommend to the EDB Committee. I would like to make sure that if we're gonna send something to you, Vice-Chair Rawlins-Fernandez, I want to send it to you clean and packaged and ready to go.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: So, Members....thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: With community support.

CHAIR KAMA: Absolutely, absolutely.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: So, Members without objections...yes, are you saying without objections, you all raise your hand before I get to finish my sentence?

COUNCILMEMBER KING: No, I have a comment to make.

CHAIR KAMA: You have a question? Okay. Wait, Ms. King, I think Mr. Hokama had a question behind of you.

COUNCILMEMBER KING: Okay.

COUNCILMEMBER HOKAMA: I have a request. Chair, if you wouldn't mind. If there is an appraisal of the land I would like to see that to see if it makes sense to the amount of money requested by the County of Maui and that may help us make a decision. So, thank you.

CHAIR KAMA: So, are we able to get an appraisal from, let's see, Hale O Piikea? So, Staff would you make sure that we make sure we capture with what the Members are asking for?

MS. STEWART: Yes, Chair.

CHAIR KAMA: Thank you. Okay. Ms. King, then Ms. Sugimura.

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COUNCILMEMBER KING: Thank you, Chair. So I see Ms. Paltin is still on the call and I just wanted to...it's like you're on the move. I just wanted to let folks know that I do have a conference, a Zoom call coming up with the KCA Board Directors and the folks that are on, because I was planning to ask them about doing a town hall meeting by Zoom, but if the folks who are on this call are interested in doing a presentation I can bring that up at that time, you know, for the next KCA meeting.

CHAIR KAMA: So, you're asking Mr. Watson that question directly?

COUNCILMEMBER KING: Yeah. Are you interested in doing a Zoom town hall meeting and doing a presentation to the community? You're muted.

CHAIR KAMA: You're muted, Kali. You're muted.

COUNCILMEMBER KING: You need to unmute yourself.

MR. WATSON: Sure. I think that's a good idea. Obviously the consensus of the group is to get some kind of response and feedback from the community. We're prepared to make our presentation and I think there's a strong demand and I think the community hopefully will feel the same way and support our project.

COUNCILMEMBER KING: Okay. So, we'll work on that offline.

CHAIR KAMA: Thank you, Ms. King. I appreciate that.

COUNCILMEMBER KING: Sure. Sure.

CHAIR KAMA: Ms. Sugimura?

COUNCILMEMBER SUGIMURA: Thank you, Chair. I'm just wondering for Mr. Watson or your team, I notice that you have HHFDC scheduled to receive some financial support for this and I was wondering if you are on a deadline to get this so that in total it'll move your project forward, or, I was just wondering...

MR. WATSON: Yeah. We did submit an application and again it's all tentative. Not only the funding from the County but HHFDC, the 46...\$49 million that we're basically trying to get funded are all subject to HHFDC's approval. Even the purchase is subject to us being successful in that. So, it's a collection of sort of contingency so to speak. The, I guess the decision with respect to the funding is probably going to be in June or July. So, from the standpoint of going before the community, getting some feedback and hopefully some timely response by this Committee, the sooner the better would be helpful. Because we anticipate HHFDC to make a decision probably in the end of June, possibly July. I don't know with this COVID situation whether that might be pushed

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back. But as it is now, that's the schedule we're dealing with.

COUNCILMEMBER SUGIMURA: Okay. Thank you. It's good that you're able to get other resources by the success of all of your other accomplishments that you showed to us. So, that speaks loudly because I think that speaks loudly to HHFDC and, you know, other funding sources. So, congratulations on that.

MR. WATSON: Thank you.

COUNCILMEMBER SUGIMURA: Thank you very much for bringing this to us.

MR. WATSON: Thank you.

MS. MUNSELL: Chair, could I interject for just a moment?

CHAIR KAMA: Yes, Ms. Munsell?

MS. MUNSELL: So one of the things that we have learned through experience the last few years we brought larger projects to Maui County is that the support of the County in terms of finances or other means is very important to their application. So, just to give you an idea, if they've got local support, they increase the number of points that they receive on their application and increase their chances. So, I just wanted to let you know that.

CHAIR KAMA: Thank you, Ms. Munsell. So, Members, we have reached the end of our meeting, but before I adjourn I would without objections, I would like to defer this item.

COUNCILMEMBERS VOICED NO OBJECTIONS.

ACTION: DEFER PENDING FURTHER DISCUSSION.

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CHAIR KAMA: Thank you. Thank you everyone. So, I guess with that being said, I can adjourn this meeting. Meeting is adjourned. . . .(gavel). . .

ADJOURN: 12:47 p.m.

APPROVED:

Tasha Kama

TASHA KAMA, Chair
Affordable Housing Committee

ah:min:200522:ta

Transcribed by: Terianne L. Arreola

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I, Terianne Arreola, hereby certify that the foregoing represents to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 15th day of June, 2020, in Makawao, Hawaii



Terianne Arreola